



# REPORT

To: Chair and Directors

Report Number: DS-BRD-471

From: Development Services

Date: February 20, 2025

**Subject: Subdivision within the ALR, PRRD File No. 24-005 ALR SUB, ALC ID 102816**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board support Agricultural Land Reserve Subdivision application No. 24-005 ALR SUB (ALC ID 102816), to subdivide the ±4.04 ha subject property identified as PID 028-998-341 into two ±2.02 ha lots and authorize the application to proceed to the Agricultural Land Commission, subject to access being provided to the proposed new lot by the 241 Road only.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is looking to subdivide the subject property into 2 lots, the proposed lot ±2.023 ha and the remainder lot ±2.017 ha. The purpose of the subdivision is to be able to build an independent 9-unit housing facility in the community (senior citizen complex).

### **Rationale**

Support is recommended for this subdivision application to proceed to the Agricultural Land Commission because this application is consistent with both Zoning Bylaw 1000, 1996 and the Rural Official Community Plan Bylaw No. 1940, 2011. Furthermore, the Interim Housing Needs Report identifies seniors housing as 1 of the 7 key areas of local need and this development would aid in addressing that need.

Staff is also recommending that permanent access to the proposed lot only be permitted via the 241 Road to ensure long-term access for future residents of the senior citizen complex.

### **File Details**

Owner: Cecil Lake Christian Fellowship  
Agent: Jill Copes  
Area: Electoral Area B  
Location: Cecil Lake  
Legal: Lot 1 District Lot 1479 And Section 24 Township 84 Range 17 West Of The 6th Meridian Peace River District Plan Epp20708  
PID: 028-998-341  
Civic Address: 4607 Cecil Lake Road  
Lot Size: 4.04 ha (9.99 ac)

**Site Context**

The subject property is 18km Northeast of Fort St. John and 2km west of the heart of Cecil Lake. The surrounding land uses are all agricultural.

**Official Community Plan (OCP)**

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Civic, Assembly, and Institutional. Land within this designation should be used for educational facilities, religious facilities, cemeteries, community halls, and community care facilities. Therefore, the proposal is consistent with the Official Community Plan.

**Land Use Zoning**

Pursuant to Zoning Bylaw No. 1000, 1996, the subject property is zoned Public Zone (P). Land within this zone may be used for hospitals, libraries, religious centre and senior citizen complexes. The minimum parcel size is 1.8 ha (4.5 ac). Therefore, the proposal is consistent with the Zoning Bylaw.

**Impact Analysis****Context**

The proposed use is significantly higher in density than the surrounding agricultural land uses, however the proposal is consistent with the OCP and Zoning Bylaws. The Interim Housing Needs Report identifies non-market housing as a current gap within the Peace River Regional District housing market. Senior's housing falls within the non-market housing spectrum and this development would aid in addressing the need. Furthermore, Electoral Area B is projected to require 78.95 new residential units within the next 5 years to meet the area's projected growth. The increased density proposed by this development would help in meeting those projected numbers.

**Population & Traffic**

There would be a significant increase in population in traffic should the subdivision be approved and the senior citizen complex be built.

**Sewage & Water**

Currently, the parcel utilizes the lagoon on the south side of the property for sewage. The applicant is proposing to register an easement on title to allow the remainder lot and the proposed lot shared usage of the lagoon. The applicant has acknowledged the need to expand the size of the lagoon to handle the capacity of the proposed senior living complex.

Currently, the parcel uses a cistern for water. The applicant is proposing using a cistern for the proposed lot as well.

**Site Features****Land**

The northwestern section of the subject property is cleared of trees while the rest of the property is treed.

### Structures

There are two structures on the subject property, a church and a house with an attached garage for the pastor.

### Access

The new proposed lot is proposed to be accessed from Cecil Lake Road via an access easement. Staff recommend that access to the proposed development only be supported from the 241 Road.

### Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3<sub>x</sub>. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass 'x' denotes soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

## **Comments & Considerations**

### Applicant

The applicant is applying for a subdivision to be able to build an independent housing facility in the community. This will enable the seniors and agricultural pioneers to stay living in the community after they retire from farming. Having the agriculture pioneers stay in the community will enable them to encourage the next generation to continue the agricultural development.

### Fire Protection Area

The subject property is outside all fire protection areas.

### Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area; however Building Permits are still available on a voluntary basis.

### Development Permit Area

The subject property is outside all Development Permit Areas.

### Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

### School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area and the charge must be paid prior to subdivision of the property.

## **Comments Received from Municipalities & Provincial Agencies**

### Ministry of Transportation

See attached.

### PRRD GIS

No concerns.

**PRRD Bylaw Enforcement**

If it is dedicated road, the parcel with the Church on it may be too small for the zone. If it is a legal easement granted on the land titles, parcel size won't be affected.

**BC Hydro**

BC Hydro has no objection in principle to the proposed senior housing development at 4607A Cecil Lake Rd., Cecil Lake. BC Hydro's works do not physically cross the property referenced above, but are adjacent to, within road allowance. When development commences, BC Hydro Design will assess servicing requirements for the lot(s) (if applicable).

**ALTERNATIVE OPTIONS:**

1. 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 applicant.

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Maps, PRRD File No. 24-005 ALR SUB
2. Application, PRRD File No. 24-005 ALR SUB
3. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 24-005 ALR SUB