



## Agricultural Land Commission Staff Report

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

**RE:** Application # 51686  
**PROPOSAL:** To subdivide a 1.8 ha lot from the northwest corner of the 65 ha property for a family member.

### PROPOSAL INFORMATION

**Background:** No previous applications have been considered on the subject property.  
**Received Date:** April 13, 2010  
**Applicant:** John & Beverly Miller  
**Agent:** N/A  
**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 007-076-924  
**Legal Description:** South West 1/4 Section 16 Township 79 Range 15 West of the 6th Meridian  
Peace River District  
**Civic Address:** Kilkerran  
**Area:** 65.1 ha  
**ALR Area:** 65.1 ha  
**Purchase Date:** June 17, 1997  
**Owner:** John & Beverly Miller

**Total Land Area:** 65.1 ha  
**Total ALR Area:** 65.1 ha  
**Current Land Use:** Residence, shop, fenced and cross-fenced corral, 2 hay fields (approx 1 ha and 4 ha) and the northern half is bush and utilized for grazing of horses

### PROPOSAL DETAILS

#### Surrounding Land Uses:

North 65 ha farm parcel in the ALR  
East 65 ha farm parcel in the ALR  
South 65 ha farm parcel in the ALR  
West 65 ha farm parcel in the ALR

**Official Community Plan**

**Bylaw Name:** Bylaw #477  
**Designation:** Agriculture - Rural Resource  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Bylaw #479  
**Zoning Designation:** A-2 Large Agricultural Holdings  
**Minimum Lot Size:** 63.0 ha  
**Zoning Compliance:** Yes

**RELEVANT APPLICATIONS**

**Application #:** 40966  
**Applicant:** Joan McClarty  
**Proposal:** To subdivide off a 10.9 ha parcel from the southeast corner of the 65 ha property for retirement purposes.

The applicant appears to qualify for consideration under the Homesite Severance Policy.

**Decisions:  
Resolution**

<b>Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
181	April 22, 2004	The Commission refused the request for a 10.9 ha Homesite Severance on the grounds the homesite lot was an excessive size and unnecessarily reduced the size of the agricultural remnant. The Commission was prepared to allow a Homesite severance of approximately 7 ha, subject to fencing the perimeter with a livestock fence.

**Note:** The subject property adjoining this property to the west.

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Planning Staff	Approve	PRRD staff recommended that the PRRD support the application on the grounds that it is consistent with Section 946 of the Local Government Act.
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 CLI ratings for the property indicate that the land has prime agricultural capability (Class 2 and 3) - amongst the best agricultural land in the South Peace area.
- 2) Generally the Commission has not permitted small lots in farm areas because they are inconsistent with agricultural activity. Small lots erode agricultural potential and introduce non farm residents into farm areas, increasing potential for farm/residential conflicts.

3) The area proposed for subdivision is not cleared and improved for agriculture. No agricultural rational is provided in support of the subdivision.

**ATTACHMENTS**

- 51686 sketch plan.pdf
- 51686\_AirphotoMap20k.pdf
- 51686\_ContextMap20k.pdf

**END OF REPORT**

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Signature

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Date