



REPORT

To: Chair and Directors

Report Number: DS-BRD-107

From: Shawn Dahlen, Chief Administrative Officer

Date: January 14, 2021

Subject: Application for Non-Farm Use, PRRD File No. 20-015-ALRNFU

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 20-015-ALRNFU, to permit the placement of fill to mitigate and stabilize the eroding bank on a ± 0.11 hectare portion of the property identified as PID: 014-330-580, to proceed to the Agricultural Land Commission.
2. That the Regional Board refuse the authorization of ALR Non-Farm Use application 20-015-ALRNFU, to permit the placement of fill to mitigate and stabilize the eroding bank on a ± 0.11 hectare portion of the property identified as PID: 014-330-580, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

To permit the placement of fill on a ± 0.11 ha northwest portion of the subject property to mitigate and stabilize the eroding bank north of Saskatoon Creek to allow for more land to be farmed for hay. The fill has been taken from the southwest portion of the subject property.

The applicant completed the placement of fill approximately 2 years prior to this non-farm use application without applying to the Agricultural Land Commission. The Agricultural Land Commission became aware of the unauthorized fill when the applicant previously applied to subdivide the subject property (ALC File: 58661). The subdivision application was refused, and the Agricultural Land Commission requested that the applicant submit a non-farm use application to address the unauthorized placement of fill.

File/Site Details

Owner: Paul Thorpe
Agent: Cody Thorpe
Area: Electoral Area D
Location: Bessborough
Legal: SW $\frac{1}{4}$ of Sec 15 TP 79 R 16 W6M Peace River Exc PI 23887
PID: 014-330-580
Civic Address: 3986 214 Rd
Lot Size: 65.5 ha (161.8 ac)
ALC ID: 61544

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Ag-Rural (Agriculture-Rural). Within this designation, the principal use of agriculture is reinforced by the *Agricultural Land Commission Act* and the *Right-to-Farm Act*.

Therefore, the placement of fill to enhance the ability to farm on the subject property is consistent with the OCP.

Land Use Zoning

Pursuant to Dawson Creek Rural Area Zoning Bylaw No. 479, 1986, the property is zoned A-2 (Large Agricultural Holdings Zone). Agriculture is a permitted use in the A-2 zone.

Therefore, the placement of fill to enhance the ability to farm on the subject property is consistent with the Zoning Bylaw.

Fire Protection Area

The property is outside the Fire Protection areas.

Mandatory Building Permit Area

The property is outside the Mandatory Building Permit Area.

Development Permit Areas

The property is outside the Development Permit Area.

Development Cost Charge Area

The property is outside the Development Cost Charge Area.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use application 20-015-ALRNFU, to permit the placement of fill to mitigate and stabilize the eroding bank on a ± 0.11 ha portion of the property identified as PID: 014-330-580, 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 61544)
3. Comments from Electoral Area Director
4. ALC File 58661