



Agricultural Land Commission Staff Report

DATE: May 6, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51700

PROPOSAL: To subdivide three lots from two adjoining 1/4 section parcels. The applicant proposes to consolidate adjoining 61 ha and 64 ha parcels and subdivide three lots (2.9 ha, 5 ha and 9 ha) at three of the corners of the consolidated property. The 2.9 ha lot is separated from the remainder by a hydro line and two pipelines. The 9 ha lot encompasses the existing homesite. The 5 ha lot contains the grain bins and adjoins a historic homesite subdivision.

PROPOSAL INFORMATION

Background: One previous application has been considered on the property. The Commission allowed the subdivision of the 1/2 section into two 1/4 sections.
Received Date: April 21, 2010
Applicant: Harold & Ute Schmidt
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 016-274-989
Legal Description: The South East 1/4 of Section 19 Township 79 Range 15 West of the 6th Meridian Peace River District Except Plan 16801
Civic Address: Kilkerran
Area: 61 ha
ALR Area: 61 ha
Purchase Date: November 22, 2006
Owner: Harold & Ute Schmidt

PID: 007-593-708
Legal Description: The South West 1/4 Section 19 Township 79 Range 15 West of the 6th Meridian Peace River District
Civic Address: Kilkerran
Area: 64 ha
ALR Area: 64 ha
Purchase Date: January 21, 1997
Owner: Harold Schmidt

Total Land Area: 125 ha
Total ALR Area: 125 ha
Current Land Use: SW 1/4 - Grain production - all cultivated with no buildings
 SE 1/4 - 40 ha cultivated, with residence, grain bins, small outbuildings, dugout and woodlot

PROPOSAL DETAILS

Subdivision

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

Number of Lots Lot Size (ha)

1	3.0
1	5.0
1	9.0
1	108.0

Surrounding Land Uses:

North	Cultivated land for crops and pasture with residence
East	Pasture, trees, some cultivation with 1 residence
South	Cultivated land with 3 properties
West	Pasture, trees, some cultivation

Official Community Plan

Bylaw Name: Dawson Creek Rural OCP Bylaw #477, 1986
Designation: Agriculture - Rural Resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Dawson Creek Rural Area Zoning Bylaw # 479, 1986
Zoning Designation: A-2 Large Agricultural Holdings
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 31230
Applicant: Adeline Giletti
Proposal: To subdivide a 1/2 section into two 1/4 sections.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Allowed the two lot subdivision on the grounds it was consistent with the General Order which permitted subdivision of full and half sections into 1/4 section parcels

Committee Recommendations

Type	Recommendation	Description
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Planning Staff	Refuse	PRRD staff recommended that the application not be forwarded to the Commission.
Board/Council	Approve	The Peace River Regional Board did not support the application as proposed, but supported an amended application for the subdivision of a single 9 ha lot from the property encompassing the residential homesite.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The applicant's request for three lots affects land that has limitations for agriculture, in that either the land is not cleared or developed, or has challenges to agricultural production due to the presence of utility structures.
- 2) The area is rural, characterized by large 1/4 section parcels, with a scattering of rural residential lots. Typically the Commission has considered the subdivision of small lots from large farm parcels to not be supportive of agriculture - due to concerns about conflict and reduced agricultural capability. In this situation, should the three lot subdivision be allowed, it is likely that a new homesite would be developed on cultivated land.
- 3) The Regional District does not support the applicant's three lot subdivision proposal, resolving instead to support the subdivision of a single 9 ha lot from the property encompassing the existing forested homesite.

ATTACHMENTS

- 51700_AirphotoMap20k.pdf
- 51700 sketch plan.pdf
- 51700_ContextMap50k.pdf

END OF REPORT

Signature

Date