



Agricultural Land Commission Staff Report

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

RE: Application # 51830

PROPOSAL: To subdivide a 2 ha lot from the 188 ha parcel as per Homesite Severance Policy. The proposed severance is separated from the farm by a watercourse.

PROPOSAL INFORMATION

Background: The applicants indicate that they purchased the property in 1964.
Received Date: July 12, 2010
Applicant: Diedrich & Grace Loewen
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 012-830-500
Legal Description: Lot 2 District Lots 2387 and 2764 Peace River Regional District Plan 33494
Civic Address: Altona
Area: 188 ha
ALR Area: 188 ha
Purchase Date: January 17, 1989
Owner: Diedrich & Grace Loewen

Total Land Area: 188 ha
Total ALR Area: 188 ha
Current Land Use: Cultivated farm parcel with a residence.

PROPOSAL DETAILS

Subdivision

| Area | Agricultural Capability | Agricultural Capability Source |
|-------|-------------------------|--------------------------------|
| 188.0 | Secondary | CLI |

| Number of Lots | Lot Size (ha) |
|----------------|---------------|
| 1 | 2.0 |
| 1 | 186.0 |

Surrounding Land Uses:

North 195 ha farm parcel
East 130 ha farm parcel
South 130 ha farm parcels
West 130 ha farm parcel

Official Community Plan

Bylaw Name: North Peace OCP Bylaw #820, 1993

Designation: Rural Resource - Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw #1000

Zoning Designation: A-2 Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

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 suggest that the Commission approve the application subject to Homesite Severance Policy conditions and fencing the 2 ha parcel, on the grounds the applicant appears to qualify for consideration under the policy.

ATTACHMENTS

- 51830_ContextMap50k.pdf
- 51830 airphoto black and white.pdf
- 51830 sketch.pdf

END OF REPORT

Signature

Date