



# REPORT

To: Chair and Directors

Report Number: DS-BRD-011

From: Tyra Henderson, Corporate Officer

Date: April 3, 2020

**Subject: Application for Subdivision within the ALR, PRRD File No. 20-006-ALRSub, ALC ID 60653**

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

1. That the Regional Board support ALR Subdivision application 20-006-ALRSub (ALC ID 60653), to subdivide the property identified as PID 014-823-365 into two  $\pm 3$  ha parcels and one 59 ha remainder, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 20-006-ALRSub (ALC ID 60653), to subdivide the property identified as PID 014-823-365 into two  $\pm 3$  ha parcels and one 59 ha remainder, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To subdivide the subject property into two  $\pm 3$  ha (7.4 ac) parcels and one 59 ha (145.8 ac) remainder in order to create home sites for the landowners' children.

### **File/Site Details**

Owner: Timothy & Lisa Neudorf  
Agent: Timothy Neudorf  
Area: Electoral Area B  
Location: Prespatou  
Legal: E  $\frac{1}{2}$  of District Lot 2523 Peace River District  
PID: 014-823-365  
Civic Address: 13733 Cole Ave  
Lot Size: 65 ha (160.6 ac)

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

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Rural Community. According to Section 6.0 of the Official Community Plan, the objective of Rural Community designation is to provide areas for population growth, volunteer groups, public facilities, and rural business. Section 6.0 Policy 3 states that agricultural and residential uses are appropriate in this designation. The minimum parcel size is 1.6 ha (4 ac).

Therefore, the proposed parcel sizes and uses are consistent with the Official Community Plan.

**Land Use Zoning**

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). According to Section 36 of the Zoning Bylaw, agriculture and dwelling units are permitted principal uses in the A-2 Zone. The minimum parcel size is 63 ha (155 ac).

Therefore, although the proposed uses comply with the Zoning Bylaw, the proposed parcel sizes do not comply, and rezoning would be required.

**Fire Protection Areas**

The property is outside all fire protection areas.

**Mandatory Building Permit Areas**

The property is outside the Mandatory Building Permit Area.

**Development Permit Areas**

The property is outside all Development Permit Areas.

**Development Cost Charge Areas**

The property is outside the Development Cost Charge Area.

**School District 60 School Site Acquisition Charge Areas**

The property is within the School Site Acquisition Charge Area, and the fee of \$1,000 per new lot must be paid prior to subdivision.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Subdivision application 20-006-ALRSub (ALC ID 60653), to subdivide the property identified as PID 014-823-365 into two  $\pm 3$  ha parcels and one 59 ha remainder, 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 60653)
3. Additional Information
4. Email Correspondence Re: Parcel Size Discrepancy
5. Comments from Electoral Area Director