



REPORT

To: Chair and Directors

Report Number: DS-BRD-084

From: Shawn Dahlen, Chief Administrative Officer

Date: October 23, 2020

Subject: Subdivision within the ALR, PRRD File No. 20-015-ALRSub

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application 20-015-ALRSub, to subdivide the 92.36 ha property identified as PID 004-012-046 into fourteen \pm 2 ha lots and one \pm 64.36 ha lot, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 20-015-ALRSub, to subdivide the 92.36 ha property identified as PID 004-012-046 into fourteen \pm 2 ha lots and one \pm 64.36 ha lot, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicant would like to subdivide the 92.36 ha lot into fourteen \pm 2 ha lots, with a remainder of \pm 64.36 ha. The applicant wants to sell the subdivided parcels to provide smaller and affordable lots for young couples who want to continue living in the community.

File/Site Details

Owner: Gordon Wiebe & Verna Wiebe
Area: Electoral Area B
Location: Prespatou
Legal: District Lot 2516 Peace River District, Except Plans 21383, 21704, 24605 and PGP44332
PID: 004-012-046
Civic Address: 22096 Triad Rd
Lot Size: 92.36 ha (228.23 ac)¹
ALC ID: 61318

¹ The PRRD's internal webmap specifies that the lot size for the property identified as PID 004-012-046 is 92.36 ha. However, the applicant's application quotes the lot size to be 101.8 ha. This report is in line with PRRD's information.

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Rural Community. Section 6 states that the objective of land within this designation is to provide areas for population growth and rural businesses. The principal use of land should be for agricultural, residential and commercial purposes. The minimum parcel size for lands is 1.6 ha (4 acres).

Therefore, the proposed land uses and parcel size for the subdivision are consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 36 states that agriculture and dwelling units are permitted in this zone. The minimum parcel size is 63 ha (155 ac). The proposed land uses comply with the zoning regulations, though the parcel sizes do not, and a zoning amendment is required.

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.

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, and the fee of \$1000 per new lot created must be paid prior to subdivision approval.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision application 20-015-ALRSub, to subdivide the 92.36 ha property identified as PID 004-012-046 into fourteen \pm 2 ha lots and one \pm 64.36 ha lot, 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 61318)
3. Comments from Electoral Area Director