



# REPORT

To: Chair and Directors

Date: February 24, 2020

From: Tyra Henderson, Corporate Officer

Subject: **Application for Non-Farm Use within the ALR, PRRD File No. 20-001-ALRNFU**

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

1. That the Regional Board support ALR Non-Farm Use application 20-001-ALRNFU (ALC ID 60379), to allow temporary exterior storage of culverts, matting, equipment, trucks, and work camp structures on a 3.5 ha portion of the property identified as PID 008-233-420, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board refuse authorization ALR Non-Farm Use application 20-001-ALRNFU (ALC ID 60379), to allow temporary exterior storage of culverts, matting, equipment, trucks, and work camp structures on a 3.5 ha portion of the property identified as PID 008-233-420, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To allow temporary exterior storage of culverts, matting, equipment, trucks, and work camp structures on a 3.5 ha (8.6 ac) portion of the subject property

### **File/Site Details**

Owner: Theodore Pickell  
 Agent: John Moonen & Associates Ltd  
 Area: Electoral Area C  
 Location: Fort St. John  
 Legal: Lot 1 Section 10 Township 84 Range 19 W6M Peace River District Plan 24689 Except Plan 31139  
 PID: 008-233-420  
 Civic Address: 12693 271 Road  
 Lot Size: 52.77 ha (130.39 ac)

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

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the property is designated Agriculture. Section 3.2.2 of the OCP states the principal uses of land in the Agriculture designation should generally be agricultural, compatible with agriculture, and/or businesses complementary to agriculture. Non-agricultural uses should be directed away from agricultural areas to land with the appropriate designation.

Therefore, the proposed exterior storage areas are not consistent with the OCP.

**Land Use Zoning**

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is zoned A-2 (Large Agricultural Holdings Zone). Exterior storage is not a permitted use in this zone.

Therefore, the proposed exterior storage areas do not comply with the zoning regulations. A zoning amendment or temporary use permit would be required.

**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 Non-Farm Use application 20-001-ALRNFU (ALC ID 60379), to allow temporary exterior storage of culverts, matting, equipment, trucks, and work camp structures on a 3.5 ha portion of the property identified as PID 008-233-420, and authorize the application to proceed to the Agricultural Land Commission with recommended conditions of approval.

**STRATEGIC PLAN RELEVANCE:**

- Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None.

**COMMUNICATIONS CONSIDERATION(S):**

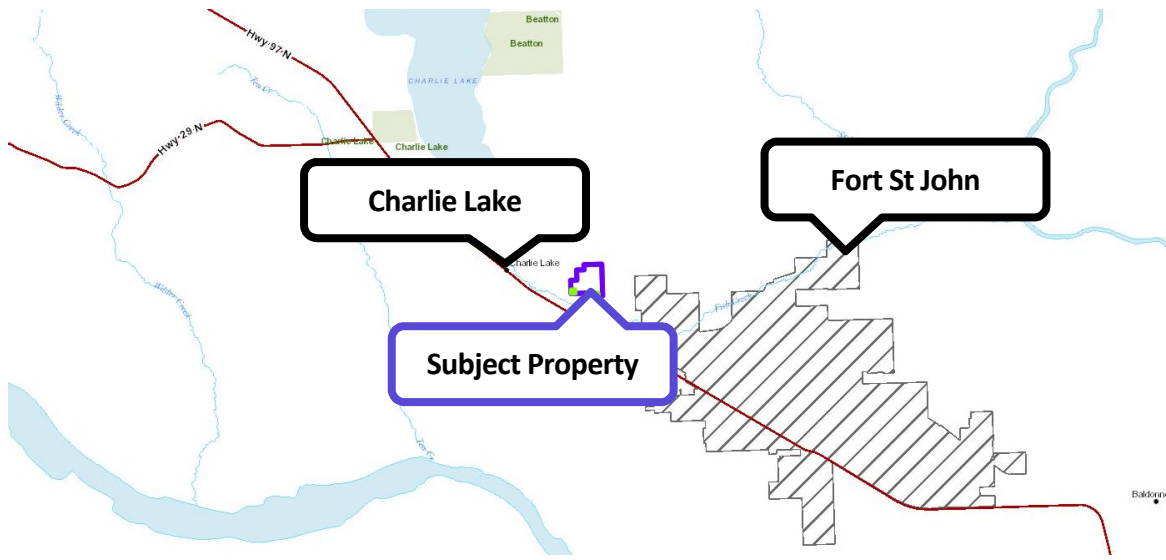
The Regional Board's decision will be communicated to the agent.

