



REPORT

To: Chair and Directors

Report Number: DS-BRD-031

From: Tyra Henderson, Corporate Officer

Date: May 19, 2020

Subject: Application for Subdivision within the ALR, PRRD File No. 20-008-ALRSUB, ALC ID 60768

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application 20-008-ALRSUB (ALC ID 60768), to subdivide the subject property identified as PID 010-978-623 into one \pm 64.7 ha parcel and one \pm 193.1 ha parcel, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 20-008-ALRSUB (ALC ID 60768), to subdivide the subject property identified as PID 010-978-623 into one \pm 64.7 ha parcel and one \pm 193.1 ha parcel to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To subdivide and sell a \pm 64.7 ha parcel from the subject property. The applicant states that both parcels will continue to be used for agricultural purposes and improvements to the land, including, but not limited to, improvements to the land and buildings, roadwork, irrigation work, agriculture enhancement, logging and de-stumping, working an orchard, and maintenance of pasture.

File/Site Details

Owner: Derrik Backmeyer
Agent: Aspen Grove Property Services
Area: Electoral Area E
Location: Sukunka Valley
Legal: District Lot 2444 PRD
PID: 010-978-623
Civic Address: 9971 Sukunka Forest Service Road
Lot Size: 257.8 ha (636.6 ac)

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture-Rural. Principal uses on the land in the Agriculture-Rural designation should generally be uses required for operating a farm, agricultural, uses compatible with agriculture, and/or businesses complementary to agriculture. The OCP states that the minimum parcel size will not be less than 63 ha.

Therefore, the proposed subdivision is consistent with the OCP.

Land Use Zoning

Pursuant to Chetwynd Zoning Bylaw No. 506, 2001, the property is zoned A-2 (Large Agricultural Holdings Zone). Agriculture and dwelling units(s) are allowed on the subject property. The minimal parcel size on the subject property is 63 ha.

Therefore, the proposed subdivision is consistent with the Zoning Bylaw.

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.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision application 20-008-ALRSUB (ALC ID 60768), to subdivide the subject property identified as PID 010-978-623 into approximately one \pm 64.7 ha parcel and one \pm 193.1 ha parcel, 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 60768),
3. Comments from Electoral Area Director