



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES

ALL MEMBERS
PARTICIPATE.

Report on Subdivision within the
Agricultural Land Reserve (ALR)

R-7

FILE NO. 087/2012

OWNER: Mark Knoppers **DATE:** May 16, 2012
AREA: Electoral Area C
LEGAL: Lot 1, Plan BCP19995, Except part in Plan BCP28140, s1/2 Section 31, Township 84, Range 18, W6M
LOT SIZE: 5.74ha (14.18 acres)
Location: Southeast of Montney

PROPOSAL

To subdivide the parent parcel into one lot of ~6 acres and the remainder of ~8.18 acres

RECOMMENDATION: OPTION 1

THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission as the proposal meets the requirements of the OCP.

OPTIONS

- OPTION 1: THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission as the proposal meets the requirements of the OCP
- 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): Medium Density Residential, By-law No. 1870, 2009
ZONING: R-5 (Residential 5), Bylaw No. 1343, 2001
AGRICULTURAL LAND RESERVE (ALR): Within
BUILDING INSPECTION AREA: Within

SITE CONTEXT

The subject property is located approximately 20 km north of Fort St John on the Rose Prairie Road in an area that was once considered part of the North Pine Community. This area consists of a mixture of smaller residential parcels and larger parcels of the ¼ section nature utilized for farming

SITE FEATURES

LAND: Based on aerial photography interpretation the subject property remains essentially fully forested with the exception of some small areas that appear to have been cleared in the past.

Bruce Simard

Department Head

Shawn Eden

CAO

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STRUCTURES: There are no buildings on this parcel.

ACCESS: The property is currently accessed by way of the paved Rose Prairie Road

CLI SOIL RATING: Class 2C – 3T & 3C. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass T indicates topographic constraints that could limit the type of crop being grown while subclass C indicated climatic restraints.

FIRE: The subject property is outside any rural fire protection areas

Previous Applications – Subject Property

APPLICANT: Maurice Fines

LEGAL: S ½ Section 31, Township 84, Range 18, W6M

PROPOSAL: To **subdivide** 2 X ~10 acre lots from the Parent Parcel

DECISION: September 6, 1979 – PALC **approved** the subdivision as per Res #12078/79.

Previous Applications – Properties within 100 m

NONE ON FILE

COMMENTS AND OBSERVATIONS

APPLICANT: It is the intent of the landowner to subdivide the parent parcel into two lots, 1 x 6 acres and 1 x 8.18 acres

ALR: The subject property lies partially 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 PRRD Rural Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated "Medium Density Residential" whereby the minimum parcel size is 1.6ha (4.0 acres). The proposed subdivision meets these parcel size requirements and therefore **will not require an amendment to the OCP.**

ZONING: The subject property is zoned R-5 (Residential 5 Zone) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001 whereby the minimum parcel size is 4ha (10 acres). The proposal does not meet these requirements and therefore **will require an amendment to the zoning bylaw.** It should be noted that the applicant has submitted an application to address the rezoning which may be viewed by the Board at the June 14, 2012 regularly scheduled Board meeting.

IMPACT ANALYSIS

AGRICULTURE: The creation of two parcels from the parent should have minimal impact on agriculture in the area as the parent parcel was already very small and would not be considered large enough to sustain a farming operation

CONTEXT: The creation of another parcel in this area should have minimal impacts on the surrounding area as there is a mix of uses in this area including small lots presently being utilized for residential usage.

TRAFFIC AND POPULATION: This subdivision could increase population by 1.6 person and traffic by 2 vehicle according to Statistics Canada

