



Agricultural Land Commission Staff Report

DATE: May 4, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51661
PROPOSAL: To subdivide 4 lots of 2.8 ha each, (totalling 11.3 ha), from the 44.5 ha subject property.

PROPOSAL INFORMATION

Background: The area proposed for subdivision is used for farming fescue. The property is located in Prepatou. A previous decision of the Commission allowed some rural residential subdivision in the northeast corner of the property.

Received Date: March 24, 2010
Applicant: Jacob & Martha Giesbrecht
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 005-996-333
Legal Description: District Lot 2789 Peace River District Except Plans 27748 31991 and PGP35166
Civic Address: Prespatou
Area: 44.5 ha
ALR Area: 38.9 ha
Purchase Date: February 20, 1991
Owner: Jacob & Martha Giesbrecht

Total Land Area: 44.5 ha
Total ALR Area: 38.9 ha
Current Land Use: Residence and farming fescue hay

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
38.9	Secondary	CLI

Number of Lots	Lot Size (ha)
4	2.8

1 27.7
38.9 Secondary CLI
Number of Lots Lot Size (ha)

Surrounding Land Uses:

North Six 2 ha to 4 ha rural residential parcels
East Large farm parcel outside the ALR
South Large cultivated field in the ALR
West Forested non ALR and cultivated ALR

Official Community Plan

Bylaw Name: North Peace OCP Bylaw #820
Designation: Rural Community
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw #1000
Zoning Designation: A-2 Large Agricultural Holdings Zone
Minimum Lot Size: 65.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 30646
Applicant: Henry Wiebe
Proposal: To subdivide six rural residential lots ranging in size from 2 ha to 5 ha lots from the 56 ha property. Substantive portions of the area proposed for subdivision are not in the ALR.

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

Note: The Commissionr refused the application as proposed, but allowed a four lot subdivision, lying mostly outside the ALR.

RELEVANT APPLICATIONS

Application #: 44811
Applicant: Corney and Barbara Braun
Proposal: To subdivide the 176.2 ha subject property to create ten (10) lots ranging from 1.94 ha to 2.06 ha for residential use and one (1) 13.4 ha lot for future development, such as a manufactured home park or more residential lots, from the subject property, leaving a

140.3 ha remainder.

**Decisions:
Resolution
Number**

Decision Date
June 19, 2008

Decision Description
Refused

Note: The Commission reconsidered and approved a three lot subdivision proposal.

Committee Recommendations

Type

Recommendation

Description

Board/Council

Approve

The Peace River Regional District board forwarded the application with a recommendation of support.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The area proposed for subdivision is cleared and used for agriculture. The CLI ratings for the property are a mix of Class 4 and 5.
- 2) The Commission allowed the subdivision of three rural residential lots on a nearby property to the south in 2009.
- 3) Prepatou is designated as a rural community in the North Peace OCP and bylaw policies promote the growth of these communities. The subject property lies within the area designated as "Rural Community".
- 4) Subdivision would permit additional residents, who would support schools and other services in this hamlet.

ATTACHMENTS

- 51661_AirphotoMap10k.pdf
- 51661_ContextMap20k.pdf
- 51661 sketch plan.pdf

END OF REPORT

Signature

Date