



REPORT

To: Chair and Directors

Date: March 2, 2020

From: Tyra Henderson, Corporate Officer

Subject: Subdivision within the ALR, PRRD File No. 20-003-ALRSUB, ALC ID 60491

OPTIONS: *[Corporate Unweighted]*

1. That the Regional Board support ALR subdivision application 20-003 (ALC ID 60491), to subdivide the property identified as PID 012-304-719 into an 8 ha homesite and a 56.5 ha remainder, and authorize it to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR subdivision application 20-003 (ALC ID 60491), to subdivide the property identified as PID 012-304-719 into an 8 ha homesite and a 56.5 ha remainder, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To subdivide the subject property into an 8 ha homesite and a 56.5 ha remainder pursuant to the Agricultural Land Commission's Homesite Severance Policy.

File Details

Owner: Betty Clovis
Agent: Teryl Cantrill
Area: Electoral Area B
Location: Cecil Lake
Legal: SE ¼ of Section 4 Township 84 Range 16 W6M Peace River District
PID: 012-304-719
Civic Address: 10096 235 Road
Lot Size: 64.5 ha (159.4 ac)

Official Community Plan

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Ag-Rural (Agriculture-Rural). Section 7 Policy 2 states within the Agriculture-Rural Designation, principal land uses will generally be limited to agriculture and agriculture-related activities. Section 7 Policy 3(a) states proposals in compliance with the Agricultural Land Commission's Homesite Severance Policy are exempt from the minimum parcel size.

Therefore, the proposed parcel sizes and uses are consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 36.1 of the bylaw states that both agriculture and a dwelling unit are permitted principal land uses. The minimum parcel size is 63 ha (155 ac) in the A-2 zone.

Therefore, the proposed uses comply with the zoning bylaw. A zoning amendment is only required if the application does not meet the requirements of Section 514 of the *Local Government Act*.

Fire Protection Area

The subject property is outside all fire protection areas.

Building Permit Area

The subject property is outside the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

School District 60 School Site Acquisition Charge

The property is within the School District 60 School Site Acquisition Area and the charge should be paid prior to subdivision of the property.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR subdivision application 20-003 (ALC ID 60491), to subdivide the property identified as PID 012-304-719 into an 8 ha homesite and a 56.5 ha remainder; further, that the Regional Board 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 applicant.

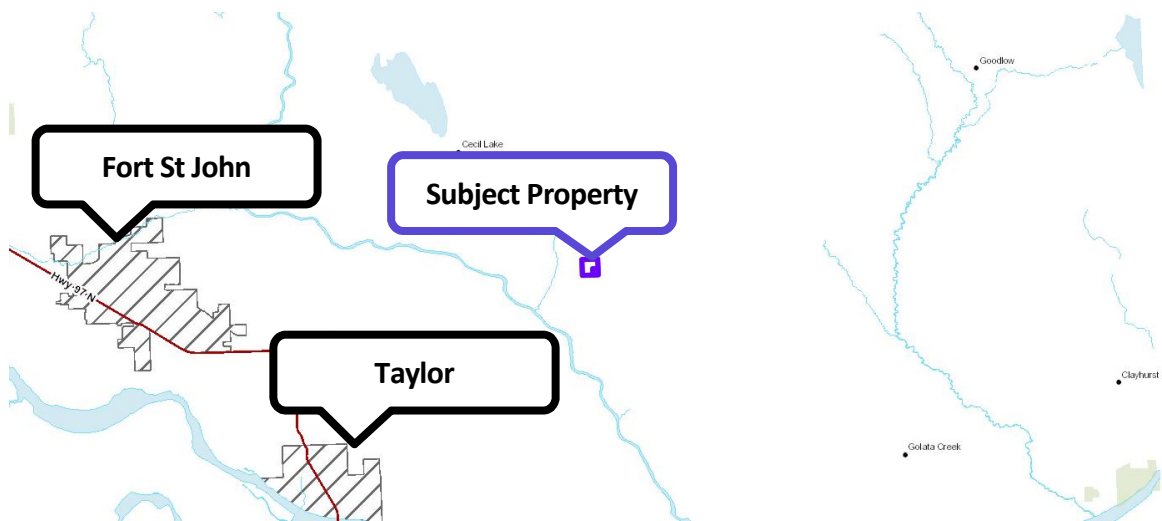
OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps
2. ALC application [60491]
3. Comments from Electoral Area Director

