



REPORT

To: Chair and Directors

Report Number: DS-BRD-492

From: Development Services

Date: July 17, 2025

Subject: Non-Farm Use within the ALR, PRRD File No. 25-002 ALR NFU, ALC ID 103961

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board support Agricultural Land Reserve Non-Farm Use Application No. 25-002 to permit the storage of company trucks on a ± 0.8 ha portion of the property identified as PID: 003-972-992 and authorize the application to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking approval to utilize 0.8 ha of the property identified as PID: 003-972-992 for the storage of company trucks. The non-farm use will occur on the existing farmyard and shop that is used to support agricultural activities on the property. There would be up to five company trucks (semis) on the subject property, and the company trucks are also used for farm use and to fight local wildfires during the summer.

Rationale

Support is recommended as the proposed non-farm use is a permitted use in the Agriculture-Rural designation as a home-based business and is consistent with the home industry policies of the Zoning Bylaw as the outdoor storage associated with the business does not exceed 1 ha.

File Details

Owner: Rudi and Erika George
Area: Electoral Area B
Location: Murdale
Legal: South East 1/4 Of Section 26 Township 87 Range 19 West Of The 6th Meridian Peace River District
PID: 003-972-992
Civic Address: 12324 264 Road
Lot Size: 65.02 ha

Site Context

The subject property is located 40 km north of the city of Fort St. John and is 4 km east of Whispering Pine Lake. The property is mostly surrounded by farmed and forested parcels.

Official Community Plan (OCP)

Pursuant to the Peace River Regional District (PRRD) Rural Official Community Plan (OCP) Bylaw No. 1940, 2011, the property is designated Agriculture-Rural (Ag-Rural). Section 7.2 states the principal use of land will generally be limited to agriculture, residential use, home-based businesses, or uses required for operating a farm.

Section 3.2.3.1 states home-based businesses are permitted throughout the plan area, subject to zoning regulations. Section 3.2.3.2 states home-based businesses should not negatively impact neighbouring residents or agricultural operations through the generation of disruptive fumes, odours, noise, light, or traffic. Outdoor storage or work areas, as well as vehicle circulation and parking, should not interfere with neighbouring residents.

As the non-farm use occurs on 0.8 ha of the property and has up to 5 company trucks stored on the property, the business is not anticipated to be overly disruptive. Further, as the company trucks and non-farm use area are also used for farming operations, the non-farm use is not anticipated to negatively affect surrounding residences or agricultural operations.

Therefore, the proposed use is consistent with the OCP Bylaw.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 36.1 states permitted principal uses within this zone include agriculture and dwelling units, and permitted accessory uses include a home occupation or home industry.

Pursuant to Section 20, home industries shall comply with all of the following regulations:

- (a) No home industry shall involve noxious uses or utilize material or products that produce inflammable or explosive vapours or gases.
- (b) There shall be no external display or advertisement other than a sign which shall not exceed one square metre in area.
- (c) A maximum of four persons may be employed in a home industry who are not residents of a dwelling on the parcel upon which the home industry is taking place.
- (d) No home industry shall have an outdoor storage yard greater than 10% of the area of the parcel or greater than 1 ha, whichever is less

As the subject property is 65.02 ha, the maximum outdoor storage permitted is 1 ha. The applicant is proposing to utilize 0.8 ha of the subject property for the non-farm use. As the proposal is not utilizing any noxious materials and is consistent with the home industry regulations, the proposed use is permitted in the A-2 zone and therefore consistent with the Zoning Bylaw.

Impact Analysis

Context

The proposal is consistent with the surrounding land uses as the principal use of the subject property is agriculture and the trucking company is an accessory use.

Population & Traffic

No significant change is anticipated.

Sewage & Water

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

Site Features**Land**

Currently 32 ha are utilized for grazing, 24 ha are utilized for hay, and 4 ha are utilized for grain. The residential uses on the property occupy 0.8 ha, and the farmyard and shop utilize 0.8 ha. The non-farm use of storing company trucks is proposed to occur on the existing 0.8 ha farmyard and shop.

Structures

The subject property has one dwelling unit, various farm structures, and one shop, of which 1 shop bay is used for the trucking company, and 2 shop bays are used for farm and personal use.

Access

The subject property is accessed by 264 Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the property are classified as 4⁶x5⁴_w and 4⁸_w3²_x. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices.

Subclass W denotes excess water and subclass X is comprised of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Comments & Considerations**Applicant**

The applicant plans to relocate the trucking company and is in the process of purchasing a shop in Fort St. John.

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 Internal Departments**Bylaw Enforcement Officer**

There is no current bylaw enforcement file on this property.

GIS Department

No concerns.

Comments Received from Municipalities and Provincial Agencies

Ministry of Agriculture and Food

See attached letter.

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