



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES

ALL MEMBERS
PARTICIPATE.

REPORT ON EXCLUSION FROM THE
AGRICULTURAL LAND RESERVE (ALR)

FILE NO. 124/2009

R-16

OWNER: Illiance River Development Corp. (Harold Schwenk and Tim Walker) **DATE:** October 22, 2009
AREA: Electoral Area C
LEGAL: Lot 1, Plan 22478, Section 27, Township 83, Range 18, W6M, PRD
LOT SIZE: 14 ha (35 ac)
LOCATION: East of City of Fort St. John

PROPOSAL

To exclude the subject property from the ALR in order to expand Forest Lawn Mobile Home Park by up to 20 units.

RECOMMENDATION: OPTION 1

THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission on the basis that it conforms to Zoning.

OPTIONS

OPTION 1: THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission on the basis that it conforms to Zoning.

OPTION 2: THAT the Regional Board refuse authorization for the application to proceed to the Agricultural Land Commission as submitted.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): Rural Resource – Agricultural; and Manufactured Home Parks Bylaw No. 820, 1993

ZONING: MHP (Manufactured Home Park Zone), Bylaw No. 1343, 2001

AGRICULTURAL LAND RESERVE (ALR): Affected by ALR

BUILDING INSPECTION AREA: Within

COMPREHENSIVE DEVELOPMENT PLAN: Within Area 10 (Rural Residential)

SITE CONTEXT

The subject property is located 2 km east of the City of Fort St. John near the Alaska Highway. The area is a mix of agricultural land and residential subdivision. The western half of the subject property is surrounded by agricultural land and the eastern half borders residential lots.

SITE FEATURES

LAND: The subject property is a 63 unit manufactured home park.

STRUCTURES: 63 mobile homes, 1 30' x 40' quonset shop, 2 pump houses, a storage building, and some electrical sheds.

ACCESS: The subject property is accessed from the gravelled Forest Lawn Street.

SOIL: The subject property has a CLI soil rating of 3T.

Bruce Simard

Department Head

John Boulton

CAO

FIRE: The subject property lies within the Taylor Rural Fire Protection Area.

PREVIOUS APPLICATIONS – SUBJECT PROPERTY

APPLICANT: Red Sorensen Outfitting, PRRD File #57/1999 (ALC File #W-32858)

PROPOSAL: Non-farm use: to expand existing manufactured home park by an additional 20 to 24 units.

DECISION: PRRD **supported** non-farm use May 1999

ALC **approved** non-farm use “to expand existing mobile home park by an additional twenty (20) to twenty four (24) mobile home pads, one (1) additional sewage lagoon and one (1) residential storage area” by Resolution #610/1999, October 1999.

PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M

None on file.

COMMENTS AND OBSERVATIONS

APPLICANT: The applicants intend to expand the existing 63 unit manufactured home park by up to 20 units.
Note: Subsequent to ALC approval in 1999, Forest Lawn Mobile Home Park expanded from 40 to 63 units, and one additional sewage lagoon and one residential storage area were added. (See site plan provided by applicants.)

ALR: The subject property lies within the Agricultural Land Reserve. **Therefore, this proposal requires Agricultural Land Commission approval.**

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: The subject property is currently designated “Rural Resource - Agricultural” and “Manufactured Home Parks” within OCP By-law No. 820, 1993. The proposed expansion of the existing manufactured home park is within the “Rural Resource - Agricultural” designation, wherein a manufactured home park is not a permitted use. **Therefore, this proposal will require an OCP amendment under the current OCP.**

Note: Proposed North Peace Fringe Area OCP By-law No. 1870, 2009 (at 1st Reading stage) designates the subject property as Medium Density Residential. Policy 14 states existing Manufactured Home parks are recognized and conform to this plan. **Therefore, this proposal would be supported by this Fringe Area OCP, were it in effect.** In other words, should the applicants wait until the new OCP is ratified, an OCP amendment would not be required under the new OCP.