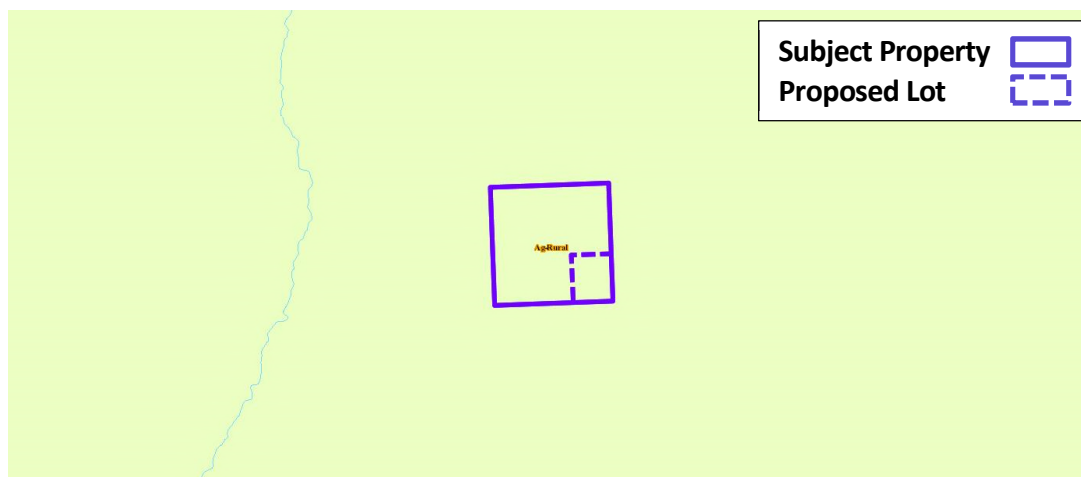
Location: Cecil Lake area



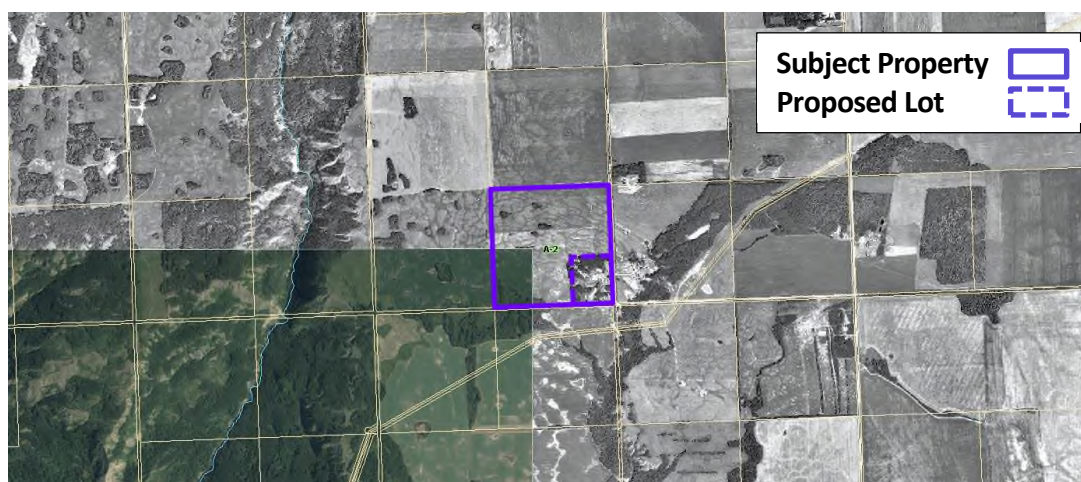
Aerial imagery



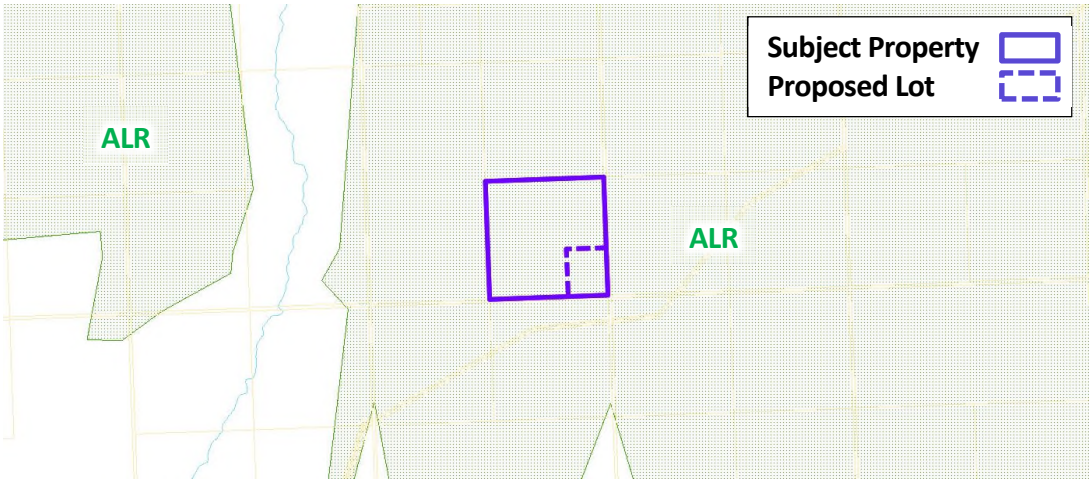
