



Staff Report
Application # W – 37515
Applicant: Kelly Ollenberger

DATE RECEIVED: June 25, 2007

DATE PREPARED: September 17, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 60.5 ha parcel as divided by Cecil Lake Road in order to create a two 4.3 ha parcels north of the road with a 51.9 ha remainder south of the road.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 015-554-040

The North West $\frac{1}{4}$ of Section 31, Township 84, Range 14, W6M, Peace River District

Purchase Date:

October 2003

Location of Property:

Located along Cecil Lake Road approximately 4 km west of Goodlow, 25 km east of Cecil Lake and 50 km northeast of Fort St. John.

Size of Property:

60.5 ha (58.6 ha of the subject property is in the ALR).

Present use of the Property:

Residence, shop and pasture land

Surrounding Land Uses:

WEST: Bush
SOUTH: Pasture Land
EAST: Pasture Land/ Residence
NORTH: Pasture Land

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/8
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

OCP: North Peace OCP Bylaw No. 820 (1993)
Designation: Rural Resource - Agricultural

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1000 (1996)
Designation: Zoned A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63 ha

RELEVANT APPLICATIONS:

Application #13077-0

Applicant: Esau, M
Decision Date: December 16, 1981
Proposal: To subdivide the 64.8 ha property into a 10.9 ha lot and a 53.9 ha lot.
Decision: Refused on the grounds that the subject property has good potential for agricultural use. The quarter section including the existing homesite forms a farm unit. The Commission feels that the proposed subdivision would constitute a rural residential intrusion into this agricultural area. The Commission also noted that the applicant did not qualify for a homesite severance.

Application #36292-0

Applicant: Hatton, Terrin and Karen
Decision Date: March 08, 2006
Proposal: To divide the 124.6 ha half section into one 63 ha parcel and one 61.6 ha parcel
Decision: Refused on the grounds that the parcel has more agricultural capability at a larger size.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace Regional District Board: The Regional Board forwarded the application with a recommendation of support for an alternate subdivision, along Cecil Lake Road for one lot only to proceed to the Commission on the basis that it is consistent with the zoning regulations. (the Zoning regulations state that there is no minimum parcel size for parcels divided by a highway right-of-way)

STAFF COMMENTS:

- The applicant states that the two proposed lots are located on a hillside that is not farmable.
- The PRRD forwarded the application with a recommendation of support for subdivision of the property into two lots (one on each side of the road) but not the division of the portion north of the road into two lots as requested by the applicant.
- Staff notes that the applicant owns other property in the area as shown on the sketch submitted with the application

ATTACHMENTS:

- Sketch of proposed subdivision and applicant's other land holdings (submitted by the applicant)
- ALC Context Map 94A/8 – 1:50,000 (created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT

Simone Rivers
Signature

Sept 17, 2007
Date