



Agricultural Land Commission Staff Report

DATE: May 19, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51735
PROPOSAL: To divide the 259 ha property into two lots as divided by Lahagarte Road. One lot would be 31.6 ha in size and the other 228 ha.

PROPOSAL INFORMATION

Background: The applicants purchased the property in 2007.
Received Date: May 10, 2010
Applicant: Chad & Rebecca Lenz
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 027-560-341
Legal Description: Section 16 Township 83 Range 25 West of the 6th Meridian Peace River District
Civic Address: North of Hudson's Hope
Area: 256 ha
ALR Area: 256 ha
Purchase Date: July 17, 2008
Owner: Chad & Rebecca Lenz

Total Land Area: 256 ha
Total ALR Area: 256 ha
Current Land Use: Farming - residence, outbuildings, corrals, hay and pasture

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
256.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	31.6
1	228.0

Surrounding Land Uses:

North 260 ha ALR parcel, partially cleared.
East 130 ha partially cleared farm parcel
South Two 130 ha forested parcels in the ALR.
West Two 130 ha partially cleared ALR parcels.

Official Community Plan

Bylaw Name: North Peace OCP Bylaw No. 820 (1993)
Designation: Rural Resource (Agricultural)
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1000 (1996)
Zoning Designation: A-2 (Large Agricultural Holdings Zone)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 51704

Applicant: Anatoli & Elvira Hocha
Proposal: NOTICE OF INTENT - To Remove Soil for a Specified Non-farm Use

Decisions:
Resolution
Number

Decision Date

Decision Description

Note: Notice of Intent, decision pending.

Application #: 51646

Applicant: Roger & Norma Rattie
Proposal: NOTICE OF INTENT - To Remove Soil for Specified Non-Farm Use

Decisions:
Resolution
Number

Decision Date

Decision Description

2297 March 25, 2010 Allowed within 30 days subject to standard terms and conditions. \$5000

Application #: 45549

Applicant: Vladimir and Evguenia Gortman
Proposal: To subdivide the 192 ha property into three 64 ha properties.

Decisions:
Resolution
Number

Decision Date

Decision Description

724 August 27, 2009 Refused.

Note: Legacy Application # W-38621

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 proposal conforms to the OCP and Zoning.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

The applicants bought the property in 2008 and do not provide any agricultural reasons for their request. However, the proposed 31 ha parcel has an irregular triangular shape, and is less than half the size of a 1/4 section - which is a typical farm parcel size in the region.

The property is located in an area of half and full sections where there have been few requests for subdivision. An application to divide the adjacent property to the west into three quarter section sized lots was refused in 2008.

Two small shale quarries that provide aggregate to the oil and gas industry are located on nearby properties. These quarries were approved under the Commission's Notice of Intent process.

Generally, reducing parcel size decreases agricultural potential and increases further pressures to subdivide. Also no information is provided which indicates that the division of the property by the road makes it difficult to use the property as a single agricultural unit.

ATTACHMENTS

51735_ContextMap50k.pdf
51735_AgCapabilityMap.pdf
51735_AirphotoMap20k.pdf

END OF REPORT

Signature

Date