



Agricultural Land Commission Staff Report

DATE: September 10, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51829
PROPOSAL: To subdivide a 2 ha lot from the 5 ha subject parcel for a family member.

PROPOSAL INFORMATION

Background: The North Peace Fringe OCP designates this land for medium density residential (with a minimum lot size of 0.8 ha). The Commission endorsed the OCP with minor exceptions.
Received Date: July 12, 2010
Applicant: Artur & Irina Schaefer
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 007-058-110
Legal Description: Lot 9, Section 20, Township 85, Range 20, W6M, Peace River District, Plan 26460
Civic Address: Lyndon Subdivision Road and the Alaska Highway, about 21 km north of the City

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
5.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	2.0
1	3.0

Surrounding Land Uses:

North	2 ha rural residential
East	Alaska Highway, hay field beyond
South	~20 ha rural residential
West	2 ha rural residential

of Fort St. John

Area: 5 ha
ALR Area: 5 ha
Purchase Date: May 6, 2009
Owner: Artur & Irina Schaefer

Total Land Area: 5 ha
Total ALR Area: 5 ha
Current Land Use: Rural residence

Official Community Plan

Bylaw Name: North Peace Fringe OCP Bylaw #1870
Designation: Medium Density Residential
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 1343, 2001
Zoning Designation: A-2 Large Agricultural Holdings
Minimum Lot Size: 5.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 45019

Applicant: Waldemar and Olga Schaefer

Proposal: Subdivision for a Relative: To subdivide the 5 ha subject property to create one (1) 1.8 ha lot to construct a home for a relative.

Decisions:

Resolution Number	Decision Date	Decision Description
346	June 19, 2008	refused

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The Peace River Regional District Board forwarded the application with a recommendation of support on the grounds the proposal was consistent with the North Peace Fringe OCP.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The land under application has little, if any, agricultural utility.
- 2) The North Peace Fringe OCP designates the land for medium density residential, permitting lots as

small as 0.8 ha.

3) The Commission endorsed the recently adopted North Peace Fringe OCP.

ATTACHMENTS

51829_ContextMap20k.pdf
51829_AirphotoMap10k.pdf
51829 sketch plan.pdf

END OF REPORT

Signature

Date