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural



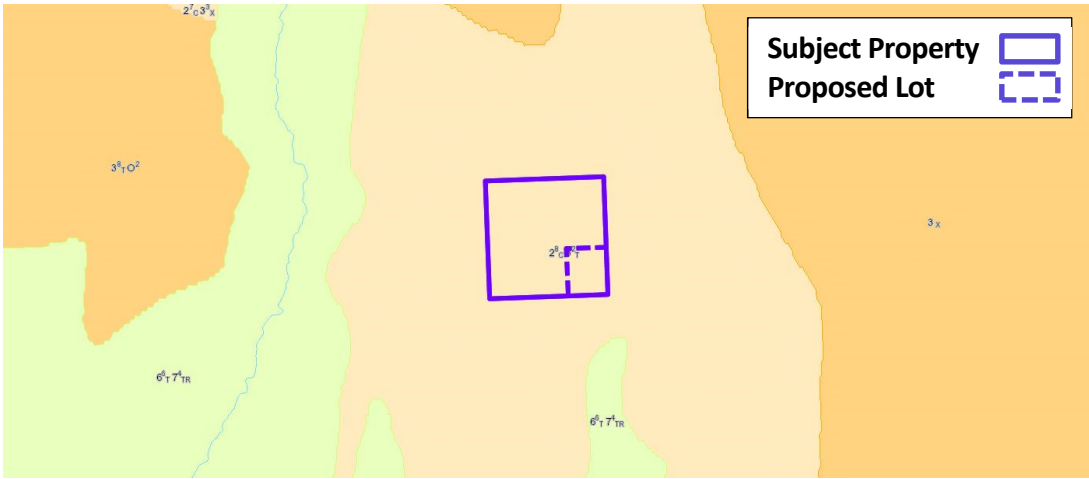
PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Within



