



Agricultural Land Commission Staff Report

DATE: January 29, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51050
PROPOSAL: To exclude the 10.8 ha ALR portion of the 14 ha property from ALR to facilitate expansion of the Forest Lawn Mobile Home Park by up to 20 units

PROPOSAL INFORMATION

Background: A previous expansion was allowed in 1999.
Received Date: November 25, 2009
Applicant: Illiance River Development Corporation
Agent: Harold Schwenk
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 008-873-682
Legal Description: Lot 1, Section 27, Township 83, Range 18, West of the 6th Meridian, Peace River District, Plan 22478
Civic Address: South and East of Fort St. John
Area: 14 ha
ALR Area: 10.8 ha
Purchase Date: December 25, 1999
Owner: Illiance River Development Corporation

Total Land Area: 14 ha
Total ALR Area: 10.8 ha
Current Land Use: 63 unit mobile home park, community garden. Buildings include: shop, 2 pumphouses, storage bldg, electrical sheds

PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
10.8	Prime	CLI

Surrounding Land Uses:

North Residential
East Residential
South Residential
West Vacant

Official Community Plan

Bylaw Name: North Peace OCP Bylaw No. 820 (1993)
Designation: RR-A and Manufactured Home Parks
OCP Compliance: No

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1343 (2001)
Zoning Designation: MHP (Manufactured Home Park Zone)
Minimum Lot Size: 1.8 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 14448

Applicant: Red Sorensen Outfitting Ltd

Proposal: To use approximately 2 hectares of the subject property for the expansion of a mobile home park (20 more units) and use an additional 4 hectares for sewage lagoons.

Decisions:

Resolution Number

Decision Date

Decision Description

610

September 27, 1999

The Commission approved the request to expand the mobile home park on the property to a maximum of 20 units and develop an additional storage facility and an additional sewage lagoon. The Commission acknowledged the storage facility and two sewage lagoons constructed without authorization and approved the developments retroactively.

Note: Legacy File # 32858

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 it conforms to zoning.

STAFF COMMENTS

The subject property is located in an area that was approved for rural residential development in the Fort St. John and Area Comprehensive Development Plan in 2005. The more recent drafts of the North Peace Fringe Area Official Community Plan show this property as part of an area that has been designated for MDR - Medium Density Residential development.

The Commission approved a previous expansion of the park by 20 units in 1999.

ATTACHMENTS

51050 ag cap.pdf

51050 airphoto.pdf

51050 local government report.pdf

51050 proposal sketch.pdf

51050_ContextMap20k.pdf

END OF REPORT

Signature

Date