



REPORT

To: Chair and Directors

Report Number: DS-BRD-001

From: Tyra Henderson, Corporate Officer

Date: March 27, 2020

Subject: Application for Subdivision within the ALR, PRRD File No. 20-004-ALRSub, ALC ID 60316

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application, PRRD File No. 20-004-ALRSub (ALC ID 60316), to subdivide the property identified as PID 017-324-572 into one 4 ha parcel and one 51.1 ha parcel, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application, PRRD File No. 20-004-ALRSub (ALC ID 60316), to subdivide the property identified as PID 017-324-572 into one 4 ha parcel and one 51.1 ha parcel, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To subdivide the subject property into one 4 ha (9.9 ac) parcel and one 51.1 ha (126.3 ac) parcel. The landowner intends to continue living on the smaller parcel and sell the larger. The landowner is not applying pursuant to the ALC Homesite Severance Policy.

File/Site Details

Owner: June Elaine Brown
Agent: Tryon Land Surveying
Area: Electoral Area C
Location: Charlie Lake area
Legal: SW ¼, Except Part Subdivided By Plan BCP28817, Section 22 Township 84 Range 20 W6M
Peace River District
PID: 017-324-572
Civic Address: 13395 283 Road
Lot Size: 55.1 ha (136.3 ac)

Official Community Plan (OCP)

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the property is designated Agriculture. Section 3.2.2 of the OCP states the principal uses of land in the Agriculture designation should generally be agricultural, compatible with agriculture, and/or businesses complementary to agriculture. The minimum parcel size for land designated Agriculture should be 63 ha (155 ac). Finally, Section 1.5.2 encourages compact development and discourages sprawl.

Therefore, the proposal is not consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is split-zoned A-2 (Large Agricultural Holdings Zone) and R-4 (Residential 4 Zone). The existing residential use is permitted in both zones. However, the proposed 4 ha (9.96 ac) parcel, which would be within the A-2 Zone, would not meet the minimum parcel size of 63 ha (155 ac). The proposed 51.1 ha (126.3 ac) parcel would be split-zoned A-2 and R-4 and would not meet the more restrictive minimum parcel size of 63 ha (155 ac).

Therefore, the proposed parcel sizes do not comply with the current zoning regulations. If the proposal does not meet the requirements of Section 514 of the *Local Government Act*, a zoning amendment would be required.

Fire Protection Area

The property is within the Charlie Lake 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, and the landowner must pay the \$1,000 fee prior to subdivision approval.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision application, PRRD File No. 20-004-ALRSub (ALC ID 60316), to subdivide the property identified as PID 017-324-572 into one 4 ha parcel and one 51.1 ha parcel, 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 60316)
3. Comments from Electoral Area Director