



Agricultural Land Commission Staff Report

DATE: September 9, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51862
PROPOSAL: To subdivide the 130 ha property into two 65 ha parcels.

PROPOSAL INFORMATION

Background: The Commission refused this identical application in 2006.
Received Date: July 22, 2010
Applicant: Ronald Peterson
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 003-913-953
Legal Description: Parcel A (J28368), of the South 1/2, Section 13, Township 82, Range 18, W6M, Peace River District
Civic Address: South Taylor: Access to the half section is from 232 Road to the east.
Area: 130 ha
ALR Area: 120 ha
Purchase Date: October 4, 2002
Owner: Ronald Peterson

Total Land Area: 130 ha
Total ALR Area: 120 ha
Current Land Use: Cleared and uncleared land with a residence.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
120.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	55.0
1	65.0

Surrounding Land Uses:

North Forested and improved ALR land
East Forested, unimproved ALR - 1/4 section
South Pasture and hayfield in the ALR
West Crown Land - vacant uncultivable ravine - not in the ALR

Official Community Plan

Bylaw Name: North Peace Fringe Area OCP
Designation: Agriculture - Rural Resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 1343
Zoning Designation: A-2 Large Agricultural Holdings
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 43185
Applicant: Ronald Peterson
Proposal: To subdivide the 121.6 ha property into two 60.8 ha parcels.

Decisions:

Resolution Number	Decision Date	Decision Description
349	June 29, 2006	Refused on the grounds the subdivision would provide no benefit to agriculture.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The Peace River Regional District board of directors forwarded the application with a recommendation of support.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The land proposed for subdivision has good agricultural capability and a CLI rating of 4X. The land is partly developed for agriculture. Subdivision will separate an 8 ha hayfield from the remainder of the improved land (40 ha).
- 2) The Commission previously refused the application in 2006 not believing that smaller lots would be supportive of agriculture.
- 3) The Regional District supports subdivision into 1/4 section (65 ha) size parcels in its bylaws, on the grounds 65 ha parcels are perceived to be the building blocks of farms.
- 4) Should the subdivision be allowed it will be interesting to ascertain whether the land will be improved

for agriculture, given its location and configuration. The proposed northerly lot is slightly less attractive for farming than a typical 1/4 section because only 55 ha is arable. Furthermore, the narrow rectangular configuration is not typical of 1/4 sections throughout the region.

ATTACHMENTS

51862_ContextMap50k.pdf
51862_AirphotoMap25k.pdf
51862 sketch plan.pdf

END OF REPORT

Signature

Date