CLI Soil Classification: 2⁸C3²T





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60491

Application Status: Under LG Review

Applicant: Betty Gayle Clovis

Agent: teryl Cantrill

Local Government: Peace River Regional District

Local Government Date of Receipt: 02/27/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: A Homesite parcel for Betty Clovis she wants to sell her farm and has a buyer who already is leasing the farm. She is 82 and wants to remain on her homesite which they settled. The buyer is not interested in the homesite, which is about 8 hectares

Agent Information

Agent: teryl Cantrill



Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 012-304-719

Legal Description: SE 1/4 OF SEC 4 TP 84 R 16 W6M PEACE RIVER

Parcel Area: 64.5 ha

Civic Address: 10096 235 Rd Cecil Lake

Date of Purchase: 09/25/1964

Farm Classification: Yes

Owners

1. **Name:** Betty Gayle Clovis



Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

PID 012-304-719 137 acres grain, (23 bush and homestead ,including dugouts, corralls, other buildings)

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

This land was homesteaded and cleared in 1949

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Lot 1 is the Home area, plus barn, out building, shop and old farm equipment, dugouts, garden

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: grain

East

Land Use Type: Agricultural/Farm

Specify Activity: homestead and cattle

South

Land Use Type: Agricultural/Farm

Specify Activity: grain

West

Land Use Type: Agricultural/Farm

Specify Activity: grain

Proposal

1. Enter the total number of lots proposed for your property.

8 ha

56.5 ha

2. What is the purpose of the proposal?

A Homesite parcel for Betty Clovis she wants to sell her farm and has a buyer who already is leasing the farm. She is 82 and wants to remain on her homesite which they settled. The buyer is not interested in the homesite, which is about 8 hectares

3. Why do you believe this parcel is suitable for subdivision?

She wants to remain on the original homesite of about 8 hectares which has never been cleared and has the barnyard, outbuildings, garden and dugouts for water

4. Does the proposal support agriculture in the short or long term? Please explain.

By subdividing Lot 1 off the quarter and selling the remainder to the current renter (who owns and farms

Applicant: Betty Gayle Clovis

other quarter in the area), we have some assurance that the land will continue to be farmed in the future. If the subdivision isn't approved, there's no guarantee that the next owner of the quarter would still farm it in the future.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

Yes

Applicant Attachments

- Agent Agreement - teryl Cantrill
- Proposal Sketch - 60491
- Homesite Severance Qualification - 60491
- Certificate of Title - 012-304-719

ALC Attachments

None.

Decisions

None.

PID # 012-304-719

part SE 1/4
Section 4, TWP 84
Range 16, MW6



Michael Blatz

From: Planning Department
Sent: Tuesday, March 3, 2020 3:45 PM
To: Director Karen Goodings
Cc: PRRD_Internal
Subject: RE: PRRD File No. 20-003-ALRSUB | Please respond by March 17

Hi Director Goodings

Thanks for the quick response. This proposal appears to qualify for a home site severance to me, but of course it's up to the ALC to make the final call.

I will look into the form issues and resolve things for next time.

MB

From: Director Karen Goodings <karen.goodings@prrd.bc.ca>
Sent: Tuesday, March 3, 2020 3:34 PM
To: Planning Department <planning@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Re: PRRD File No. 20-003-ALRSUB | Please respond by March 17

Hi, Does this qualify for a home site severance? I will support the application.

Why does it refer to Director/municipality on the signature line and how can I respond in the application rather than under a separate email?

From: Planning Department
Sent: Tuesday, March 3, 2020 3:14:49 PM
To: Director Karen Goodings
Cc: PRRD_Internal
Subject: PRRD File No. 20-003-ALRSUB | Please respond by March 17

Good afternoon Director Goodings,

Please review the attached document regarding an ALR Subdivision application in Area B. If you have any questions or comments, please reply to this message by March 17, 2020.

Best,
Development Services
PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200
planning@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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