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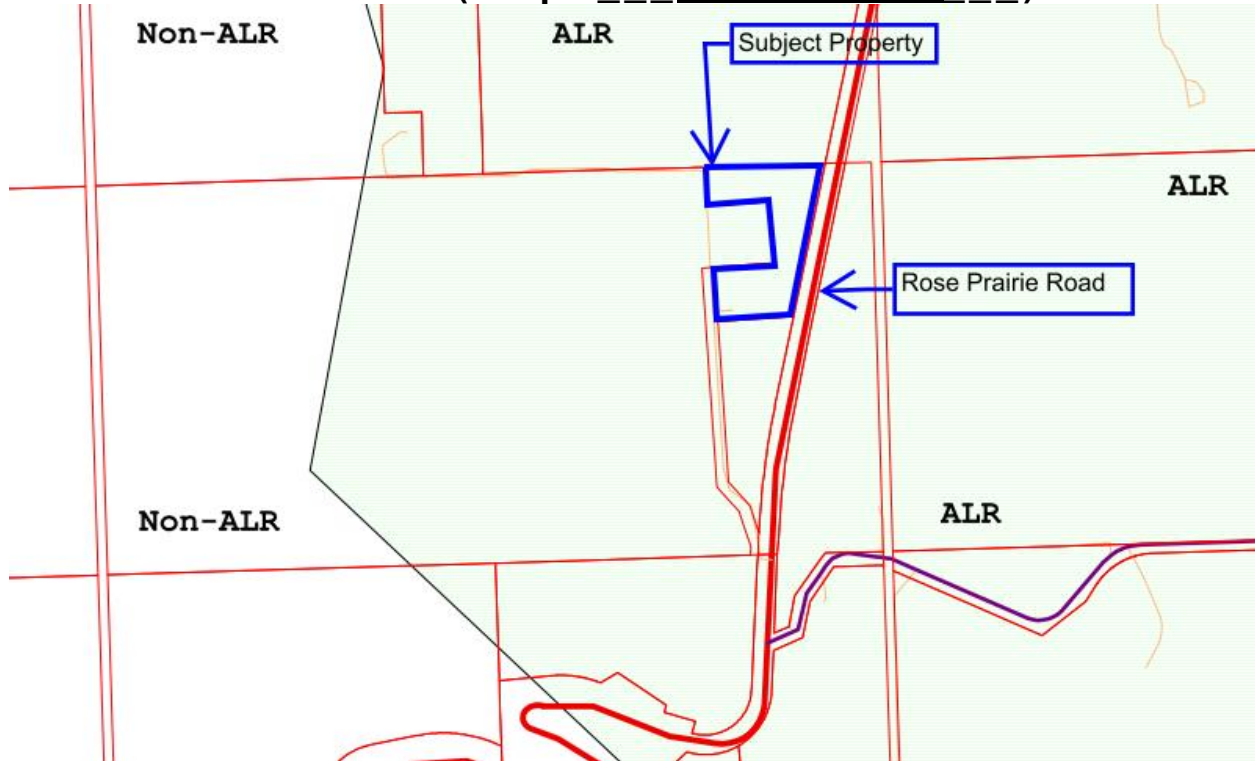


