



REPORT

To: Chair and Directors

Report Number: DS-BRD-089

From: Shawn Dahlen, Chief Administrative Officer

Date: November 16, 2020

Subject: Non-Farm Use in the ALR, PRRD File No. 20-013-ALRNFU

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 20-013-ALRNFU, to expand the existing use of an addiction treatment facility over three phases, on the property identified as PID 009-373-918, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for application 20-013-ALRNFU, to expand the existing use of an addiction treatment facility that will occur in three phases, on the property identified as PID 009-373-918, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To expand an existing addiction treatment facility to accommodate the treatment, care, and support of persons dealing with addiction on an approximately 8.6 ha portion of the property.

The proposed building expansion will occur to the existing 10-bed facility, which was allowed by the Agricultural Land Commission in 2001 by Resolution #683/2001. The proposed building expansion will occur in three phases. Phase 1 will be the construction of core facilities and the first wing of client rooms. Phases 2 and 3 will each add an additional wing of client and meeting rooms. Phase 1 will be constructed over approximately 18 months, and the subsequent phases over a 5 to 10-year period following the completion of Phase 1.

File/Site Details

Owner: North Wind Wellness Centre Society
Agent: Kumlin Sullivan Architecture Studio Ltd.
Area: Electoral Area D
Location: Farmington
Legal: SW ¼, Section 28, Township 79, Range 16, W6M, Peace River District, Except Plan 22372
PID: 009-373-918
Civic Address: 5524 235 Rd, Farmington
Lot Size: 61 ha (151 ac)
ALC ID: 61429

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture Rural (Ag-Rural). The Agriculture Rural designation identifies the principal use of the land to be those required for operating a farm, and also permits businesses directly compatible or complementary to the agricultural industry. Policy 3 states that the minimum parcel size is 63 ha (155 ac).

Therefore, the proposal is not consistent with the land use designation or minimum parcel size and an OCP amendment is required if approved by the ALC.

Land Use Zoning

Pursuant to Dawson Creek Rural Zoning Bylaw No. 479, 1986, the property is zoned A-2 (Large Agriculture Holdings Zone). Section 6.11 (A) (viii) permits a public use on the subject property. Public use is defined as education, health, welfare, safety and administration for facilities owned or otherwise held by government. The minimum parcel size for the A-2 zone is 63 hectares (155 acres), however this parcel has historically been undersized.

Therefore, the proposal is consistent with the zoning bylaw. If an OCP amendment is required however, a zoning amendment would also be 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.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use 20-013-ALRNFU, to expand the existing use of an addiction treatment facility over three phases, on the property identified as PID 009-373-918, 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 61429)
3. Proposal Sketch
4. Comments from Electoral Area Director