



# REPORT

To: Chair and Directors

Report Number: DS-BRD-032

From: Tyra Henderson, Corporate Officer

Date: May 21, 2020

**Subject: Application for Subdivision within the ALR, PRRD File No. 20-009 – ALRSUB, ALC ID 60796**

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

1. That the Regional Board support ALR Subdivision application 20-009-ALRSUB (ALC ID 60796), to subdivide the property identified as PID 027-088-821 into three  $\pm$  2 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 20-009-ALRSUB (ALC ID 60796), to subdivide the property identified as PID 027-088-821 into three  $\pm$  2 ha lots, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To subdivide the subject property into three  $\pm$  2ha lots. Two of the proposed lots would be sold, the third would continue to be owned by the applicant and remain their principal residence.

### **File/Site Details**

Owner: Darlene & William Smith  
Area: Electoral Area D  
Location: Briar  
Legal: Lot 2 of Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281  
PID: 027-088-821  
Civic Address: 181 East Pouce Road  
Lot Size: 6.4 ha (15.8 ac)

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

Pursuant to PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, the property is designated Rural Neighbourhood. Section 6.3.2 of the OCP states the principal uses of land in the Rural Neighbourhood designation will be generally limited to residential and agriculture, subject to zoning regulations. Parcels within the Rural Neighbourhood designation should have a minimum parcel size of 1.6 ha.

Therefore, the subdivision proposal is consistent with the OCP.

**Land Use Zoning**

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is zoned R-5 (Residential 5). Agriculture and a dwelling unit(s) are allowed on the subject property. The minimal parcel size in the R-5 zone is 4 ha.

Therefore, should the ALC approve the proposed subdivision, a zoning amendment would be required.

**Fire Protection Area**

The property is outside all fire protection areas.

**Mandatory Building Permit Area**

The property is within the Mandatory Building Permit Area.

**Development Permit Areas**

The property is outside all Development Permit Areas.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Subdivision application 20-009-ALRSUB (ALC ID 60796), to subdivide the property identified as PID 027-088-821 into three  $\pm$  2 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 60796)
3. Comments from Electoral Area Director