



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES

Report on Subdivision within the
Agricultural Land Reserve (ALR)

FILE NO. 62/2009

ALL MEMBERS
PARTICIPATE.

R-3

OWNER: Abe & Elaine Loewen
AREA: Electoral Area B
LEGAL: District Lot 2513, PRD
LOT SIZE: 123 ha (305 acres)
LOCATION: Prespatou

DATE: May 4, 2009

PROPOSAL

To subdivide the subject property along a paved road, creating a new 3.5 ha (8.6 acre) lot.

RECOMMENDATION: OPTION 1

THAT the Regional Board support and authorize the application, as submitted, to proceed to the Agricultural Land Commission on the basis that the proposal is consistent with the Official Community Plan policies and zoning regulations.

OPTIONS

- OPTION 1: THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission on the basis that the proposal is consistent with the Official Community Plan policies and zoning regulations.
- OPTION 2: THAT the Regional Board refuse authorization for the application, as submitted, to proceed to the Agricultural Land Commission.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): Rural Resource – Agricultural , Bylaw No. 820, 1993
ZONING: A-2 (Large Agricultural Holdings Zone), Bylaw No. 1000, 1996
AGRICULTURAL LAND RESERVE (ALR): Within
BUILDING INSPECTION AREA: Outside
COMPREHENSIVE DEVELOPMENT PLAN: Outside

SITE CONTEXT

The subject property is located in the rural community of Prespatou, along Prespatou Road, south of Triad Road. The Prespatou area is mainly a farming area, though the oil and gas industry is increasing in importance. The community centre of Prespatou, with its smaller rural residential lots, is located about a mile to the north. The rest of the area is dominated by large agricultural parcels that are cleared and cultivated.

SITE FEATURES

LAND: The subject property is cleared and cultivated.

Bruce Simard

Department Head

John Boulton

CAO

May 14 2009

- STRUCTURES:** There is a house, shop and barn on the subject property, located on the area proposed to be subdivided off.
- ACCESS:** The paved Prespatou Road divides the subject property.
- CLI SOIL RATING:** Class 4 $\frac{8}{8}$ -5 $\frac{2}{W}$ – severe to very severe limitations that restrict the range of crops or require special conservation practices, with subclass W denoting limitations due to excess water and subclass X denoting a limitation resulting from the cumulative effect of two or more adverse characteristics.
- FIRE:** Outside all rural fire protection areas.

PREVIOUS APPLICATIONS – SUBJECT PROPERTY

There have been no ALR-related applications on the subject property.

PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M

There have been no ALR-related applications within 100 meters of the subject property.

COMMENTS AND OBSERVATIONS

APPLICANT: It is the intent of the applicant to subdivide the homesite off the property for his parents.

ALR: The subject property and proposed subdivision lie within the Agricultural Land Reserve. **Therefore, this proposal requires the approval of the Agricultural Land Commission.**

Note: Pursuant to the *Agricultural Land Commission Act*, an application may not be considered by the ALC unless the Regional Board authorizes the proposal to proceed to the ALC. This is intended to provide local governments with latitude to consider and weigh the local community interests of each application, in addition to its zoning and official community plan. Should the Regional District forward the application to the ALC, the information and recommendation offered by the Regional District is taken into consideration by the Commission but should not be construed as being binding on the Commission's opinions or decisions.

OCP: Pursuant to the North Peace Official Community Plan Bylaw No. 820, 1993, the subject property is designated "Rural Resource – Agricultural". Policy 3 of this designation is supportive of subdivisions along road right-of-ways. **The proposal is consistent with the OCP.**

ZONING: The subject property is zoned A-2 (Large Agricultural Holdings) pursuant to PRRD Zoning Bylaw No. 1000, 1996. Section 22 of the zoning bylaw permits subdivisions along road right-of-ways. **The proposal is consistent with the zoning regulations.**

IMPACT ANALYSIS

AGRICULTURE: This subdivision would permit a new homesite to be built on the cultivated remainder.

CONTEXT: There are numerous similar sized lots to the north along Triad Road.

