



REPORT

To: Chair and Directors

Report Number: DS-BRD-478

From: Development Services

Date: April 10, 2025

Subject: Subdivision within the ALR, PRRD File No. 25-001 ALR SUB, ALC ID 013293

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board support Agricultural Land Reserve Subdivision Application No. 25-001 (ALC ID 103293) to subdivide the 254.23 ha property identified as PID: 004-992-971 into one ±63.5 ha lot, and one ±190 ha lot, and authorize the application to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To subdivide the 254.23 ha parcel within the Agricultural Land Reserve identified as PID: 004-992-971 into Lots A & B, sized ±63.5 ha and ±190 ha respectively.

Rationale

The proposed subdivision is consistent with the Official Community Plan and Zoning and is intended to allow the current tenant farmer to purchase the property and continue farming.

File Details

Owner: 0827075 B.C. LTD.

Agent: Mike Gardner

Area: Electoral Area B

Location: Flatrock

Legal: SECTION 6 TOWNSHIP 83 RANGE 14 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLAN 21737

PID: 004-992-971

Civic Address: 6118 Golata Rd.

Lot Size: 254.24 ha

Site Context

The property is located approximately 35km East from the City of Fort St. John, and approximately 6km North of the Peace River. The surrounding properties are zoned Large Agricultural Holdings (A-2) pursuant to the zoning bylaw.

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture - Rural. Land within this designation should be used for agricultural purposes. The minimum parcel size is 63 ha. Therefore, the proposed subdivision is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the subject property is zoned Large Agricultural Holdings (A-2). Parcels zoned A-2 may be used for agriculture, and the minimum parcel size is 63ha. Therefore, the proposed subdivision is consistent with zoning.

Impact Analysis

Context

The proposal is unlikely to have an impact on the surrounding area or contribute to any major loss of agricultural land. However, subdivision would increase the allowed residential density by 2 single detached family dwellings.

Population & Traffic

No change to population or traffic is anticipated.

Sewage & Water

The property is outside of all sewer and water service areas and the applicant has stated that there is an existing septic tank.

Site Features

Land

The land is relatively flat and is used for grain farming, Golata Creek runs through the South-West quarter of the property, which is rugged and within the Rural OCP's Preservation Area.

Structures

The parcel has 1 single detached dwelling, a shop, and several other farm buildings which are used by the tenant to farm the land. All structures on the property are located on the SE quarter and would be situated on the proposed ±63.5 ha lot (Lot A).

Access

Both lots would be accessible from Golata Creek Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are, for the most part, classified as Class 2⁸c3³T. Indicating a mixture of Class 2 and 3 soils. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass T denotes that the soil here is limited by the topography they are found in, and Subclass C denotes that the soil here is limited by the Climate.

Comments & Considerations

Applicant

The Applicant has stated that the intention of this subdivision is to allow the long-term tenant who lives and farms the property to purchase the South-East quarter section to provide them with long-term security as they continue to farm the land.

Fire Protection Area

The property is outside all Fire Protection Areas.

Mandatory Building Permit Area

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

School District 60 School Site Acquisition Charge Area

The 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 and Transit

See attached letter.

Ministry of Agriculture and Food

See attached letter.

PNG

No concerns

PRRD Bylaw Enforcement Officer

The PRRD does not have an active bylaw enforcement file on this property.

PRRD GIS

No concerns.

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. ALR SUB 25-001
2. Application, PRRD File No. ALR SUB 25-001
3. Comments from Municipalities & Provincial Agencies, PRRD File No. ALR SUB 25-001