



Agricultural Land Commission Staff Report

DATE: February 15, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50660

PROPOSAL: To subdivide a 2 ha parcel from the 54.5 ha subject property. The applicant wishes to provide a homesite for his daughter. By concurrent application, the applicant is proposing to include the 16.8 ha non-ALR portion of the property.

PROPOSAL INFORMATION

Background: See Application # 60662 - Inclusion Application
Received Date: September 21, 2009
Applicant: Peter Sorg
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 007-799-152
Legal Description: Parcel B (Plan 17268) of the E 1/2, Section 8, Township 78, Range 17, W6M, Peace River District
Civic Address: West Arras, 22 km west of Dawson Creek along Highway 97S.
Area: 54.5 ha
ALR Area: 37.3 ha
Purchase Date: August 2, 1973
Owner: Peter Sorg

Total Land Area: 54.5 ha
Total ALR Area: 37.3 ha
Current Land Use: Unused except for occasional pasture for horses

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
37.3	Secondary	CLI

Number of Lots	Lot Size (ha)
1	2.0

1 35.3

Surrounding Land Uses:

North Bush and Pasture
East Bush
South Pasture
West Hay and/or grain fields

Official Community Plan

Bylaw Name: Dawson Creek Rural OCP Bylaw No. 477 (1986)
Designation: Agriculture - Rural Resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1343 (2001)
Zoning Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 50662
Applicant: Peter Sorg
Proposal: To include the 16.8 ha non-ALR portion of the property into the ALR.

Decisions:
Resolution Number

Decision Date **Decision Description**

Note: This application for inclusion was made concurrently with this subdivision application.

Application #: 43925
Applicant: Peter Sorg
Proposal: Subdivision for a relative: To subdivide a 1.8 ha property from the 54 ha property to provide residence for owner's daughter.

Decisions:
Resolution Number

Decision Date **Decision Description**

522 October 5, 2007 Refused.

Note: Legacy Application # W-37336

Committee Recommendations

Type **Recommendation** **Description**

Board/Council

Approve

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the applicant qualifies for consideration under section 946 of the Local Government Act.

STAFF COMMENTS

The applicant made a similar subdivision application in 2007. This application was refused upon initial consideration as well as upon reconsideration. The Commission was concerned with the impact of the creation of a small rural residential sized lot in this area of predominantly large agricultural holdings.

Approximately 16 ha of Mr. Sorg's property is not located in the ALR. He has offered to include this land into the ALR should his subdivision proposal be approved. The applicant has submitted a concurrent inclusion application. Although much of the area under application for inclusion appears to be a gully and of limited agricultural capability there are portions of the non-ALR portion of the property that are arable. Staff estimates that the arable area of the non-ALR portion of the property is roughly equal in size to the proposed subdivision. The applicant states that about 4.5 ha of the non-ALR part is arable.

Should the Commission be prepared to consider approving the subdivision and inclusion it may wish to consider including a smaller portion of the property that represents the lands that are arable rather than including the non-arable gully lands.

Staff also notes that the proposed 2 ha lot is separated from the majority of the subject property by another smaller gully. On its previous site visit to the property the Commission noted that the applicant did use the area to pasture horses. The applicant states that the area proposed for subdivision is not accessible by tractor from the remainder of the property most of the year as the gully is too wet. When the Commission visited in the late fall, it was able to walk across the gully as were the horses.

ATTACHMENTS

50660 ag cap.pdf

50660 proposal sketch.pdf

50660 local government report.pdf

50660_ContextMap50k.pdf

50660_AirphotoMap10k.pdf

END OF REPORT

Signature

Date