**OTHER CONSIDERATION(S):**

Attachments:

1. Maps
2. ALC Application (ALC ID 60379)
3. Comments from Electoral Area Director

**Location:** Fort St. John area

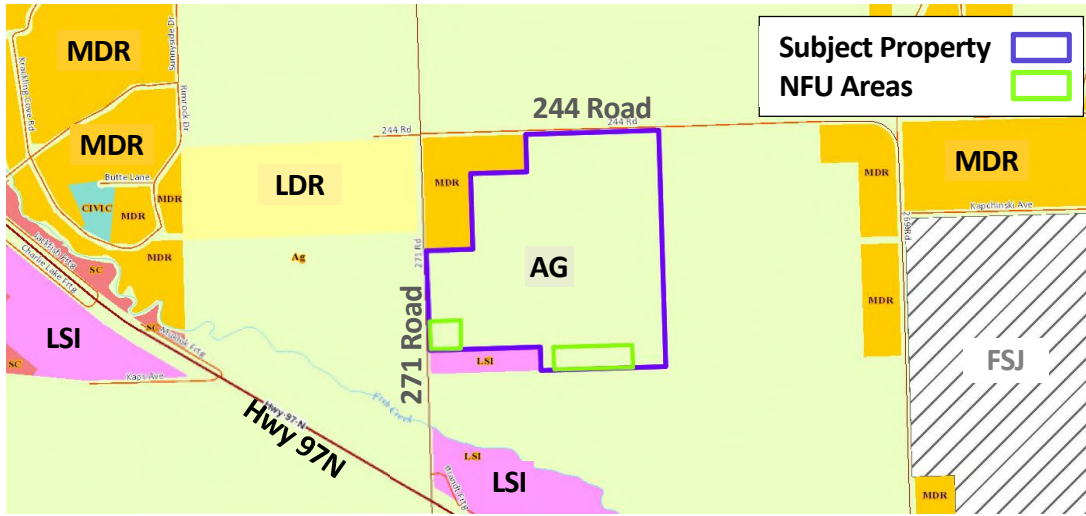


**Aerial imagery**

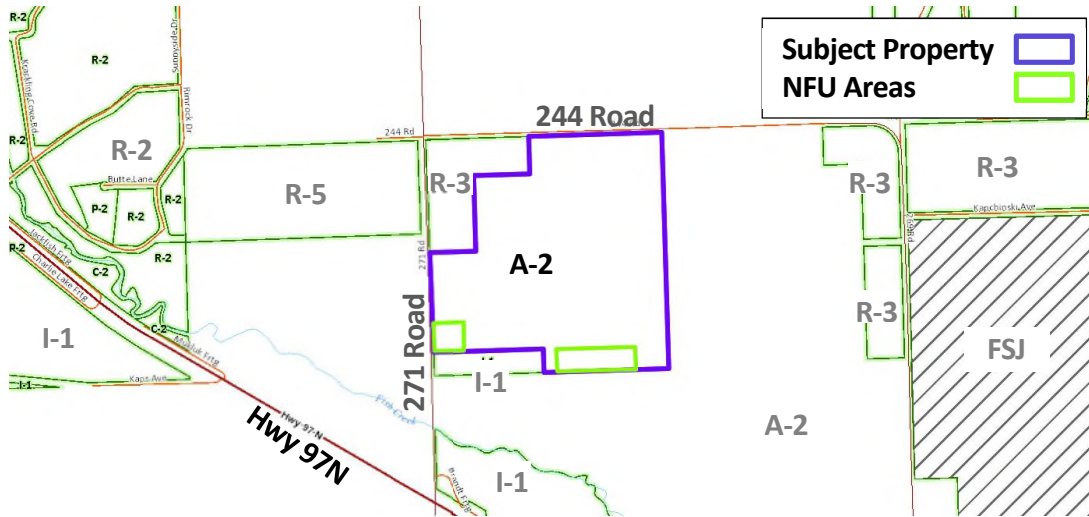


**PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:**

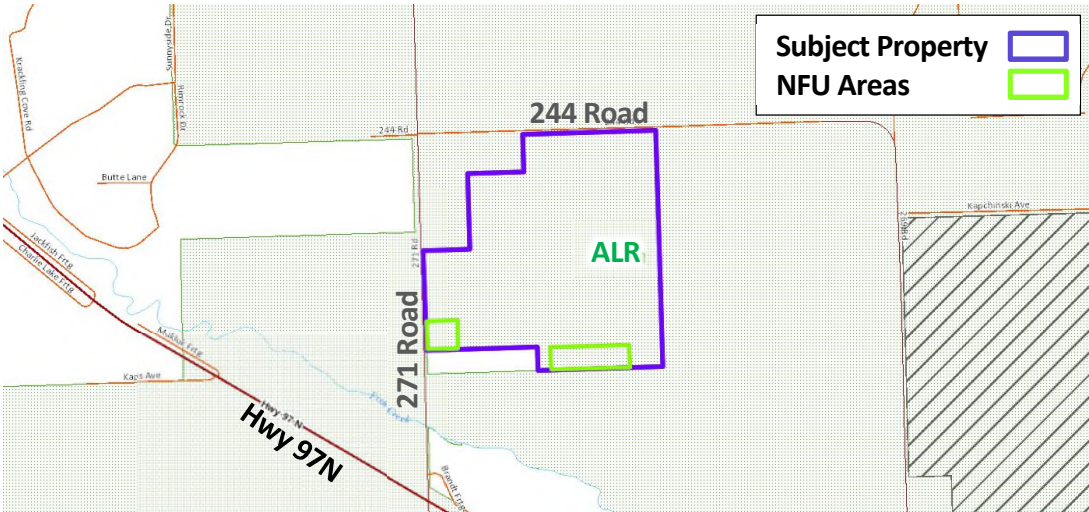
**Agriculture (AG)**



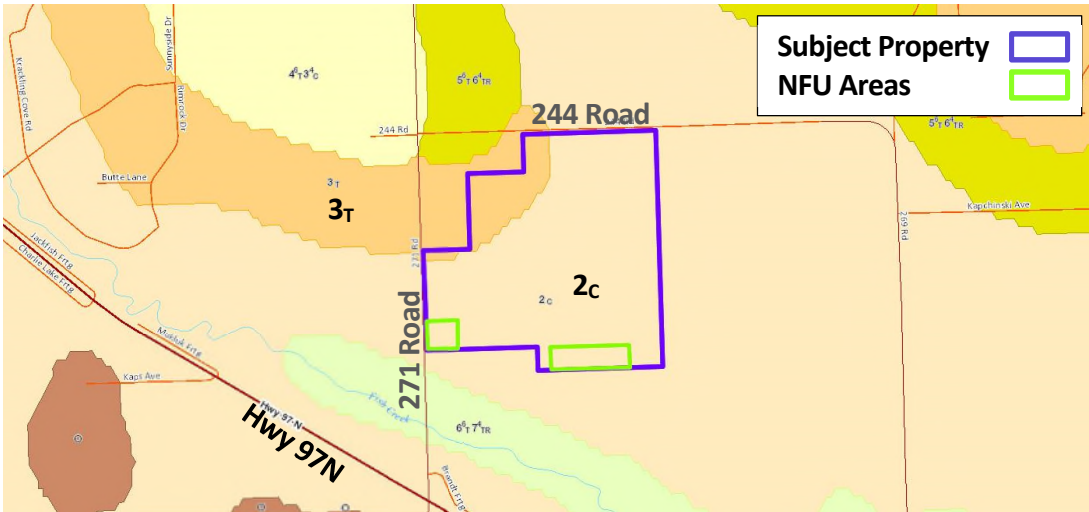
**PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)**



