



# REPORT

To: Chair and Directors

Report Number: DS-BRD-056

From: Shawn Dahlen, Chief Administrative Officer

Date: August 31, 2020

**Subject: Application for Subdivision within the ALR, PRRD File No. 20-011-ALRSub ALC ID 61016**

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## **OPTIONS: [Corporate Unweighted]**

1. That the Regional Board support ALR Subdivision application 20-011-ALRSub (ALC ID 61016), to subdivide the property identified as PID 014-927-632 into two  $\pm$  63.9 ha lots, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 20-011-ALRSub (ALC ID 61016), to subdivide the property identified as PID 014-927-632 into two  $\pm$  63.9 ha lots, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To subdivide the subject property into two  $\pm$  63.9 ha (157.9 ac) lots.

### **File/Site Details**

Owner: Jeff Lucas  
Area: Electoral Area B  
Location: Buick area  
Legal: The North  $\frac{1}{2}$  of District Lot 2974 Peace River District except the West 24.384 metres  
PID: 014-927-632  
Civic Address: 18683 Aitken Creek Road  
Lot Size: 127.8 ha (315.7 ac)

### **Official Community Plan (OCP)**

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture-Rural. Land within this designation should generally be used for agriculture and businesses compatible with agriculture. The minimum parcel size should be 63 ha (155 ac).

Therefore, the proposed subdivision is consistent with the OCP.

### **Land Use Zoning**

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Permitted uses in this zone include agriculture, residential, and hunting. The minimum parcel size is 63 ha (155 ac).

Therefore, the proposed subdivision complies with the zoning regulations.

**Fire Protection Area**

The property is outside all fire protection areas.

**Mandatory Building Permit Area**

The property is outside the Mandatory Building Permit Area.

**Development Permit Areas**

The property is outside all Development Permit Areas.

**Development Cost Charge Area**

The property is outside the Development Cost Charge Area.

**School District 60 School Site Acquisition Charge Area**

The property is within the School Site Acquisition Charge Area, and the fee of \$1000/new lot must be paid prior to subdivision approval.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Subdivision application 20-011-ALRSub (ALC ID 61016), to subdivide the property identified as PID 014-927-632 into two  $\pm$  63.9 ha lots, and authorize the application to proceed to the Agricultural Land Commission with recommended conditions of approval.
2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the agent.

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Maps
2. ALC Application (ALC ID 61016)
3. Comments from Electoral Area Director