



## Agricultural Land Commission Staff Report

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

**RE:** Application # 51893

**PROPOSAL:** To subdivide a 7 ha lot from the 12 ha subject parcel for the purpose of constructing a regional office and parking area for Encana Corp. The applicant is offering to include into the ALR a 2.6 ha southerly portion of the property which is currently outside of the ALR. The northerly 1.6 ha area is proposed for the office building and parking.

### PROPOSAL INFORMATION

**Background:** There have been many previous applications on the subject property which is bisected by Highway #2. See below for details.  
**Received Date:** July 22, 2010  
**Applicant:** Iva and Lloyd Tuttle  
**Agent:** Encana Corporation  
**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 014-143-526  
**Legal Description:** Legal Subdivision 13 Section 3 Township 25 Peace River District, Except Plans 2974, 18565 and H661  
**Civic Address:** 283 - 195 Road, Tomslake  
**Area:** 12 ha  
**ALR Area:** 10 ha  
**Purchase Date:** September 9, 1981  
**Owner:** Iva and Lloyd Tuttle

**Total Land Area:** 12 ha  
**Total ALR Area:** 10 ha  
**Current Land Use:** The 12 parcel is a small holding consisting of a homesite lying to the east of Highway #2 and an improved hayfield on the remainder. Approximately 2.6 ha of the hayfield lying west of Highway #2 is outside the ALR.

### PROPOSAL DETAILS

Subdivision Area	Agricultural Capability	Agricultural Capability Source
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10.0 Secondary CLI

**Number of Lots Lot Size (ha)**

1 4.0  
1 6.0

**Surrounding Land Uses:**

North Vacant 14 ha parcel, severed by highway #2 - but cleared and cultivated  
East Vacant 14 ha parcel, cultivated.  
South 8 ha rural residence, partly (6 ha) in the ALR.  
West Cultivated farmland in the ALR

**Official Community Plan**

**Bylaw Name:** Bylaw #477  
**Designation:** Agriculture - Rural Resource  
**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** Bylaw #1343  
**Zoning Designation:** A-1 Small Agricultural Holdings  
**Minimum Lot Size:** 15.0 ha  
**Zoning Compliance:** No

**PREVIOUS APPLICATIONS**

**Application #:** 44994  
**Applicant:** Iva and Lloyd Tuttle  
**Proposal:** Non-farm use to operate a RV campground for oil and gas workers with a maximum 10 sites.

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
360	June 19, 2008	Allowed as proposed. The operation is not to expand beyond what has already been installed.

**Application #:** 36658  
**Applicant:** Lloyd & Iva TUITTLE  
**Proposal:** To construct a commercial shop for repair and storage of land clearing and reforestation equipment.

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>

**Note:** Allow as proposed.

**Application #:** 30574

**Applicant:** LW&IL Tuttle  
**Proposal:** To subdivide the 14 ha lot into two lots as divided by Highway #2.

**Decisions:**  
**Resolution Number**                      **Decision Date**                      **Decision Description**

**Note:** Refuse as proposed, but would allow subject to the consolidation of the homesite remainder with the adjoining parcel to the east

**Application #:** 30443

**Applicant:** T&T Scheck

**Proposal:** To subdivide the 14 ha parcel into a 6 ha lot and an 8 ha lot as divided by Highway #2.

**Decisions:**  
**Resolution Number**                      **Decision Date**                      **Decision Description**

**Note:** Refuse as proposed.

**Application #:** 30442

**Applicant:** T Scheck

**Proposal:** To subdivide the 14 ha parcel into four ~2 ha lots and a remainder which would be used for a store, gas pump and post office.

**Decisions:**  
**Resolution Number**                      **Decision Date**                      **Decision Description**

**Note:** Refuse as proposed

#### **Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	Approve	The Peace River Regional Board forwarded the application with a recommendation of support.

#### **STAFF COMMENTS**

Staff suggests that the Commission consider the following:

- 1) The land has good capability for agriculture and a long history of agricultural use. The CLI ratings are 4X.
- 2) The Commission has twice previously refused the subdivision of the property into two lots as divided by Highway #2.
- 3) The proposed inclusion of 2.6 ha offers a benefit for agriculture. However, overall the proposal is a net loss for agriculture because Encana is proposing both the subdivision of a larger agricultural parcel and the non farm use of 1.6 ha. It is possible that the 6.4 ha remainder of the 8 ha parcel will come under pressure for non farm uses because it is not a substantial size from an agricultural perspective.
- 4) The 2.6 ha area proposed for inclusion could be subdivided and used for office and parking without reference to the Commission.

## **ATTACHMENTS**

51893\_ContextMap20k.pdf

51893\_AirphotoMap20k.pdf

51893 sketch plan.pdf

## **END OF REPORT**

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**Signature**

\_\_\_\_\_  
**Date**