



Agricultural Land Commission Staff Report

DATE: May 19, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51663

PROPOSAL: To subdivide two lots (9.3 ha and 4 ha) from the 65 ha property for the applicant's children. The property is divided by the 117 Road. The proposed lots are located on the westerly edge of the property and are separated from the farmed portion by a watercourse.

PROPOSAL INFORMATION

Background: One previous application has been considered on the property. See below for details.
Received Date: March 22, 2010
Applicant: Waldemar & Olga Fritz
Agent: Nadja Morozov
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 004-347-382
Legal Description: The North West 1/4 of District Lot 1301 Peace River District Except Plan PGP37245
Civic Address: 14 km east of the rural community of Upper Halfway
Area: 60.3 ha
ALR Area: 57.7 ha
Purchase Date: May 25, 1999
Owner: Waldemar & Olga Fritz

Total Land Area: 60.3 ha
Total ALR Area: 57.7 ha
Current Land Use: Residence, farming, barns located south of the road. Approximately 75% of th property is cleared for agriculture.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
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57.7 Mixed Prime and Secondary CLI

Number of Lots Lot Size (ha)

1	4.0
1	9.0
1	44.7

Surrounding Land Uses:

North	Ravine, not in the ALR
East	65 ha farm parcel in the ALR
South	Two 32 ha parcels in the ALR
West	Ravine, not in the ALR

Official Community Plan

Bylaw Name: North Peace OCP Bylaw #820

Designation: Rural Resource - Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw # 1000

Zoning Designation: A-2 Large Agricultural Holdings Zone

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 15535

Applicant: Rosetta Westergaard

Proposal: To subdivide eight approximately 15.5 hectare parcels from the 124.5 hectare property.

Decisions:

Resolution

Number

Decision Date

Decision Description

1100

July 18, 1984

The Commission refused the request on the grounds that the property has significant agricultural potential and is within an area of larger agricultural holdings.

Application #: 6248

Applicant: Elmer & Sid Westergaard

Proposal: To subdivide the 64 ha property into 4 approximately equal lots of 16 ha each.

Decisions:

Resolution

Number

Decision Date

Decision Description

958

November 19, 1996

Refused as submitted on the grounds that valuable agricultural land would be parcelized and rendered less

than usable for area agriculture which could be seen as precedent setting. The Commission would be willing to reconsider an amended proposal that included the hayfield and the rest of the non ALR land in to the ALR and a 3 lot subdivision to take place on those lands located to the south of the gully.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	PRRD staff recommended that the application be approved because it is consistent with the OCP and zoning.
Board/Council	Approve	The Peace River Regional District Board of Directors forwarded the application with a recommendation of support.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The areas proposed for subdivision are separated from the remainder by a drainage ravine. The majority of the land proposed for subdivision is not developed for agriculture, nor are there any structures or residences located on the areas proposed for subdivision.
- 2) The Upper Halfway River is a rural area and there are very few, small, non agricultural parcels.
- 3) The Commission previously refused the subdivision of the subject parcel and adjoining property to the west citing concerns about reduced agricultural potential and impacts.

ATTACHMENTS

- 51663_AirphotoMap10k.pdf
- 51663_ContextMap20k.pdf
- 51663 sketch plan.pdf

END OF REPORT

Signature

Date