



Agricultural Land Commission Staff Report

DATE: May 7, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51665
PROPOSAL: To exclude ~7 ha from the ALR in order to subdivide two 3.5 ha lots from the 31 ha property. The purpose of the subdivision is to provide a residential lot for the owner and his daughter. The 24 ha farm remainder would eventually be sold.

PROPOSAL INFORMATION

Background: One previous application has been considered on the property. See below for details.
Received Date: March 22, 2010
Applicant: Edward & Patricia Rouble
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-435-721
Legal Description: The Fractional West 1/2 of the Fractional South East 1/4 of Section 20 Township 82 Range 17 West of the 6th Meridian Peace River District
Civic Address: South Taylor, 3km east of the Alaska Hwy on Johnson Road
Area: 31 ha
ALR Area: 29.8 ha
Purchase Date: March 16, 1975
Owner: Edward & Patricia Rouble

Total Land Area: 31 ha
Total ALR Area: 29.8 ha
Current Land Use: Two residences, currently occupied by the landowner and daughter. The remainder is either in pasture, hayfield or forest.

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
7.0	Prime	CLI

Surrounding Land Uses:

North Forested gravel bar; open field
East Forested rural residentia parcels.
South Grain field, ravince
West Large 64 ha parcel containing a large cultivated field, home and gravel pit.

Official Community Plan

Bylaw Name: North Peace OCP #820
Designation: Rural Resource - Agricultural
OCP Compliance: No

Zoning

Zoning Bylaw Name: Zoning bylaw #1343
Zoning Designation: A-2 Large Agricultural Holdings Zone
Minimum Lot Size: 63.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 1061
Applicant: Edward & Patricia Rouble
Proposal: To subivide two 2 ha lots and a 4 ha lot from 32 ha property as homesites for family

Decisions:

Resolution Number	Decision Date	Decision Description
178	March 11, 1993	Refuse, the property has good agricultural capability and increased density is inappropriate in this area.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Refuse	PRD staff recommend that the application be refused as proposed, but that approval be provided to subdivide a one lot subdivision on the basis that it conforms to the OCP and would not require re-zoning.
Board/Council	Approve	The Peace River Regional District Board forwarded the application with a recommendation of support.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The area proposed for subdivision is forested occupied by two homes, and is claimed by the applicant to be a gravel bar with little or no agricultural potential.
- 2) The applicants indicate they are prepared to accept the subdivision of a single 6.9 ha parcel, which is similar to the size of nearby parcels, and supported by PRRD staff.
- 3) The Commission refused the Roubles a similar application in 1993, by Resolution # 178/1993

because of concerns about reduced agricultural capability and impact.

4) A site visit is recommended to assess the applicant's claim that the proposed exclusion area has limited agricultural potential.

5) Even if the existing residential area has challenges for agriculture, there may be merit in retaining at least a single residence with the farm remainder so that arable land is not occupied by a new residence.

ATTACHMENTS

51665 sketch plan.pdf

51665_AirphotoMap10k.pdf

51665_ContextMap20k.pdf

END OF REPORT

Signature

Date
