



Agricultural Land Commission Staff Report

DATE: November 6, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50604
PROPOSAL: To subdivide the two 259 ha lots into three lots, a 272.62 ha lot and two 120.7 ha lots.

PROPOSAL INFORMATION

Background: The agent wishes to purchase the south half of both lots
Received Date: September 21, 2009
Applicant: Hildegard & Franz Nefele
Agent: Dave Hofer
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-926-920
Legal Description: DL 2626, Peace River District
Civic Address:

Area: 258.6 ha
ALR Area: 258.6 ha
Purchase Date: March 24, 2006
Owner: Hildegard & Franz Nefele

PID: 014-926-946
Legal Description: DL 2627, Peace River District, EXCEPT the N 80 feet
Civic Address:

Area: 259 ha
ALR Area: 259 ha
Purchase Date: March 1, 1994
Owner: Hidlegard Nefele

Total Land Area: 517.6 ha
Total ALR Area: 517.6 ha
Current Land Use: Agriculture (Grazing and hay crops)

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
517.6	Secondary	CLI

Number of Lots	Lot Size (ha)
2	120.7
1	272.6

Surrounding Land Uses:

North	Forest / agriculture
East	agriculture
South	agriculture
West	agriculture

Official Community Plan

Bylaw Name: Dawson Creek Rural Area OCP Bylaw No. 477 (1986)
Designation: Agriculture- Rural Resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 479 (1986)
Zoning Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63.0 ha
Zoning Compliance:

RELEVANT APPLICATIONS

Application #: 45619

Applicant: Crew Energy Inc.

Proposal: To construct a 1 ha plantsite on two quarter sections. The total area for all of the proposed buildings will be approximately 1000 m²

Decisions:

Resolution

Number	Decision Date	Decision Description
69	March 11, 2009	Allowed.

Note: Legacy Application # 38692

Application #: 43091

Applicant: Joseph Gagne

Proposal: To subdivide a 6 ha lot from the 64 ha property. The applicant has owned the land since 1962.

Decisions:

Resolution

Number	Decision Date	Decision Description
342	June 29, 2006	The Commission refused the proposed 6 ha subdivision on the grounds it was an excessive size for a homesite lot. It would allow a 4 ha subdivision in lieu of future

consideration of a homesite severance for the applicant.

Note: Legacy Application # W-36637

Application #: 29727

Applicant: Bavaria South Peace Farms Ltd

Proposal: To subdivide 44 2 ha lots from the 518 ha subject properties (two sections). The lots are intended as homesties for employees and other private individuals working in the area.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # W-13078

Decision Date: January 13, 1983
Resolution # 148/1983

Decision: Refused. Most of the 518 ha has good agricultural capability, being rated as Class 4x. The Commission is of the opinion that the development of this residential community will have a long term negative impact on the surrounding agricultural lands.

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 is consistent with the Official Community Plan.

STAFF COMMENTS

The proposal creates three properties where there were previously two. Proposed Lot A contains the cleared portion of the properties and the application states that it would be sold for continued agricultural use.

There have been relatively few applications in this area and much of the land exists in large "section" sized blocks (256 ha) and are owned by a single owner (Nil-Ray Farms).

It is not clear why the southern parts of the property have been cleared and improved and why the northern parts have not been.

There are currently no dwellings on the subject properties.

ATTACHMENTS

- 50604_ContextMap50k.pdf
- 50604 airphoto.pdf
- 50604 local government.pdf

50604 previous apps.pdf
50604 proposal sketch.pdf

END OF REPORT

Signature

Date