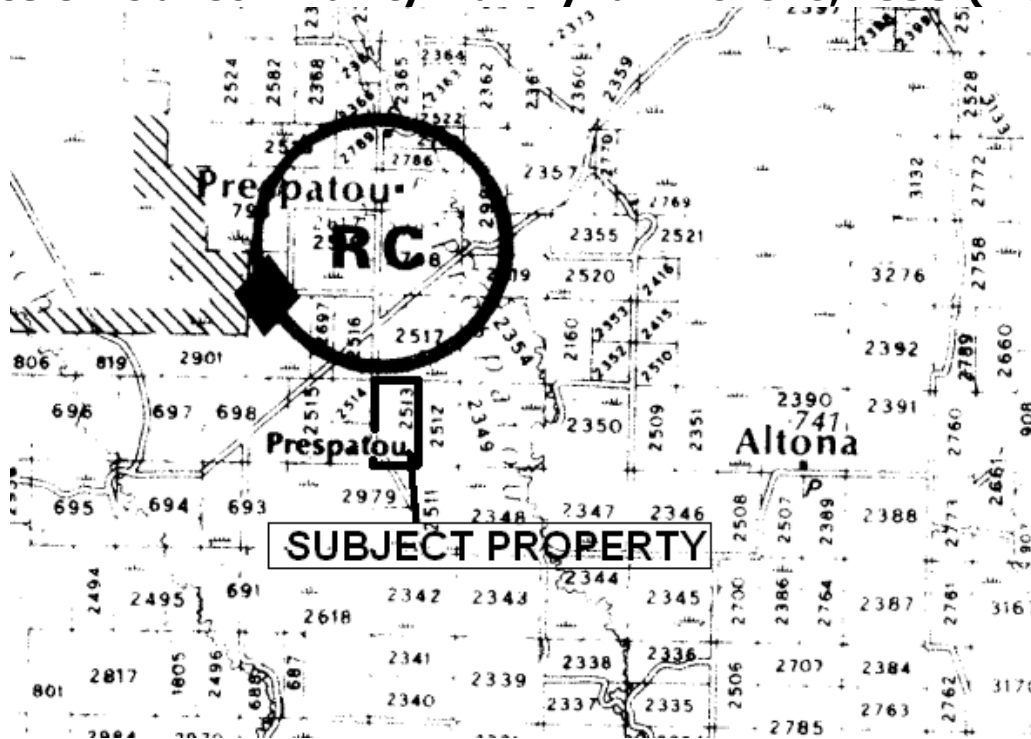
POPULATION: This subdivision could potentially increase the local population by 3 persons (BC Statistics, 2006).

TRAFFIC: This subdivision could increase the number of vehicles in the area by 2 (BC Statistics, 1996).

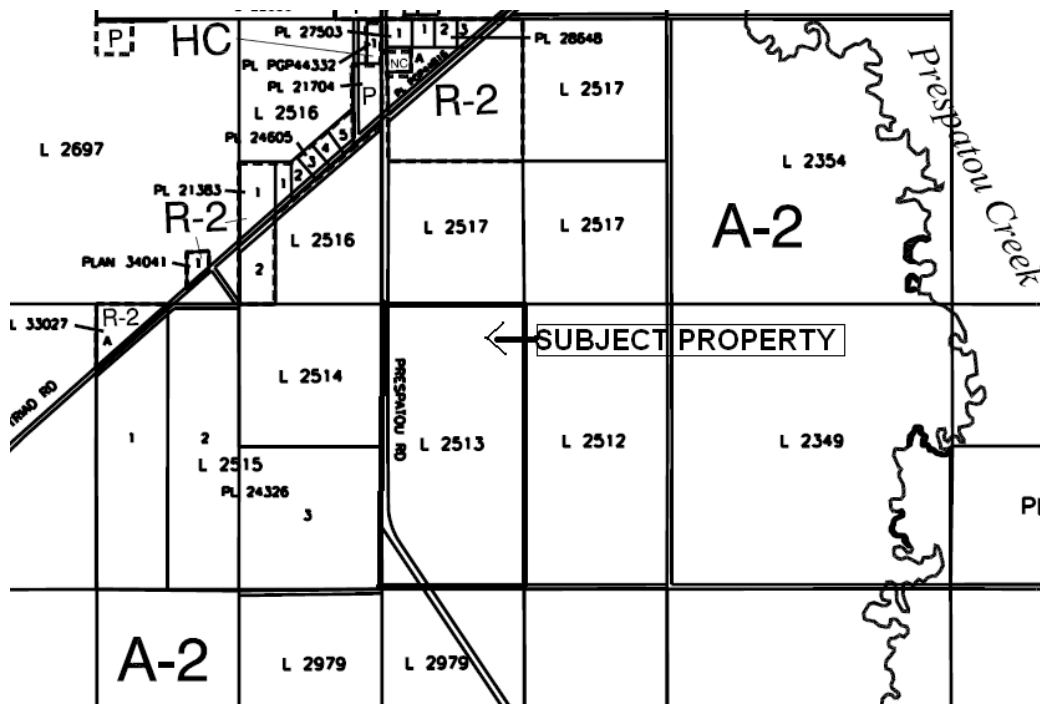
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North Peace Official Community Plan By-law No. 820, 1993 (map# 1)