ZONING: The subject property is currently zoned MHP (Manufactured Home Park Zone) within Zoning By-law No. 1343, 2001, wherein a manufactured home park is a permitted use. **Therefore, this proposal does NOT require a zoning amendment.**

IMPACT ANALYSIS

AGRICULTURE: This proposal is unlikely to affect the agricultural potential of the subject property, as much of it is being used as a manufactured home park and the remainder is too small for viable farming.

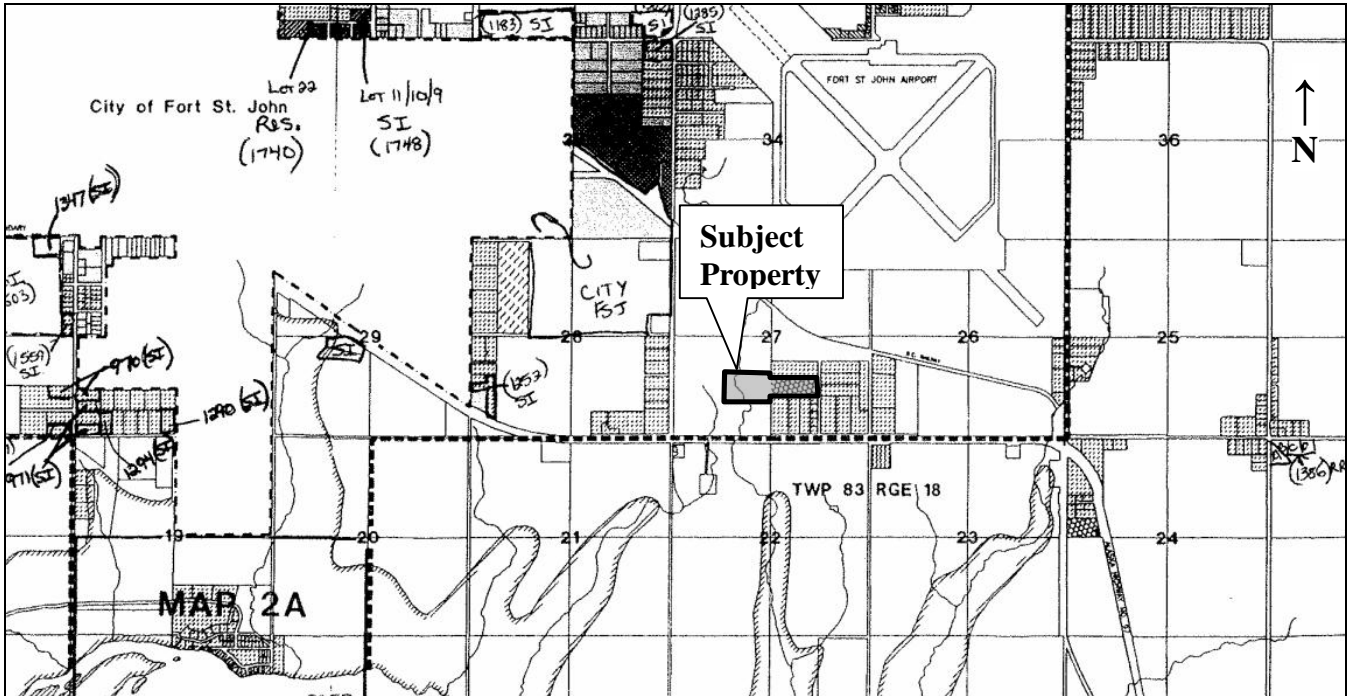
CONTEXT: This proposal is consistent with the existing manufactured home park use.

POPULATION: This proposal could increase the local population by 60 persons (BC Stats 2006).