Peace River Regional District

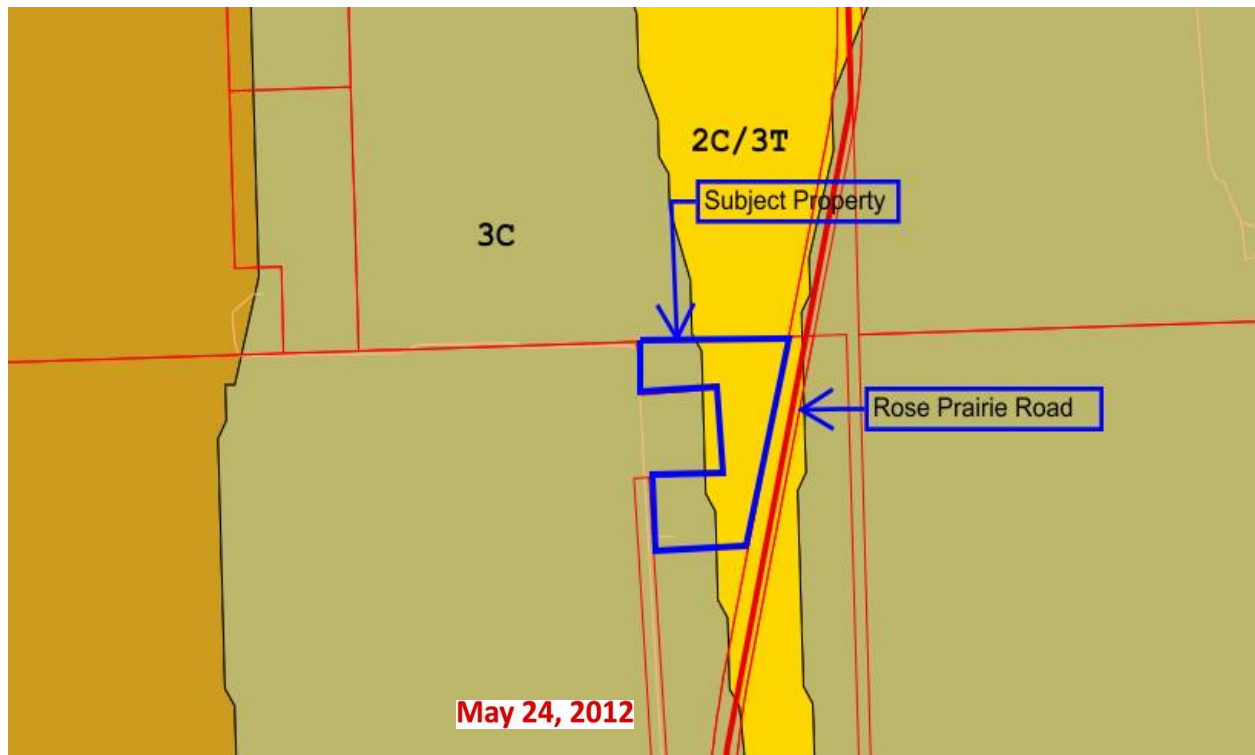
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Agriculture Land Reserve (map# 94 - A - 007)



CLI - Soil Classification (map# 94 - A - 36)