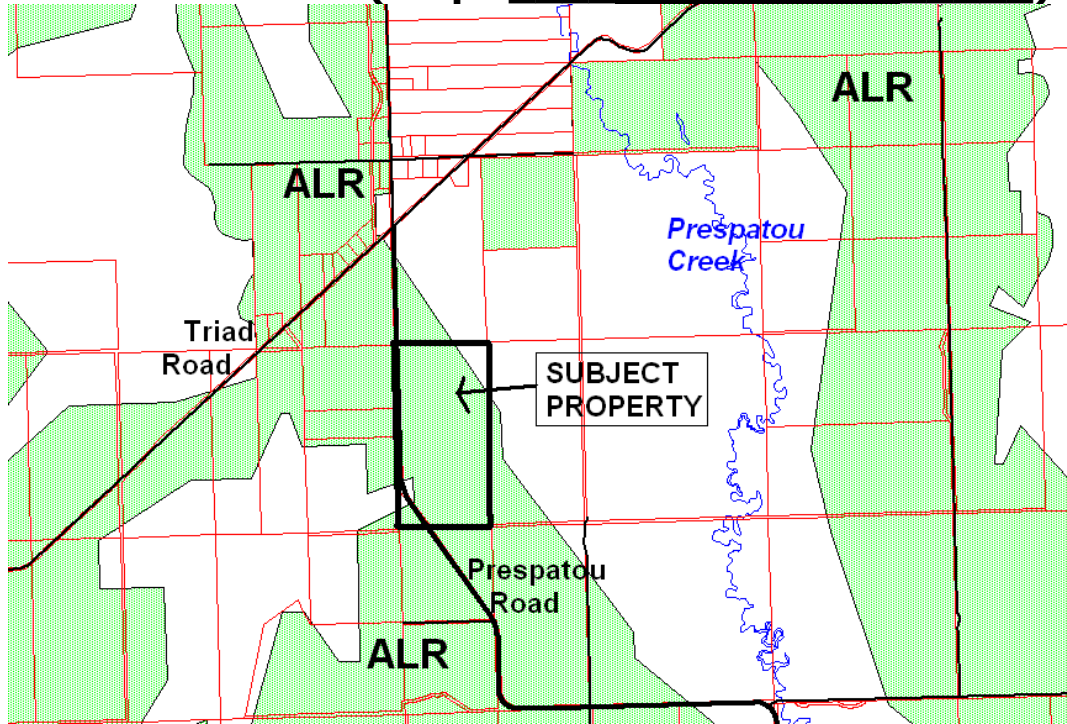


PRRD Zoning By-Law No. 1000, 1996 (map# 9)