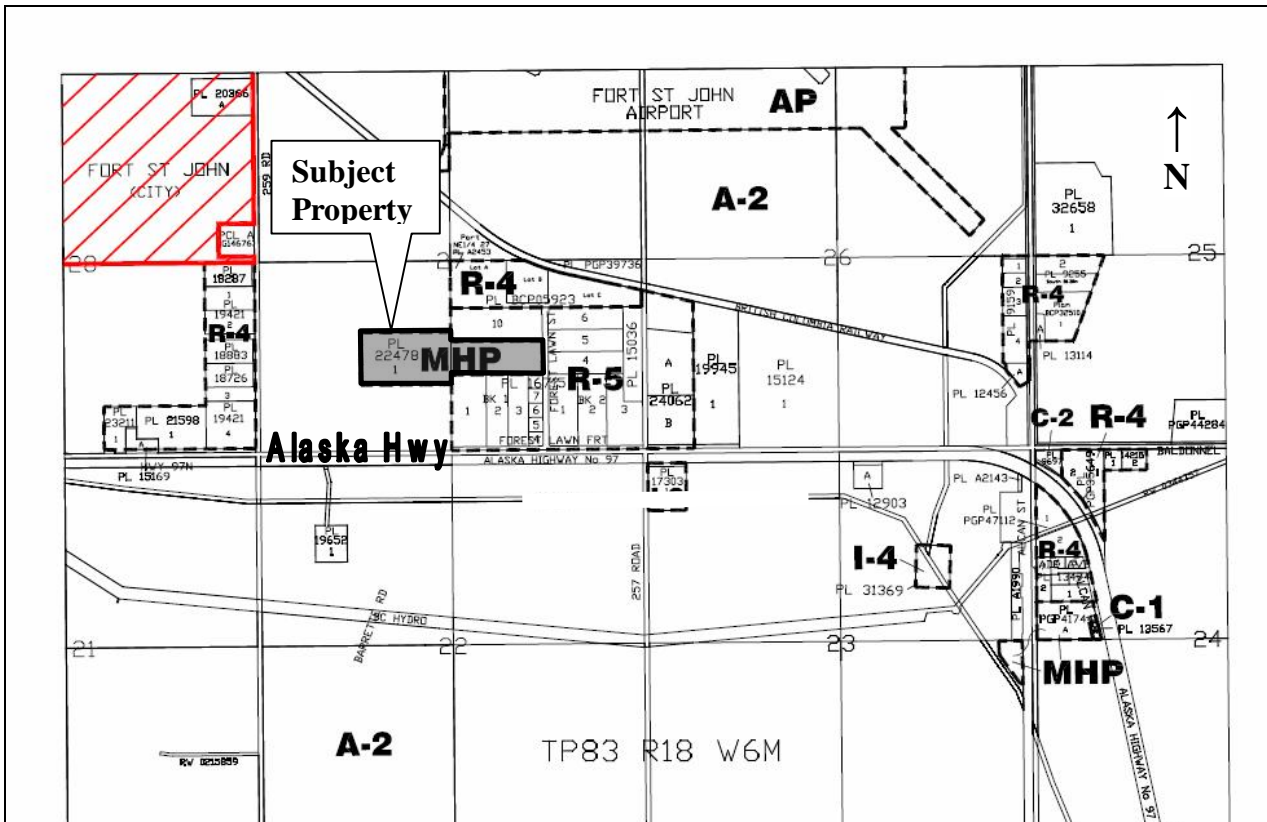
TRAFFIC: This proposal could increase the number of vehicles in the area by 40 (BC Stats 1996).



North Peace Official Community Plan (Map 4)



Zoning By-Law 1343, 2001 (Map 15)

