



# REPORT

To: Chair and Directors

Report Number: DS-BRD-120

From: Shawn Dahlen, Chief Administrative Officer

Date: February 25, 2021

**Subject: Subdivision within the ALR, PRRD File No. 21-002-ALRSub**

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

1. That the Regional Board support ALR Subdivision application 21-002 ALRSub, to adjust the boundaries of 5 subject properties identified as PIDs: 008-432-058, 014-555-905, 015-028-941, 014-738-902, and 014-684-080, and 3.2 hectares of Crown land, to form 5 new lots, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 21-002 ALRSub, to adjust the boundaries of 5 subject properties identified as PIDs: 008-432-058, 014-555-905, 015-028-941, 014-738-902, and 014-684-080, and 3.2 hectares of Crown land, to form 5 new lots, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant would like to adjust the boundaries of 5 subject properties and a 3.2 ha portion of Crown land to form 5 new lots. Due to the presence of the Alaska Highway, railway line and a watercourse, the current legal property boundaries do not fit the farming patterns on these lands and are not easily accessed or farmed along the current property boundaries. The applicant wishes to adjust the boundaries to fit with the farmable fields. The sizes of the proposed new lots are as follows (please refer to the map attachment):

- Proposed Lot 1: 15.5 ha
- Proposed Lot 2: 35.4 ha
- Proposed Lot 3: 23.2 ha
- Proposed Lot 4: 115 ha
- Proposed Lot 5: 59.6 ha

**File/Site Details**

Agent: Cogitact Management Consulting  
Area: Electoral Area C  
Location: Baldonnel  
ALC ID: 62047

Owners: Arthur Hadland and Austin Hadland

Existing Lot 1

PID: 008-432-058  
Legal: The North East 1/4 of Section 14 Township 83 Range 18 W6M Peace River District  
Lot Size: 64.18 ha (158.59 ac)

Owners: Arthur Hadland and Laurel Hadland

Existing Lot 2

PID: 014-555-905  
Legal: The South West 1/4 of Section 13 Township 83 Range 18 W6M Peace River District, Except Portions in: (1) Plan A938; (2) Plan A1633; (3) Plan A2142; (4) Plan BCP27222  
Lot Size: 48.48 ha (119.79 ac)

Existing Lot 3

PID: 015-028-941  
Legal: The North West 1/4 of Section 13 Township 83 Range 18 W6M Peace River District Except Portions in: (1) Plan A938; (2) Plan A1633; (3) Plan BCP27222.  
Lot Size: 40.66 ha (100.47 ac)

Existing Lot 4

PID: 014-738-902  
Legal: Parcel A (G4009) of the South West 1/4 of Section 24 Township 83 Range 18 W6M Peace River District Except Plan EPP1641  
Lot Size: 27.31 ha (67.49 ac)

Existing Lot 5

PID: 014-684-080  
Legal: The South East 1/4 of Section 14 Township 83 Range 18 W6M Peace River District, Except the South 14 Feet  
Lot Size: 64.32 ha (158.95 ac)

Owner: Crown Land (Crown Grant offer File 8016076)

Existing Lot 6

Lot Size: 3.2 ha (7.9 ac)

**Official Community Plan (OCP)**

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, all 5 subject properties and 3.6 ha of Crown land are designated Agricultural (Ag). Section 3 states that within this designation the principal uses of land will generally be limited to agriculture and uses which are compatible or complementary to agriculture. The minimum parcel size is 63 ha, except where the proposed parcel is separated from the remainder of the parcel by a railway, road right-of-way, or topographical constraint.

Therefore, proposed lots 2, 3, 4, 5 are consistent with the OCP. Proposed lot 1 does not comply with the OCP and will require an OCP redesignation.

**Land Use Zoning**

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, all 5 subject properties and 3.6 ha of Crown land are zoned A-2 (Large Agricultural Holdings zone). Section 33 states that agriculture is a permitted use within this zone. The minimum parcel size is 63 ha except when a parcel is divided by a railway, highway right-of-way or watercourse, provided the parcel is subdivided along any such railway, highway right-of-way or watercourse.

Therefore, proposed lots 2, 3, 4, 5 are consistent with the zoning regulations. Proposed lot 1 does not comply with the zoning regulations and a zoning amendment will be required.

**Fire Protection Area**

The property is within the Taylor Rural 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, but it is not applicable since no new residential lots are proposed.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Subdivision application 21-002 ALRSub, to adjust the boundaries of 5 subject properties identified as PIDs: 008-432-058, 014-555-905, 015-028-941, 014-738-902, and 014-684-080, and 3.2 ha of Crown land, to form 5 new 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 62047)
3. Comments from Electoral Area Director