



REPORT

To: Chair and Directors

Report Number: DS-BRD-048

From: Shawn Dahlen, Chief Administrative Officer

Date: August 31, 2020

Subject: ALR Subdivision Application, PRRD File No. 20-013-ALRSub, ALC ID 61060

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application 20-013-ALRSub (ALC ID 61060), to realign the property lines between the properties identified as PID 011-346-400 and 010-966-757, resulting in two \pm 2.08 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 20-013-ALRSub (ALC ID 61060), to realign the property lines between the properties identified as PID 011-346-400 and 010-966-757, resulting in two \pm 2.08 ha lots, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To realign the property lines between the subject properties, resulting in two \pm 2.08 ha (5.1 ac) lots.

File/Site Details

Owners: Kevin Turner & Loretta Turner
Agent: Tanysha Linford
Area: Electoral Area C
Location: Charlie Lake

Property 1

Legal: Lot 1 Section 26 Township 84 Range 20 W6M Peace River District Plan 17670, Except Plan 18682
PID: 011-346-400
Civic Address: 13415 281 Road
Lot Size: 3.75 ha (9.25 ac)

Property 2

Legal: Lot 1 Section 26 Township 84 Range 20 W6M Peace River District Plan 18682
PID: 010-966-757
Civic Address: 13407 281 Road
Lot Size: 0.40 ha (1.00 ac)

Official Community Plan (OCP)

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the properties are designated Medium Density Rural Residential. As stated in Section 4.3.2 of the OCP, land within this designation should generally be used for residential purposes. The minimum parcel size for lands not connected to a community sewer system is 1.6 ha (4.0 ac).

Therefore, the proposed land uses and parcel sizes are consistent with the OCP.

Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the properties are zoned R-3 (Residential 3 Zone). As stated in Section 36 of the Zoning Bylaw, residential and agricultural uses are permitted within the R-3 Zone. The minimum parcel size is 1.8 ha (4.5 ac) for the subject properties.

Therefore, the proposed land uses and parcel sizes comply with the zoning regulations.

Fire Protection Area

The property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The property is within 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 but it is not applicable since no new residential lots are proposed.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision application 20-013-ALRSub (ALC ID 61060), to realign the property lines between the properties identified as PID 011-346-400 and 010-966-757, resulting in two \pm 2.08 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 61060)
3. Comments from Electoral Area Director