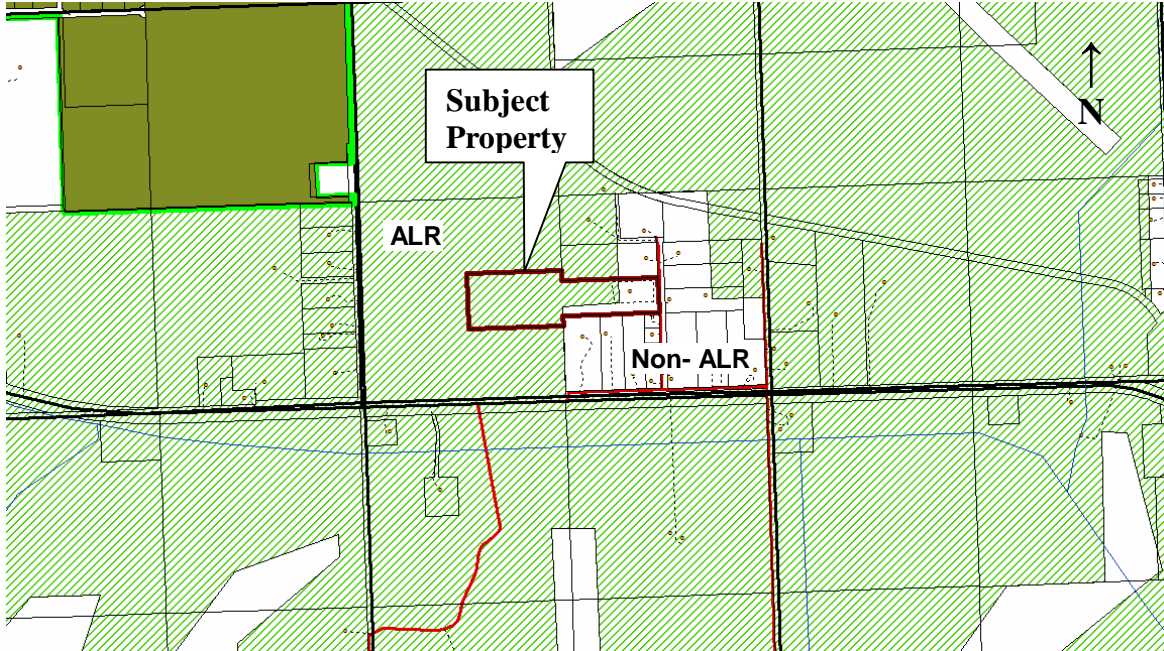




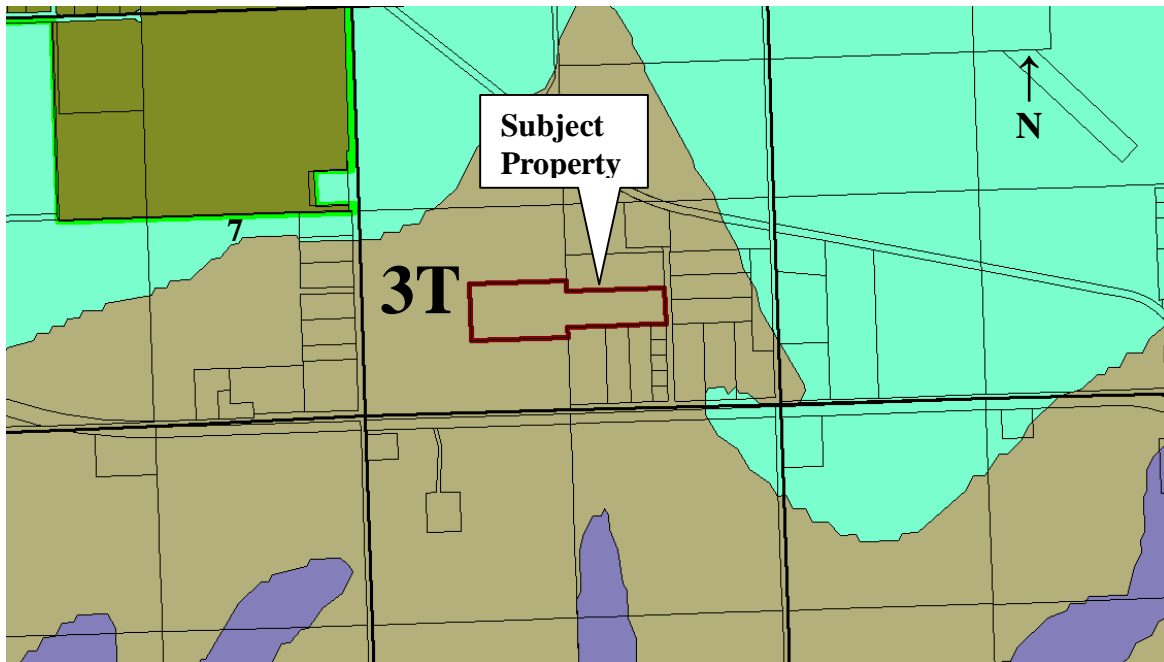
MAPS

FILE NO. 124/2009

Agricultural Land Reserve (Map #94A.027)



