



REPORT

To: Chair and Directors

Report Number: DS-BRD-486

From: Development Services

Date: June 19, 2025

Subject: Subdivision within the ALR, PRRD File No. 25-004 ALR SUB, ALC ID 103264

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board respectfully refuse Agricultural Land Reserve Subdivision application No. 25-004 ALR SUB, ALC ID 103264, to subdivide a 4.04 ha lot from the property identified as PID: 016-276-043, as the proposal is not consistent with the Peace River Regional District's Official Community Plan or Zoning Bylaws.

BACKGROUND/RATIONALE:

Proposal

The applicant is proposing to subdivide a 4.04 ha (10 acre) portion of the property off into a separate lot for the purpose of intergenerational living and senior care living. The proposed lot sizes are Lot 1: ±4.047 ha and Lot 2: ±60.233 ha.

Rationale

Refusal is recommended as the proposal is not consistent with the intent or the minimum parcel size of 63 ha for both the current Large Agricultural Holdings (A-2) Zone and the Official Community Plan (OCP) designation of Agriculture (AG). While the OCP and Zoning bylaws do support subdivisions in alignment with the Agricultural Land Commission (ALC)'s Homesite Severance Policy, the owner must have continuously owned and lived on the subject property since before December 1972 for the Homesite Severance Policy to apply. The applicant has not owned the property since 1972 therefore the proposal is not consistent with the OCP and Zoning Bylaws and refusal is recommended.

File Details

Owner: Carol Ann Erickson
Area: Electoral Area D
Location: South Dawson
Legal: THE NORTH WEST ¼ OF SECTION 31 TOWNSHIP 77 RANGE 16 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
PID: 016-276-043
Civic Address: 13136 237 Road
Lot Size: 64.27 ha

Site Context

The property is located approximately 12.3 km south west of Dawson Creek, and approximately 3.8 km south of Highway 97. The surrounding properties are designated and zoned Agriculture.

Official Community Plan (OCP)

Pursuant to the South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, the subject property is designated Agriculture. The intent of this designation is to support agriculture as a primary economic industry, and to preserve and utilize productive agricultural lands to foster self-sufficiency and promote food security.

Pursuant to Section 5.1.2(c) of the Official Community Plan, parcels within the Agriculture designation should have a minimum parcel size of 63 ha (155 acres) unless:

- i. The land is within the Agricultural Land Reserve (ALR), and the creation of the new parcel is in compliance with the ALC's Homesite Severance Policy;
- ii. The proposed new parcel is separated from the remainder by a railway, road right of way, or significant topographical constraint;
- iii. The proposed parcel has low agricultural capability soils rating, a CLI of Class 5 (excluding Class 5C), 6 or 7, or topographical constraints with slopes of greater than 10% and that these exceptions meet the following:
 1. rezoning is not required;
 2. the subdivision is limited to not more than one lot per parent parcel;
 3. such subdivision is approved on a one-time only basis per parent parcel; and
 4. the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.

The proposal does not meet any of the exemptions listed in Section 5.1.2(c) and therefore, the proposal is not 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 21 of the Zoning Bylaw allows a minimum parcel size of 1.8 ha for parcels subdivided for a residence of a relative on non-ALR lands. As the property is within the Agricultural Land Reserve, the A-2 zones minimum parcel size of 63 ha is the required minimum.

As the proposed minimum lot size is below 63 ha and within the Agricultural Land Reserve, the proposal is not consistent with the Zoning Bylaw.

Impact Analysis**Context**

The proposed subdivision is not consistent with the surrounding agricultural properties.

Population & Traffic

If the subdivision is approved there is potential for population and traffic to increase. Currently a maximum of two single detached dwellings and one secondary suite (3 dwelling units total) are permitted on the subject property. Subdivision would increase the maximum allowable density for the property from 3 to 5 dwelling units, two single detached dwellings and a secondary suite on the remainder and a single detached dwelling and secondary suite on the existing homesite.

Sewage & Water

The property is outside of all sewer and water service areas, and the applicant is proposing installation of a lagoon and cistern to service future development.

Site FeaturesLand

The property is predominantly treed with two large, cleared areas used as hay fields and a lagoon.

Structures

There is an existing house site without buildings located on the property.

Access

Access will be maintained off of 237 Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the property are classified as 3⁶X4⁴T. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible. Subclass T denotes topographical challenges and subclass X is comprised of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Comments & ConsiderationsApplicant

The applicant is applying for a subdivision off their current land to allow their son to move onto the property with them, allowing them to stay at home longer.

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.

Comments Received from Municipalities & Provincial AgenciesPRRD Bylaw and Enforcement

There is no active bylaw enforcement file on this property.

PRRD GIS Department

No concerns.

BC Hydro

BC Hydro Properties has no comments at this time on the proposed plan. Please be guided further by our Design Distribution team. Distribution Design has no issues with this proposed subdivision.

Ministry of Agriculture and Food

See attached letter.

Ministry of Transportation and Transit (MOTT)

See attached letter.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan

FINANCIAL CONSIDERATION(S):

Should the Board authorize the application to proceed to the ALC, the applicant will be required to pay an additional \$750 application fee to the ALC.

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. 25-004 ALR SUB, ALC ID 103264
2. Application, PRRD File No. 25-004 ALR SUB, ALC ID 103264
3. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 25-004 ALR SUB, ALC ID 103264