



# REPORT

To: Chair and Directors

Report Number: DS-BRD-009

From: Tyra Henderson, Corporate Officer

Date: March 31, 2020

**Subject: ALR Exclusion - PRRD File No. 20-002-ALREX, ALC ID 58529**

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

1. That the Regional Board support ALR exclusion application 20-002 (ALC ID 58529), to exclude a 1 ha portion of the property identified as PID 003-997-618, and authorize it to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR exclusion application 20-002 (ALC ID 58529), to exclude a 1 ha portion of the property identified as PID 003-997-618, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To exclude a 1 ha portion of the subject property. The owner intends to subdivide the southwest corner of the property to create one residential lot in subsequent applications.

### **File Details**

Owner: 0813983 BC Ltd.  
Agent: Martin Wuthrich  
Area: Electoral Area C  
Location: Baldonnel  
Legal: NE ¼ of Section 2 Township 84 Range 18 W6M Peace River District, Except Plan 28134  
PID: 003-997-618  
Civic Address: 6043 Airport Road  
Lot Size: 57.1 ha (141.1 ac)

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

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the property is designated Ag (Agriculture). Section 3.2.2 Policy 1 states the principal use of land with this designation will generally be limited to agriculture and uses which are compatible with agriculture. The minimum parcel size is 63 ha (155 ac).

Therefore, the proposed uses are consistent with the Official Community Plan. The parcel is currently under-sized, so a future subdivision does require re-designation.

**Land Use Zoning**

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 33.1 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. The parcel is currently under-sized, so a future subdivision will require rezoning.

**Fire Protection Areas**

The subject property is within the Fort St. John Rural Fire Protection Area.

**Building Permit Areas**

The subject property is within the Mandatory Building Permit Area.

**Development Permit Areas**

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, but it is not applicable at this time since no new residential lots are proposed as part of this application.

**Development Cost Charge Areas**

The subject property is outside the Development Cost Charge Area.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR exclusion application 20-002 (ALC ID 58529) to exclude a 1 ha portion of the property identified as PID 003-997-618; 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 [58529]
3. Comments from Electoral Area Director