



REPORT

To: Chair and Directors

Report Number: DS-BRD-127

From: Shawn Dahlen, Chief Administrative Officer

Date: March 11, 2021

Subject: Non-Adhering Residential Use Within the ALR, PRRD File No. 21-001 ALR NAR

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Adhering Residential Use application 21-001 ALR NAR, to build a new $\pm 107 \text{ m}^2$ home with a $\pm 75 \text{ m}^2$ workshop, for the subject property described as PID 014-534-126, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Non-Adhering Residential Use application 21-001 ALR NAR, to build a new $\pm 107 \text{ m}^2$ home with a $\pm 75 \text{ m}^2$ workshop, for the subject property described as PID 014-534-126, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicants propose to build a new $\pm 107 \text{ m}^2$ ($\pm 1151 \text{ ft}^2$) energy efficient home on a heated pad and a $\pm 75 \text{ m}^2$ ($\pm 807 \text{ ft}^2$) workshop to park farm trucks on the subject property. The applicants wish to hand over the farming operations to their children and would like them to live on the property while they learn about the day to day operations of the farm. An additional residence is required as the current two-bedroom home is not large enough to accommodate an additional family of three. Once the new home is built, the existing home, which is nearing the end of its useful lifespan and has foundation problems, will either be used for storage or will be dismantled.

File/Site Details

Owner: William Robert Atkinson, Sandra Jean Atkinson
Agent: Mike Thomas
Area: Electoral Area B
Location: Rose Prairie
Legal: South East 1/4 of Section 5 Township 88 Range 18 W6M Peace River District
PID: 014-534-126¹
Civic Address: 8786 266 Road
Lot Size: 64.45 ha (159.26 ac)
ALC ID: 62228

¹ The applicant's ALC application indicates that the PID is 014-535-126, which is incorrect. This report states the correct PID.

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture-Rural (Ag-Rural). Section 7 Policy 2 states that agricultural and residential uses are among the permitted uses within this designation. Policy 3 states that the minimum parcel size will not be less than 63 ha. Also, Section 20.7 states that lands within the provincial “Agricultural Land Reserve” remain subject to the provisions of the *Agricultural Land Commission Act*, regulations thereto, and Orders of the Commission.

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 36.1 states that agriculture and dwelling units are among the permitted uses within this zone. Section 36.2 (a) states that the minimum parcel size is 63 ha. Section 36.2 (b) states that no more than two single detached family dwellings or a semi-detached dwelling shall be permitted, but not both.

Therefore, the proposed dwelling and the workshop are consistent with the zoning bylaw.

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 District 60 School Site Acquisition Charge area. The charge of \$1,000 is applicable prior to the construction of the new home.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Adhering Residential Use application 21-001 ALR NAR to build a new ± 107 m² home with a ± 75 m² workshop, for the subject property described as PID 014-534-126, 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. Application (ALC ID 62228)
3. Electoral Area Director Comments