



REPORT

To: Chair and Directors

Report Number: DS-BRD-086

From: Shawn Dahlen, Chief Administrative Officer

Date: November 16, 2020

Subject: Exclusion from the ALR, PRRD File No. 20-006-ALREx

OPTIONS: *[Corporate Unweighted]*

1. That the Regional Board support ALR Exclusion application 20-006-ALREx, to exclude an ± 11.3 ha portion of PID 014-460-343 from the ALR, to permit agri-tourism oriented events and a campground, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Exclusion application 20-006-ALREx, to exclude an ± 11.3 ha portion of PID 014-460-343 to permit agri-tourism oriented events and a campground, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

On September 30, 2020, new changes to the *Agricultural Land Commission Act* and its regulations came into effect, whereby all Agricultural Land Reserve (ALR) exclusion applications must be made by either local government, First Nations governments, the Province, or a prescribed public body. However, this application was submitted to the Agricultural Land Commission (ALC) prior to the new process of ALR Exclusion application coming into force and effect. Therefore, this application will be processed in a manner consistent with ALR Exclusion applications prior to the September 30th regulation.

Proposal

To exclude ± 11.3 ha of the subject property from the ALR to permit agri-tourism oriented events and 22 RV camping sites. The remaining ± 6.8 ha of the subject property will remain in the ALR.

File/Site Details

Owner: Doreen Shadow
Area: Electoral Area D
Location: Pouce Coupe
Legal: Parcel A (P16679) of the South West 1/4 Of Section 33 Township 77 Range 14 West of the 6th Meridian Peace River District Except Plan 30427
PID: 014-460-343
Civic Address: 437 Briar Ridge Road, Pouce Coupe
Lot Size: 17.8 ha (44 ac)
ALC ID: 61435

Bylaw Enforcement

There is an existing Bylaw Enforcement File No. 20-222 for using the land contrary to PRRD zoning regulations. The enforcement file was opened on July 17, 2020. Bylaw Notice Warning Ticket No. PRRD

00169 has been issued for contravention of the Building Bylaw and Bylaw Notice Warning Ticket No. PRRD 00170 has been issued for contravention of the Zoning Bylaw.

Official Community Plan (OCP)

Pursuant to PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, the property is designated Rural Neighbourhood (RN). Section 6.3.1 of the OCP states the objective for the Rural Neighbourhood is to support residential development that provides the varied housing needs, types, tenures, and densities for the South Pouce Coupe area.

Further to this, Policy 6.3.2 of the Rural Neighbourhood designation notes that the principal uses of land will generally be limited to residential and agriculture, subject to zoning regulations.

Therefore, the proposed use of agri-tourism oriented events and a campground is not consistent with the OCP, and an OCP amendment is required if approved by the ALC.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001 the property is zoned A-2 (Large Agricultural Holdings Zone). Section 33.1 (u) states agri-tourism activity is permitted as an accessory use and is defined as:

Agri-tourism means tourist activities ACCESSORY to an agricultural use having farm assessment classification and without limitation may include farm tours, special events with an agricultural theme, promotional events for farm products and on farm TOURIST ACCOMMODATIONS, GUEST RANCHES, farm inns, BED AND BREAKFAST and campsites;

Through discussions with the landowner, the subject property does not have farm assessment classification as per BC Assessment guidelines. Without the farm classification on the subject lands the subject property does not conform with the agri-tourism definition in PRRD Zoning Bylaw No. 1343, 2001.

Therefore, the proposed use of agri-tourism oriented events and a campground is not consistent with zoning regulations, and a zoning amendment will be required if approved by the ALC.

Fire Protection Area

The property is within the Pouce Coupe Rural Fire Protection Area.

Mandatory Building Permit Area

The property is within 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.

ALTERNATIVE OPTIONS:

1. That the Regional Board support application 20-006-ALREx, to exclude an ± 11.3 ha portion of PID 014-460-343, from the ALR, to permit agri-tourism oriented events and a campground, and authorize the application to proceed to the ALC 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 61435)
3. Comments from Electoral Area Director