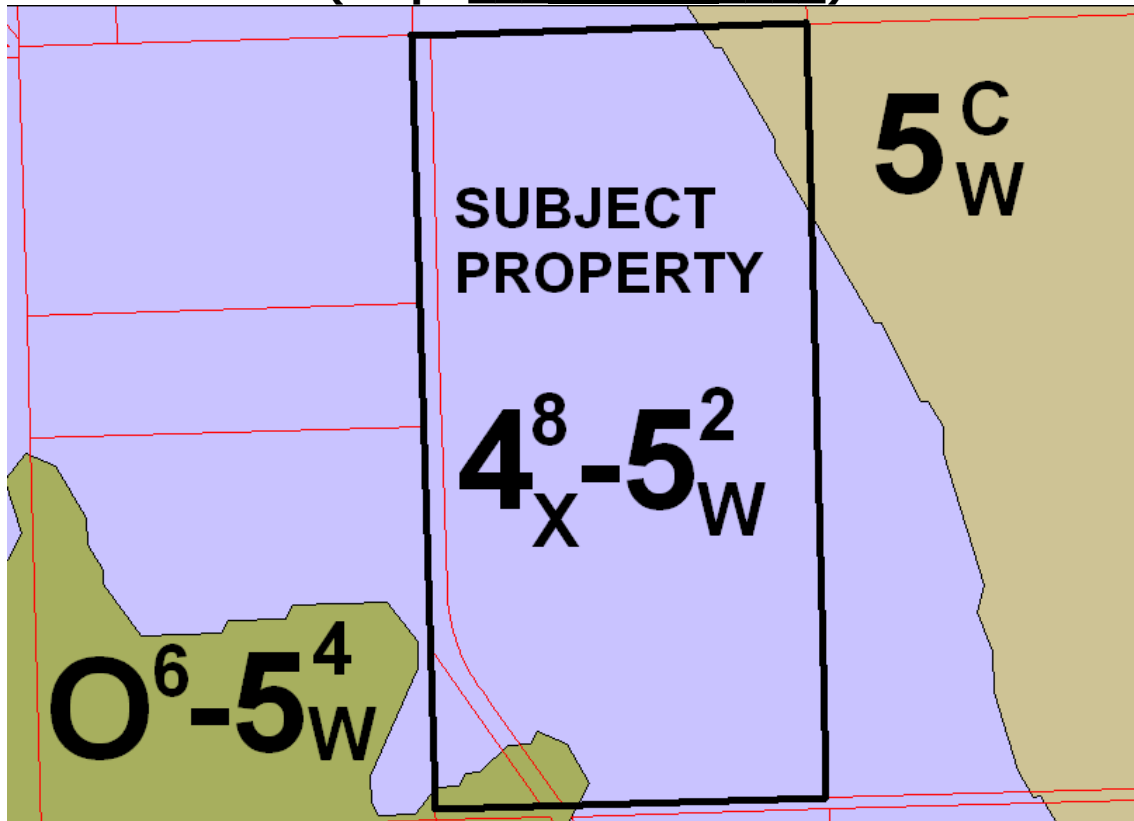




Agriculture Land Reserve (map# 94A/085-095)



CLI-Soil Classification (map# 94-A-14)



APPLICATION BY LAND OWNER

62/2009

R-3

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

TYPE OF APPLICATION (Check appropriate box)

EXCLUSION under Sec. 30(1) of the Agricultural Land Commission Act

SUBDIVISION in the ALR under Sec. 21(2) of the Agricultural Land Commission Act

INCLUSION under Sec. 17(3) of the Agricultural Land Commission Act

Non-farm USE in the ALR under Sec. 20(3) of the Agricultural Land Commission Act



APPLICANT Abe + Elaine

Henry

Registered Owner: Abe + Elaine Loewen		Agent: Henry James Loewen	
Address: Box 254		Address: Box 6216	
Prespartou BC		Ft. St. John	
Postal Code V0C 2S0		Postal Code B.C. V1J 4H7	
Tel. (home) 250 630-2544 (work)		Tel. 250-630-2536	
Fax same - 2564		Fax	
E-mail		E-mail	

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

PRRD

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
PM47064	360 ac	Oct	1998

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): _____

To subdivide ~10ac from southwest corner of the half section in order to provide a residence for mother and father

CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

Hay, grain, and pasture. Proposed area of subdivision (~10ac) used as homesite, includes ~1120 sqft house and 720 sqft shop.

USES ON ADJACENT LOTS (Show information on plan or sketch)

North farm
East farm
South farm
West farm

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the Agricultural Land Commission Act and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

Abe x April 28-09 Date Signature of Owner or Agent Abe Loewen Print Name
Elaine x April 28-09 Date Signature of Owner or Agent Elaine Loewen Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
Certificate of Title or Title Search Print
Agent authorization (if using agent)
Map or sketch showing proposal & adjacent uses
Proof of Notice of Application *(See instructions)
Photographs (optional)

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