CLI-Soil Classification (Map #94-A-2)





Air Photo No. 94A.027



124/2009



APPLICATION BY LAND OWNER

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

Registered Owner: Alliance River Develop. Corp.		Agent:	
Address: 8259 - 14th Ave		Address:	
Burnaby BC			
	Postal Code V3N 2C1		Postal Code
Tel. (home) 604.524-9040 (work) 604.314,3502		Tel.	
Fax		Fax	
E-mail schwenk9@telus.net		E-mail	

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

PEACE RIVER REGIONAL DISTRICT

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
PN45590	14	12	1999
<u>(Lot 1, Plan 22478, Sec 27, Twp 83, Rge 18)</u>			

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): _____

PROPOSAL (Please describe and show on plan or sketch)

DUE TO SUBSTANTIAL DEMAND FOR MOBILE HOME PADS IN THE NORTH PEACE REGION THE LAND OWNER IS SEEKING TO EXPAND THE FOREST LAWN M.H.P. BY UP TO 20 UNITS. THE EXISTING 63 UNITS PROVIDE AN AFFORDABLE HOUSING BASE (PRIMARY YOUNG FAMILIES IN A COMMUNITY SETTING). A PREVIOUS APPROVAL WAS GRANTED BY THE A.L.C. ON OCTOBER 19, 1999 A COPY OF THE APPROVAL IS ATTACHED.

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

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

63 UNIT MOBILE HOME PARK, COMMUNITY GARDEN BUILDINGS INCLUDE: 30' X 40' QUONSET SHOP, 2 PUMP HOUSES, STORAGE BUILDING, ELECTRICAL SHEDS.

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

North RESIDENTIAL
East RESIDENTIAL
South RESIDENTIAL
West VACANT

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.

* AUG 31 /09
Date

H. Schwent
Signature of Owner or Agent

HAROLD SCHWENT
Print Name

Date

Signature of Owner or Agent

Print Name

Date

Signature of Owner or Agent

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)

PROPOSAL (Please describe and show on plan or sketch)

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

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

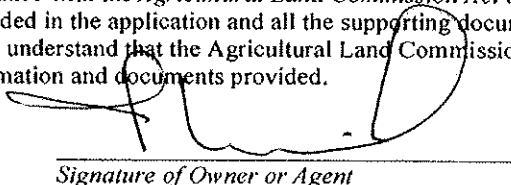
USES ON ADJACENT LOTS (Show information on plan or sketch)

North RESIDENTIAL
East RESIDENTIAL
South RESIDENTIAL
West _____

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.

Aug 28/09
Date


Signature of Owner or Agent

Timothy J Walker
Print Name

Date

Signature of Owner or Agent

Print Name

Date

Signature of Owner or Agent

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) EXCERPTS
- Photographs (optional)

