



# Provincial Agricultural Land Commission - Staff Report

## Application: 52651

**Applicant:** William & Lena Klassen  
**Local Government:** Peace River EA

**Proposal:** To subdivide the 127 ha property into two 1/4 section size parcels as divided by Rohrer Avenue (an unconstructed road right of way).

### BACKGROUND INFORMATION

No previous applications have been considered on the property.

### PROPERTY INFORMATION

**PID:** 025-734-962  
**Legal Description:** Lot 2 District Lot 651 Peace River District Plan BCP6650  
**Property Area:** 127.2 ha  
**ALR Area:** 127.2 ha  
**Purchase Date:** August 8, 2012  
**Location:** Altona - Buick  
**Owner:** William & Lena Klassen

**Total ALR Area:**

### LAND USE

**Current Land Use:**

Residence, partially cleared (~64 ha) partially forested.

**Surrounding Land Uses:**

North: 1/2 section - fully cleared and cultivated.  
 East: Full Section - fully cleared and cultivated  
 South: Full Section - partially cleared  
 West: 1/2 section - partially cleared

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 127.2 ha

Number of Lots	ALR Area of Lot (ha)
1	62.2
1	65.0

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheet:** 94 A/15

## RELEVANT APPLICATIONS

**Application ID:** 52356

**Applicants:** Cornelius Loewen, John Loewen

**Proposal:** To subdivide a 1/2 section into two 1/4 sections to separate shared title and the existing homesites. The westerly 1/4 would contain a homesite, and the easterly homesite would contain two homesites (a permanent dwelling and a mobile home)

**Decision:**

Resolution #	Decision Date	Decision Description
340/2011	October 26, 2011	Allow as presented

**Application ID:** 52261

**Applicant:** Helena Wiebe

**Proposal:** SUBDIVISION - Proposal to subdivide the 129.5 ha half-section into two quarter-sections

**Decision:**

Resolution #	Decision Date	Decision Description
424/2011	October 26, 2011	Allow subdivision as presented

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Rural OCP bylaw # 1940

**Designation:** Agriculture - Rural

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** PRRD Zoning bylaw #1000

**Zoning Designation:** A-2 Large Agricultural Holdings

**Minimum Lot Size:** 63.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Planning Staff**

The Peace River Regional District Board of Directors forwarded the application with a recommendation of support.

## ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The land has very good capability for agriculture. The CLI ratings are: 6:3X 4:4W. The adjoining and nearby lands with similar capability are improved for agriculture.
- 2) Subdivision into 1/4 section sizes can increase residential and subdivision pressure in farm communities. Alternately subdivision into 1/4 sections can provide for building blocks for farms.
- 3) The right of way for Rohrer Ave runs through the middle of the subject property, However the road is unconstructed.
- 4) The applicant indicates that the purpose of the subdivision is to sell the land to a family member. There is one residence on the property located north of Rohrer Ave..

## END OF REPORT

**Prepared by:** Martin Collins, Regional Planner