



Provincial Agricultural Land Commission - Staff Report

Application: 52200

Applicant:**Agent:** Enershare Investments Ltd**Local Government:** Village of Pouce Coupe**Proposal:** EXCLUSION - Proposal by Enershare Investments Ltd to exclude 9.3 ha of land from the ALR for the purpose of subdivision.

BACKGROUND INFORMATION

Following the proposed exclusion, the land would be parceled into 94 lots with R2 zoning, 24 lots with R1 zoning, and 9 lots with a duplex on each. The applicants propose to make one lot in the duplex area a park, and to fence around the entire parcel.

Access roads subject to approval by Ministry of Highways.

PROPERTY INFORMATION

PID: 013-198-491**Legal Description:** Lot A Section 32 Township 77 Range 14 West of the 6th Meridian Peace River District Plan 8564**Property Area:** 9.3 ha**ALR Area:** 9.3 ha**Purchase Date:** October 22, 2001**Location:****Owners:** Andeana Lekstrom, John & Joyce Hartnell

LAND USE

Current Land Use:

Pasture for horses, haycrop

Old house (25' x 34'), old hiproof barn, 4 old sheds, and a small plot for a garden

Surrounding Land Uses:

North: ALR - 15+ ha Hay field

East: Non-ALR - 20+ ha Open field, an inactive railway, residential

South: Non-ALR - 30+ ha Residential, treed frontage

West: ALR - 64 ha Hay field

PROPOSAL DETAILS

Exclusion Area: 9.3 ha**Agricultural Capability:**

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

Source: CLI**Mapsheet:** 93P/09

RELEVANT APPLICATIONS

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Application ID: 43101

Legacy #: 36647

Applicant: H. F. Nodes Construction Ltd

Proposal: To exclude 15 ha from the southeast corner of the 111 ha property from the ALR in order to construct an office building and training center for Nodes Construction

Decision:

Resolution #	Decision Date	Decision Description
426/2006	August 24, 2006	The Commission allowed the exclusion of the 15 ha area on the grounds of community need. The applicant is an established Pouce Coupe company that has outgrown its present location in the community. There are no industrial lands of a suitable size in the community available for this use. The decision is subject to rezoning the property for industrial purposes.

Application ID: 30620

Legacy #: 05552

Applicant: K Wells

Proposal: The Village of Pouce Coupe applied to, and was allowed by the Commission to expand a reservoir and create a park on the 6.8 ha property. The applicant was eventually also allowed to subdivide the remainder of the property for residential use.

Application ID: 3426

Legacy #: 24994

Applicant: Stan SCHWIEGER

Proposal: Exclude 21.7 ha to eventually s/d into small parcels

Decision:

Resolution #	Decision Date	Decision Description
5/1991	January 21, 1991	Not in ATS

Note: This application was refused by the Commission on the grounds of the good agricultural capability of the land.

This parcel of land is directly to the north of ALC application #52200

Application ID: 3424

Legacy #: 21109

Applicant: Alexander & Julie BICE

Proposal: S/d a 1.7 ha lot from the 55.1 ha property.

Decision:

Resolution #	Decision Date	Decision Description
577/1987	May 27, 1987	Not in ATS

Application ID: 2715

Legacy #: 29395

Applicant: Pouce Coupe

Proposal: The applicant is requesting permission to s/d a 0.1 ha area from the 2.8 ha property in order to complete homogenous lot pattern for proposed s/d.

Decision:

Resolution #	Decision Date	Decision Description
409/1995	May 11, 1995	Commission allowed exclusion of 0.1 ha from 2.8 ha subject property to complete a proposed s/d pattern for proposed s/d to the north.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw #930, 2010

Designation: Agricultural Section 5.4

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Bylaw #930, 2010
Zoning Designation: Agricultural
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Village of Pouce Coupe authorizes Enershare Investments to proceed with the ALR application.

ALC STAFF COMMENTS

It is recommended that the Commission should consider the following:

- 1) The CLI rating of the 9.3 ha subject property is 2C. The land has been used as pasture, and for hay crop.
- 2) None of the proposed subdivision parcels meet the minimum lot size bylaw of 4 ha. A zoning amendment would be required if the application were approved.
- 3) An previous application on the land to the north of the property was refused in 1991 (See File #03426)
- 4) It is noted that in 1981, the Commission was not in favor of the Pouce Coupe OCP designating the lands to the west of the city center as "Potential Residential Subdivision". The Commission stated that the area has agricultural potential and was not justified for exclusion at that time.
- 5) The subject land is within the boundaries of the 2007 South Peace Comprehensive Development Plan zone for potential residential development.
- 6) Three letters were received in opposition to the proposed exclusion from the ALR (see attached). The main concerns are:
 - The land has good agricultural capability.
 - The land was thought to be unsuitable for residential development due to its close proximity to an uncontrolled railway
 - Pollution and run-off affecting lands that are at lower elevation than the subject property.
 - Encroachment and trespassing on neighbouring agricultural land
 - CN Railway does not support the proposed development

ATTACHMENTS

52200_ContextMap20k.pdf
52200_AirphotoMap5k.pdf
52200_property sketch.pdf
52200_Proposal Sketch.pdf
52200_Opposition Letters.pdf

END OF REPORT

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