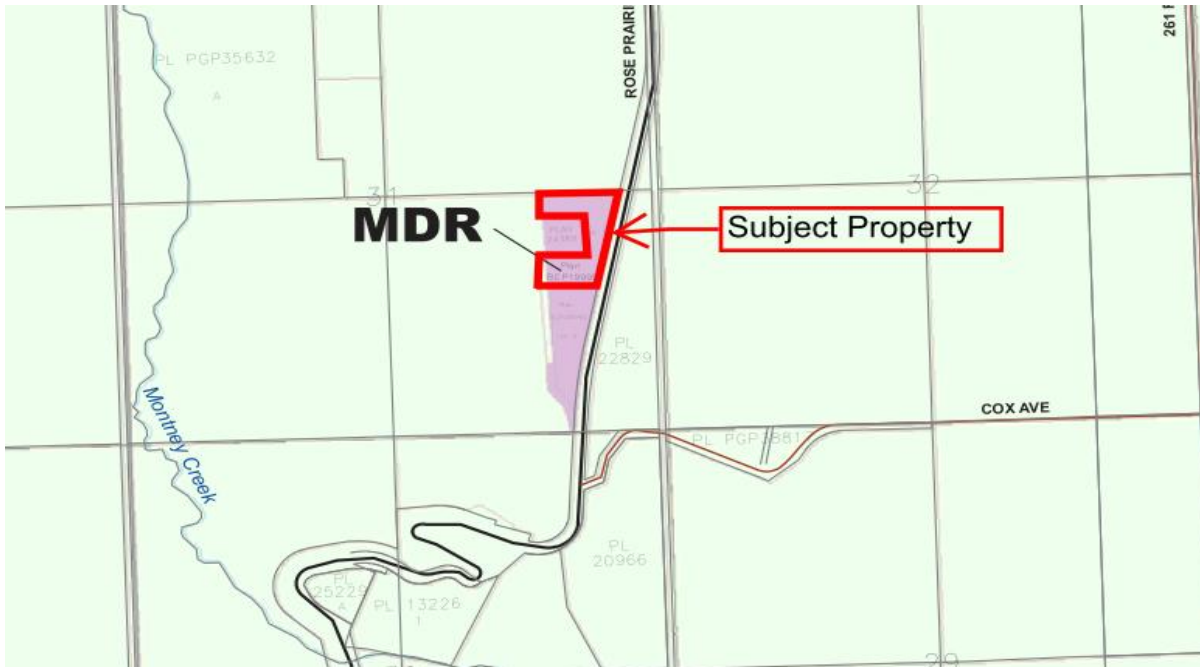


Peace River Regional District

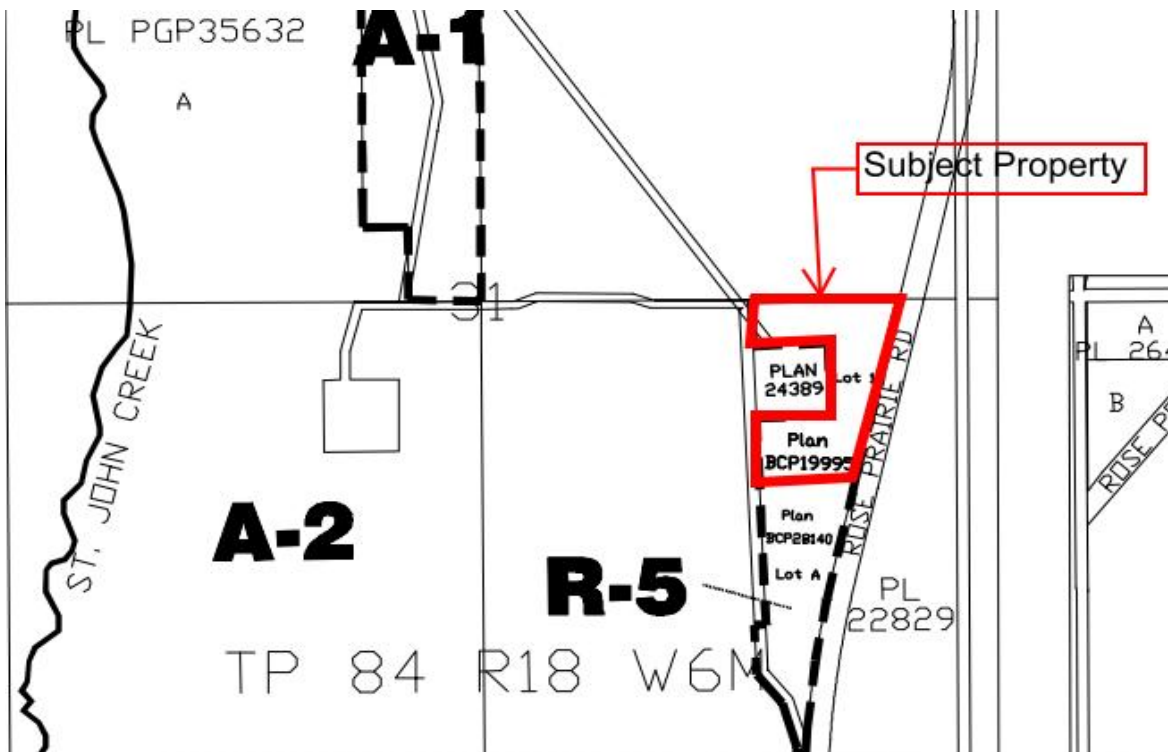
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Application # 087/2012

North Peace Official Community Plan By-law No. 1870, 2009 (Map # 3)

