



# REPORT

To: Chair and Directors

Report Number: DS-BRD-096

From: Shawn Dahlen, Chief Administrative Officer

Date: October 26, 2020

**Subject: Subdivision in the ALR, PRRD File No. 20-014-ALRSub**

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## **OPTIONS: [Corporate Unweighted]**

1. That the Regional Board support ALR Subdivision application 20-014-ALRSub, to subdivide the property identified as PID 008-288-950 into two  $\pm$  2.05 ha lots, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 20-014-ALRSub, to subdivide the property identified as PID 008-288-950 into two  $\pm$  2.05 ha lots, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To subdivide the subject property into two  $\pm$  2.05 ha (5.05 ac) lots for the purpose of selling one of the resultant lots.

### **File/Site Details**

Owners: Anatoli & Wera Schirokich  
Area: Electoral Area C  
Location: Charlie Lake  
Legal: Lot 2 Section 23 Township 84 Range 20 W6M Peace River District Plan 24286  
PID: 008-288-950  
Civic Address: 13431, Hwy 29 N  
Lot Size: 4.09 ha (10.1 ac)  
ALC ID: 61174

### **Official Community Plan (OCP)**

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the property is designated Medium Density Rural Residential (MDR). Section 4.3.2 states that the principal use of land within this designation is generally limited to residential and home-based business. The minimum parcel size for parcels connected to a community sewage system is 0.8 ha (2.0 ac) whereas those not connected to a community sewer system is 1.6 ha (4.0 ac).

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

**Land Use Zoning**

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is zoned R-3 (Residential 3 Zone). Section 36 states that residential and agricultural uses are permitted within the R-3 Zone. The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a community sewer and 1.8 ha (4.5 ac) where there is no community sewage system.

Therefore, the proposed land uses and parcel sizes comply with the zoning regulations.

**Fire Protection Area**

The property is within the Charlie Lake 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.

**School District 60 School Site Acquisition Charge Area**

The property is within the School Site Acquisition Charge Area, and the fee of \$1000 per new lot created must be paid prior to subdivision approval.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Subdivision application 20-014-ALRSub, to subdivide the property identified as PID 008-288-950 into two  $\pm$  2.05 ha lots, 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 61174)
3. Comments from Electoral Area Director