



REPORT

To: Chair and Directors

Report Number: DS-BRD-128

From: Kathy Suggitt, General Manager of Development Services

Date: March 25, 2021

Subject: Subdivision within the ALR, PRRD File No. 21-003-ALRSub

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board support ALR Subdivision application 21-003ALRSub, to subdivide the ± 3.79 hectare subject property identified as PID 009-940-006 into two ± 1.89 hectare lots for residential purposes and authorize the application to proceed to the Agricultural Land Commission.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board refuse authorization for ALR Subdivision application 21-003ALRSub, to subdivide the ± 3.79 hectare subject property identified as PID 009-940-006 into two ± 1.89 hectare lots for residential purposes, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To subdivide the subject property into two ± 1.89 ha lots for residential purposes.

File/Site Details

Owner: Sheri Sewell
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot 14 Section 18 Township 84 Range 19 W6M PRD PLAN 20491
PID: 009-940-006
Civic Address: 13055 Dover Avenue
Lot Size: 3.79 ha (9.37 ac)

Official Community Plan (OCP)

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the property is designated MDR (Medium Density Rural Residential). Section 4.3.2. Policy 8 states the principal use of land within this designation will generally be limited to residential and home-based business, subject to zoning regulations. Policy 9 states that the minimum parcel size is 1.6 ha (4 ac) for lands not connected to a community sewerage system.

Therefore, the proposed subdivision is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is zoned R-4 (Residential 4 Zone). Section 37.1 states that dwelling units are permitted within this zone. Section 37.2.a states the minimum parcel size is 1.8 ha (4.5 ac) within the R-4 zone.

Therefore, the proposed subdivision complies with the zoning regulations.

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 fee of \$1,000/new lot must be paid prior to subdivision approval.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision application 21-003-ALRSub, to subdivide the ± 3.89 hectare subject property identified as PID 009-940-006 into two ± 1.89 hectare lots for residential purposes 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 Redacted (ALC ID 61032)
3. Director Response