



# REPORT

To: Chair and Directors

Report Number: DS-BRD-102

From: Shawn Dahlen, Chief Administrative Officer

Date: January 14, 2021

**Subject: Subdivision within the ALR, PRRD File No. 20-016-ALRSub**

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

1. That the Regional Board support ALR Subdivision application 20-016-ALRSub, to subdivide the 127.37 hectare property identified as PID 013-533-070 into two  $\pm 63.6$  hectare lots and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 20-016-ALRSub, to subdivide the 127.37 hectare property identified as PID 013-533-070 into two  $\pm 63.6$  hectare lots, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant would like to subdivide the 127.37 ha lot into two  $\pm 63.6$  ha lots in order to sell the subdivided parcels to young farmers in the area who wish to own a piece of farming property.

### **File/Site Details**

Owners: Andrew Wiebe and Margaret Wiebe  
Area: Electoral Area B  
Location: Altona  
Legal: South 1/2 of District Lot 648 Peace River District  
PID: 013-533-070  
Civic Address: 20070 Prespatou Rd  
Lot Size: 127.37 ha (314.75 ac)  
ALC ID: 61754

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

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Ag-Rural (Agriculture Rural). Section 7, policy 2 states that within this designation, the principal use of land will generally be limited to agriculture or farm uses. The minimum parcel size is 63 ha (155 ac).

Therefore, the proposal is 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 states that agriculture is a permitted use in this zone. The minimum parcel size is 63 ha (155 ac).

Therefore, the proposal complies with the zoning regulations.

**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.

**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 20-016-ALRSub, to subdivide the 127.37 hectare property identified as PID 013-533-070 into two ±63.6 hectare 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 applicants.

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Maps
2. ALC Application (ALC ID 61754)
3. Comments from the Electoral Area Director