



REPORT

To: Chair and Directors

Report Number: DS-BRD-482

From: Development Services

Date: May 1, 2025

Subject: Subdivision within the ALR, PRRD File No. 25-002 ALR SUB, ALC ID 103953

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board support Agricultural Land Reserve Subdivision Application No. 25-002 ALR SUB (ALC ID 103953), to subdivide the ±128.35 ha parcel identified as PID 012-659-282, into one ±65.06 ha parcel (proposed Lot 1) and one ±63.36 ha parcel (proposed Lot 2) and authorize the application to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicant would like to subdivide the ½ section into two ¼ sections. The proposed lot configuration would keep the existing home with proposed lot 1.

Rationale

Support is recommended as the proposed subdivision is consistent with the PRRD NPFA Official Community Plan Bylaw No. 2460, 2021 and with the PRRD Zoning Bylaw No. 1343, 2001.

File Details

Owner: Keen Industries Ltd.
Area: Electoral Area B
Location: Charlie Lake
Legal: Block A, Section 36, Township 84, Range 21, W6M, Peace River District, Except the Most Westerly 25 Metres In Parallel Width Thereof
PID: 012-659-282
Civic Address: 13654 Donis Road
Lot Size: 128.35 ha

Site Context

The property is located approximately 9 km west of Charlie Lake. The surrounding properties are designated and zoned Agriculture.

Official Community Plan (OCP)

Pursuant to the PRRD NPFA Official Community Plan Bylaw No. 2460, 2021, the property is designated Agriculture (AG). Section 5.1 states the principal use of land will generally be limited to agriculture. Pursuant to Section 4.4, when reviewing subdivision applications, the PRRD will consider the ability of the parcel to be an integral part of an existing farm operation.

Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to the *PRRD Zoning Bylaw No. 1343, 2001*, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 33.1 states land within this zone should be used for agriculture and dwelling units. Section 33.2 states the minimum parcel size is 63 ha.

Therefore, the proposal is consistent with the zoning bylaw.

Impact AnalysisContext

Conflicts are not anticipated as the subdivision is consistent with the surrounding agricultural land uses.

Population & Traffic

An increase in population and traffic is not anticipated.

Sewage & Water

The property is outside of all sewer and water service areas.

Site FeaturesLand

Proposed Lot 1 is used for grazing and is partially forested. Proposed Lot 2 is mostly farmed for grain production.

Structures

Proposed Lot 1 has an existing home site and structures used for calving and agricultural purposes. Agricultural structures are also located on proposed Lot 2.

Access

Both parcels can be accessed by Donis Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the property are classified as 5_C and 5⁶_T6⁴_{TP}. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 6 soils are only capable of producing perennial forage crops, and improvement practices are not feasible. Subclass C denotes adverse climate, subclass T denotes topography, and subclass P denotes stoniness.

Comments & ConsiderationsApplicant

The subdivision could potentially benefit a future farmer if it could be sold as a quarter. Subdividing the land increases its value and would allow for better leverage to continue the current farming operation. The proposal therefore supports long-term agriculture, future farmers, and is a possible future succession plan.

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. However, the charge is not applicable at this time because no new residential lots are proposed.

Comments Received from Municipalities & Provincial AgenciesMinistry of Agriculture and Food

Ministry staff have determined that the subdivision application is not beneficial to agriculture. See attached letter.

BC Hydro

No objections.

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. 25-002 ALR SUB
2. Application, PRRD File No. 25-002 ALR SUB
3. Comments Received from Provincial Agencies, PRRD File No. 25-002 ALR SUB