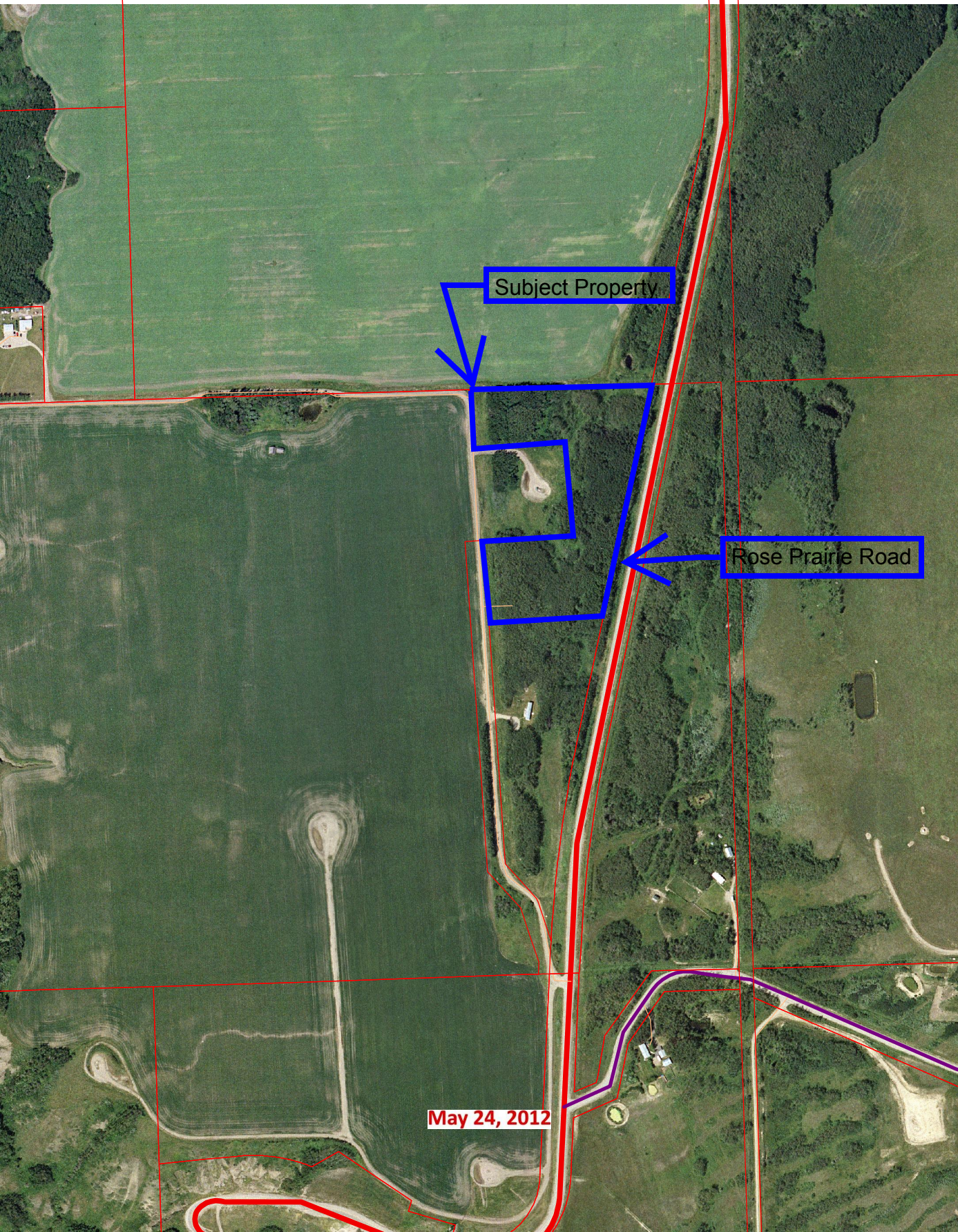


PRRD Zoning By-Law No. 1343, 2001 (Map # 8-3)



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Subject Property

Rose Prairie Road

May 24, 2012



APPLICATION BY LAND OWNER

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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: <u>Mark Knoppers</u>		Agent:	
Address: <u>PO Box 956</u>		Address:	
<u>Taylor, BC</u>			
	Postal Code <u>V0C 2K0</u>		Postal Code
Tel. (home)	(work)	Tel.	
Fax <u>250-785-1111 0204</u>		Fax	
E-mail		E-mail	

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

Peace River Regional District 9509-100th St F.S.J., BC V5Y 4N4

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
<u>Lot 1 EXC Part in Plan BCP 281405 1/2 of Sec.</u>	<u>5</u>	<u>08</u>	<u>2011</u>
<u>31 PRD Plan BCP 19995</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): _____

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PROPOSAL (Please describe and show on plan or sketch)

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Divide land in 2 equal parcels

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

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

Vacant land with trees

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

North Farm Land

East House on Lot

South House on Lot

West Farm Land

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.

APR 17/2012
Date

Mark Knoppers
Signature of Owner or Agent

MARK KNOPPERS
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)

May 24, 2012

H.C.T. 225-18995 Original