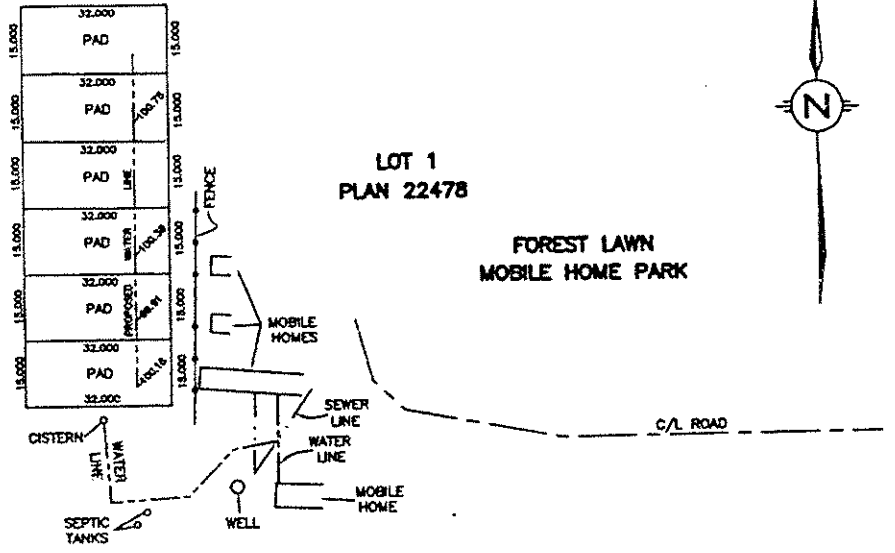
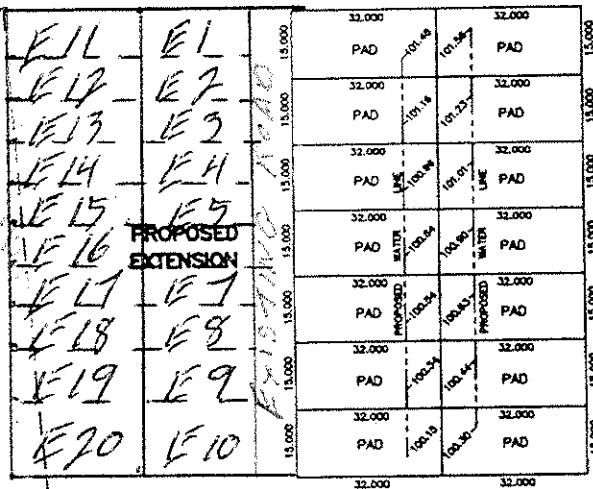
Nov 12 2009

ALLIANCE RIVER DEVELOPMENT CORP. LTD. 20 UNIT PROPOSED EXPANSION SKETCH

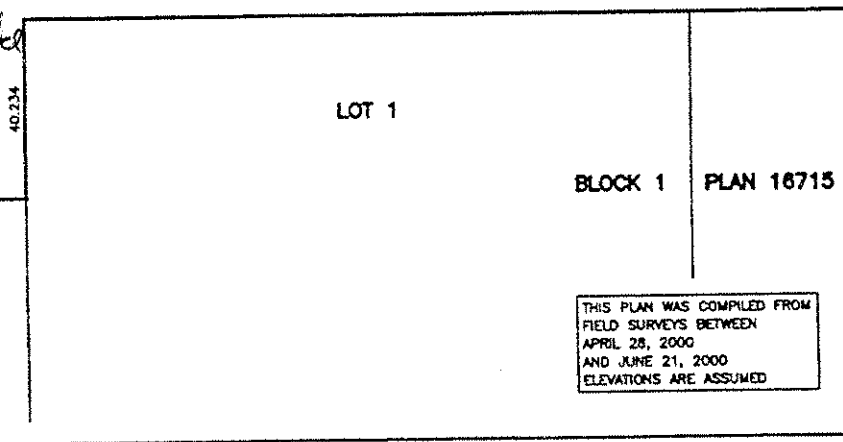
LOT 10 BLOCK 1 PLAN 16715 385.441

40.234
GARUDA

RELOCATED
LAGOONS
TO THE
WEST



Lagoon to be relocated
to the west



385.496		LOT 2	LOT 3
No.	DATE	REVISIONS	BY CHK APP'D
FOREST LAWN MOBILE HOME PARK			
PLAN SHOWING PROPOSED EXTENSION TO FOREST LAWN MOBILE HOME PARK FORT ST. JOHN, BC			
LONGSTAFF LAND SURVEYING LTD.		SCALE = 1 : 1,000 JOB No. S2000209	REV. 00
4200-8900 100th AVENUE FORT ST. JOHN, B.C. V1J 8E7 ph (250) 787-7171		DATE: 03/08/21 SHEET 1 OF 1	

THIS PLAN WAS COMPILED FROM
FIELD SURVEYS BETWEEN
APRIL 28, 2000
AND JUNE 21, 2000
ELEVATIONS ARE ASSUMED

REM.
S.W. 1/4
SEC. 27

NOV 12 2009