



Provincial Agricultural Land Commission - Staff Report

Application: 52192

Applicant: Samuel Ranch
Agent: Paul Walter
Local Government: Peace River Regional District

Proposal: Non-farm Use - Proposal to allow two additional dwellings on subject property for farm workers. The additional dwellings are already built.

BACKGROUND INFORMATION

Currently there are three houses on the property used by three families who plan to farm the subject property and who currently farm other lands owned by Samuel Ranch Ltd. and Maccabee Farms Ltd. The owners state that they were unaware that a third home is not allowed within the A2 Zone. The subject property is outside the building inspection area.

PROPERTY INFORMATION

PID: 006-853-943
Legal Description: Lot 16 St. John Indian Reserve # 172 Township 85 Range 18 West of the 6th Meridian Peace River District Plan 3986 Except Plan 18648 and Plan EPP713

Property Area: 245.0 ha
ALR Area: 199.5 ha
Purchase Date: May 17, 2010
Location: 13805 Rose Prairie Road, roughly 10 km north of Fort St. John
Owner: Samuel Ranch

LAND USE

Current Land Use:
Agricultural - crops

Surrounding Land Uses:

North: ALR - 128 ha Agricultural
East: ALR - 256 ha Agricultural
South: ALR - 70 ha Agricultural
Non- ALR - 58 ha along river
West: Non- ALR - River
ALR - 200 ha Agricultural

PROPOSAL DETAILS

Non- Farm Use Area: 245.0 ha
Non- Farm Use Type: Agricultural/Farm: Additional Structures for Farm Help

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: CLI

Mapsheet: 94A/07

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 41257

Legacy #: 35417

Applicant: Ed Toews Ltd

Proposal: To subdivide 4 ha from the subject property to provide a residence for the owner in his personal name, leaving a remainder parcel of approximately 246 ha which the owner intends to remain farming in the company name.

Decision:

Resolution #	Decision Date	Decision Description
438/2004	October 5, 2004	The Commission refused the subdivision of a 4 ha lot on the grounds a portion of the lot was cultivated, arable land. The Commission was prepared to allow the subdivision of a smaller 2.5 - 3 ha lot on the grounds the land proposed for subdivision was not arable, and because there were many available non arable sites on the 246 ha remnant to replace the homesite.

RELEVANT APPLICATIONS

Application ID: 15864

Legacy #: 25666

Applicant: Lorraine Isenbecker

Proposal: To use approximately 8.3 hectares of the property for recreation purposes (jogging, biking, walking track) and an RV park.

Decision:

Resolution #	Decision Date	Decision Description
597/1991	June 7, 1991	The Commission refused the request on the grounds that the proposal would impact the agricultural potential of the property and intrude into the agricultural area.

Application ID: 7979

Legacy #: 31297

Applicant: Jurg Wyss

Proposal: To subdivide the 123 hectare parcel into two lots of 117.3 ha and 5.7 ha.

Decision:

Resolution #	Decision Date	Decision Description
311/1997	May 29, 1997	The Commission refused the application to subdivide the 123 ha parcel into one parcel of 117.3 ha and one parcel of 5.7 ha. The Commission believed that the proposal would contribute to a loss of the property's agricultural potential and a residential intrusion.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace Fringe OCP Bylaw No. 820, 1993

Designation: Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw No. 1000, 1996

Zoning Designation: A2 - Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Peace River Regional District authorize the application for non-farm use to allow a second and third additional single-family dwelling on the subject property, in order to provide permanent residences for farm help to proceed to the ALC.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Ministry of Agriculture and Lands

The Ministry of Agriculture and Lands are concerned with loss of productive agricultural lands (Class 2 and 3), and increased opportunity for conflict between farm and non-farm uses.

Planning Staff

The Peace River Regional District Development Services support and authorize the application to proceed to the ALC on the basis that it conforms to the OCP.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI rating of the subject property is 60% 8:2C 2:3C and 40% 3C.
- 2) 199.5 ha of the total 245 ha property is within the ALR. The remainder 45.5 ha slopes west towards a river.
- 3) The North Peace Fringe OCP Rural Resource-Agricultural designation does not specify how many dwellings are allowed per parcel. However, the general policies of the OCP states that a maximum of two dwellings per 3.6 ha or larger, is allowed. The policies also state that an additional dwelling per 1/4 section is allowed when necessary for farm help in cases where two or more quarter sections are owned and operated by the same farming operation.
- 4) The applicants have applied for a zoning amendment to allow a third single-family dwelling on the subject property. The proposed amendment would create a covenant which would restrict the number of family dwellings from two to one dwelling on the northerly adjacent property. This would leave the average density of the area unchanged.
- 5) It is noted that a previous Commission decision subdivided the original homesite on the grounds that there were other suitable non-arable locations on the parcel to replace the homesite. It appears that the three homes were constructed on arable portions of the parcel. See ALC File #35417

ATTACHMENTS

52192_ContextMap50k.pdf
52192_AirphotoMap10k.pdf
52192_Proposal Sketch.pdf

END OF REPORT

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