



Provincial Agricultural Land Commission - Staff Report

Application: 52260

Applicant: Lynal & Tania Doerksen
Local Government: East Kootenay

Proposal: SUBDIVISION - Subdivision of an approximately 8.6 ha property into two approximately 4 ha parcels.

BACKGROUND INFORMATION

The subject property is located in Wycliffe just north of Highway 93A on Mission Wycliffe Road, in a designated ALR Exclusion area in the recently adopted Rockyview Official Community Plan (OCP). This area consists of 68 parcels ranging from 0.1 ha to 13 ha in size, of which the subject parcel is the third largest. The OCP land use designation for the subject parcel is Large Holdings (2 ha - 8 ha). Beyond the immediate vicinity of the subject site, parcels are larger and are designated Rural Resource (8 ha +) in the Rockyview OCP.

PROPERTY INFORMATION

PID: 010-653-686
Legal Description: Lot A District Lot 7327 Kootenay District Plan 6839
Property Area: 8.6 ha
ALR Area: 8.6 ha
Purchase Date: September 30, 2005
Location: 2994 Mission-Wycliffe Road, Wycliffe
Owner: Lynal & Tania Doerksen

Total ALR Area:

LAND USE

Current Land Use:

Residential /Hobby Farm

Surrounding Land Uses:

North: Residential
 East: Residential/Agricultural
 South: Residential
 West: Residential

PROPOSAL DETAILS

Subdivision - ALR Area: 8.6 ha

| Number of Lots | ALR Area of Lot (ha) |
|----------------|----------------------|
| 2 | 4.0 |

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: BCLI

Mapsheet: 82G/12

PREVIOUS APPLICATIONS

Application ID: 39297

Legacy #: 22954

Applicant: Michael & Judith Guido

Note: Refusal of request to subdivide an 8.1 ha parcel into two 4 ha parcels, on the grounds that the land has proven capability for farm use and should be retained in its present size to preserve its agricultural future. The Commission noted that the property was being farmed in conjunction with an adjacent 14 ha parcel and that it contained a dwelling and farm buildings on the north half and irrigated hay lands to the south.

RELEVANT APPLICATIONS

Application ID: 25848

Legacy #: 15077

Applicant: Milton & Theresia Mellor

Note: Approval of proposal to subdivide a 4.2 ha parcel into seven 0.6 ha lots, on the basis that there are no agricultural operations adjacent to the subject property and the subdivision would "round out" an existing area of even smaller parcels. The property is located immediately west of the Doerksen property.

Application ID: 25847

Legacy #: 07855

Applicant: M A Mellor

Note: Approval of proposal for a boundary adjustment between a 5.2 ha parcel and a 0.2 ha parcel, resulting in a 4.8 ha parcel and a 0.6 ha parcel. The Commission noted that the majority of land proposed to be added to the smaller parcel was already taken up by buildings. The property is located immediately west of the Doerksen property.

Application ID: 25649

Legacy #: 09185

Applicant: R & I Ganong

Note: Refusal of application to subdivide a 2 ha parcel from an approximately 8 ha parcel, on the grounds that the Commission did not wish to see any further residential development on lands near grazing areas. The Commission reaffirmed the refusal upon reconsideration. The subject property is located immediately northwest of the Doerksen property.

Application ID: 25634

Legacy #: 07319

Applicant: L Ermacora

Note: Refusal of proposal to subdivide a 5 acre (2 ha) lot from a 50 acre (20 ha) lot, on the grounds that the property, particularly the 5 acre lot, has good agricultural capability. The property is located immediately south of the Doerksen property.

Application ID: 25240

Legacy #: 12219

Applicant: R Y Ganong

Note: Refusal of request for exclusion and approval of request to subdivide a 2 ha lot from an approximately 8 ha parcel. The Commission noted that any further request for subdivision would not be looked upon favourably. The property is located immediately northwest of the Doerksen property.

Application ID: 25214

Legacy #: 04688

Applicant: L B P Ermacora

Note: Refusal of proposal to exclude an approximately 50 acre (20 ha) parcel, on the grounds that the soil capability for agriculture on the property is moderate to good, and that exclusion would be contrary to the intent of the Agricultural Land Commission Act. The property is located immediately south of the Doerksen property.

Application ID: 25212

Legacy #: 12355

Applicant: J C Ellingson

Note: Proposal to exclude a 10.6 ha property from the ALR. Refused by the Commission but approved on appeal by the Chairman of the Environment and Land Use Committee. The property is located south of the Doerksen property.

Application ID: 22651

Legacy #: 06847

Applicant: M & M Robinson

Note: Approval of proposal to subdivide a 0.5 ha parcel from an existing approximately 1.2 ha parcel, and consolidate the 0.5 ha parcel with an existing approximately 0.2 ha parcel. The result would be two parcels of 0.7 ha and 0.2 ha. The property is located immediately west of the Doerksen property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rockyview OCP
Designation: Large Holdings (LH) - 2 ha - 8 ha
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Wycliffe Land Use Bylaw
Zoning Designation: Rural Residential RR-4
Minimum Lot Size: 4.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

The APC for Area C supports the application.

Agricultural Advisory Committee

"The Agricultural Advisory Commission noted the zoning allows for the development which is in the middle of an existing development; water and access are not a concern; and no real agricultural concerns."

Board/Council

On April 1, 2011 the RDEK Board adopted Resolution 42265 in support of the proposal.

ALC STAFF COMMENTS

-- The agricultural capability of the property is primarily 5TP, although ratings along the southeast boundary of the property are 4ST improvable to 6:3T 4:4TP.

-- The property was previously used for hay production but is not currently farmed.

-- The property is one of two relatively large (8.6 ha to 13 ha) parcels surrounded primarily by smaller (0.2 ha to 4 ha) parcels to the east and west and excluded areas to the north and south.

ATTACHMENTS

52260_AirphotoMap5k.pdf
52260_ContextMap20k.pdf
52260_AgCapabilityMap.pdf

END OF REPORT

Prepared by: Lily Ford, September 2, 2011