**Agricultural Land Reserve: Within**



**CLI Soil Classification: 2c & 3T**





# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 60379

**Application Status:** Under LG Review

**Applicant:** Theodore Pickell

**Agent:** John Moonen & Associates Ltd.

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 01/30/2020

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** Temporary storage

## Agent Information

**Agent:** John Moonen & Associates Ltd.

[Redacted Agent Information]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 008-233-420

**Legal Description:** Lot 1 Section 10 Township 84 Range 19 W6M Peace River Plan 24689 except Plan 31189

**Parcel Area:** 53.1 ha

**Civic Address:** 12693 271 Road, Fort St. John, BC

**Date of Purchase:** 12/31/1953

**Farm Classification:** Yes

#### Owners

1. **Name:** Theodore Pickell

[Redacted Owner Information]

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March 12, 2020

**Applicant:** Theodore Pickell

**Ownership or Interest in Other Lands Within This Community**

1. [Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

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2. [Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

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3. [Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

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**Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*Hay production*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*fencing*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*Culverts and coco matting are stored temporarily on approx. 0.5 ha in the SW corner of the parcel, on the north side of the farmer's airstrip just east of the private hangar; heavy equipment, trucks and a portable work camp are stored on approx. 3.0 ha in the SE corner of the parcel, on the south side of the farmer's airstrip.*

**Adjacent Land Uses**

**North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** residence/farm

**East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** residence/farm

**South**

March 12, 2020

**Applicant:** Theodore Pickell

**Land Use Type:** Industrial

**Specify Activity:** oil & gas fabrication plant/farm

## West

**Land Use Type:** Agricultural/Farm

**Specify Activity:** residence/farm

## Proposal

**1. How many hectares are proposed for non-farm use?**

*3.5 ha*

**2. What is the purpose of the proposal?**

*Temporary storage*

**3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.**

*No, as there are no suitable sites of sufficient size with road access and appropriate zoning currently available for purchase or lease or becoming available in the foreseeable future.*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

*Some of the equipment, vehicles and machinery are used from time to time clearing land or building roads and dugouts for farms in the area*

**5. Do you need to import any fill to construct or conduct the proposed Non-farm use?**

*No*

## Applicant Attachments

- Agent Agreement - John Moonen & Associates Ltd.
- Proposal Sketch - 60379
- Other correspondence or file information - BC Assessment Map
- Site Photo - Aerial Photo
- Certificate of Title - 008-233-420

## ALC Attachments

None.

## Decisions

None.

March 12, 2020

**Applicant:** Theodore Pickell





culverts +  
matting  
(0.5 ha)

equipment, trucks  
+ work camp  
(3.0 ha)

## Jacqueline Burton

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**From:** Chair Brad Sperling  
**Sent:** Monday, February 24, 2020 9:04 AM  
**To:** Planning Department  
**Subject:** Re: PRRD File 20-001-ALRNFU

No issue moving forward

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**From:** Planning Department  
**Sent:** Wednesday, February 5, 2020 1:13:52 PM  
**To:** Chair Brad Sperling  
**Cc:** PRRD\_Internal  
**Subject:** PRRD File 20-001-ALRNFU

Good day Chair Sperling,

Please review the attached application for a zoning amendment in the Charlie Lake area. Since you are away at the moment, please respond within 3 weeks (February 26, 2020) with any comments.

Best,

**Development Services**

PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200

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PEACE RIVER REGIONAL DISTRICT



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