



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES

ALL MEMBERS
PARTICIPATE.

REPORT ON SUBDIVISION WITHIN THE
AGRICULTURAL LAND RESERVE (ALR)

FILE NO. 66/2009

OWNER: James and Sherlyn Unrau
AGENT: n/a
AREA: Electoral Area B
LEGAL: NW ¼ of Section 34, Township 111, PRD
LOT SIZE: 63 ha (156 ac)
LOCATION: East of Buick

DATE: May 22, 2009

R-2

PROPOSAL

To subdivide 2 ha (5 ac) from the northwest corner of the subject property in order to provide a residence for the owners under ALC Policy #11 - Homesite Severance on ALR Lands.

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 the Official Community Plan and 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 the Official Community Plan and 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, 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 east of the rural community of Buick along Buick Creek Road. The area is predominantly a farming area comprised of quarter- and half-sections. The subject property borders agricultural land to the east, west, and south. The property also faces agricultural land to the north across Buick Creek Road.

SITE FEATURES

LAND: The subject property and proposed area of subdivision are partially cleared and under cultivation.
STRUCTURES: According to the applicants there are two homesites on the property. One has a house and a shop; the other, the area of proposal, has a only a house.
ACCESS: The subject property is accessed from the paved Buick Creek Road.

Bruce Simard

Department Head

[Signature]

CAO

CLIRATING: The proposed area of subdivision has a CLI Soil Rating of Class 5C.

FIRE: The subject property does not lie within a fire protection area.

PREVIOUS APPLICATIONS – SUBJECT PROPERTY

None on file.

PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M

None on file.

COMMENTS AND OBSERVATIONS

APPLICANT: The owners have stated the proposed subdivision is intended to provide residence for themselves and that they have owned the property since 1966.

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

OCP: The subject property is currently designated as “Rural Resource - Agricultural” within the North Peace Official Community Plan By-law No. 820, 1993. The minimum parcel size is 63 hectares (155 acres). The proposed subdivision does not meet this minimum parcel size requirement. However, this proposal appears to conform to Policy 3(a) of the OCP designation which permits the subdivision of parcels less than 63 hectares (155 acres) in situations where “the creation of a parcel not less than 1.8 ha (4.5 acres) is to meet the residential requirements of the owner, owner’s relative, or farm help, where the broader interests of agriculture are not compromised.” **Therefore, this proposal will NOT require an OCP amendment.**

ZONING: The subject property is currently designated as A-2 (Large Agricultural Holdings Zone) within Zoning By-law No. 1000, 1996. The minimum parcel size for this designation is 63 hectares (155 acres). The proposed subdivision does not meet this minimum parcel size requirement. However, this proposal appears to meet the requirements of Sec. 946 of the Local Government Act. **Therefore, should the applicant meet the conditions of Sec. 946, this proposal will not require a zoning amendment.**

IMPACT ANALYSIS

AGRICULTURE: This proposal may negatively affect the agricultural potential of the subject property by reducing its size. However, the subject property and proposed subdivision already have agricultural limitations in that 1) they are partially forested and 2) the proposed subdivision includes the existing homesite.

The proposed residential use may negatively affect existing or potential agricultural use of surrounding lands.

CONTEXT: The proposed residential lot would not be consistent in size and use with neighbouring agricultural properties.

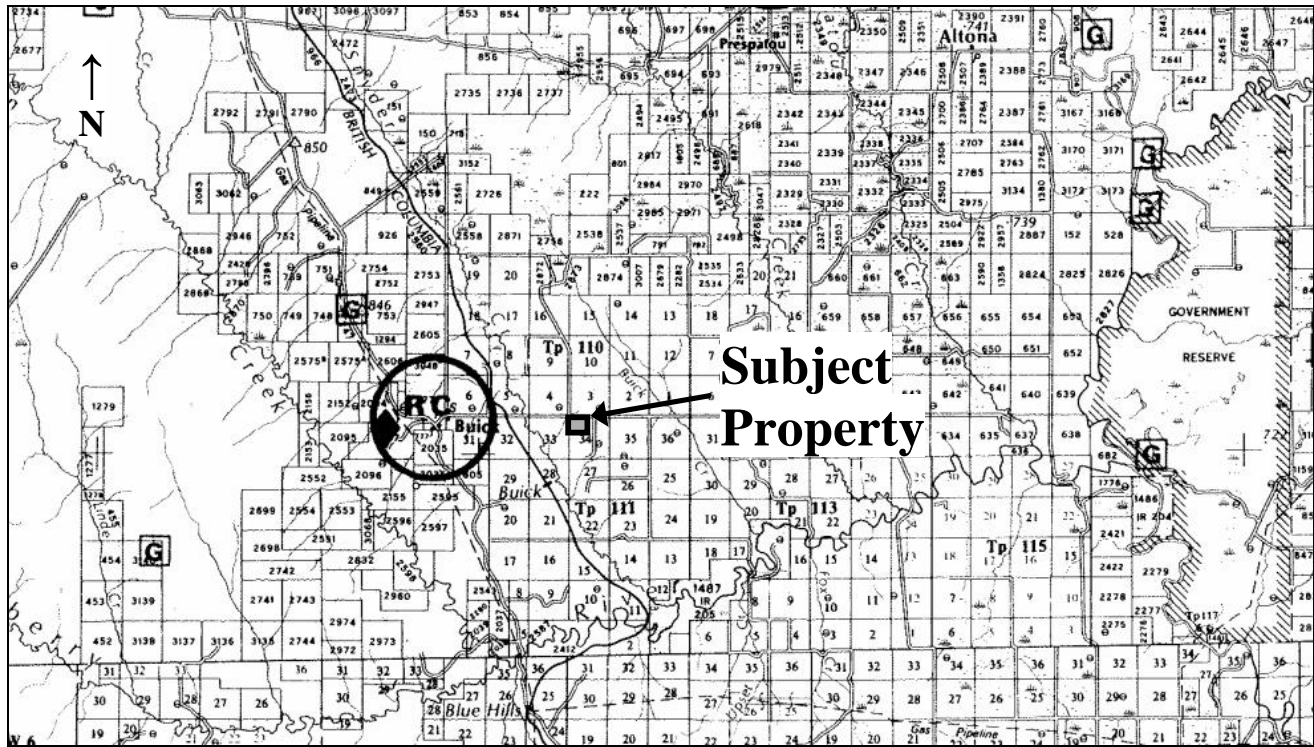
POPULATION: This proposal could increase the local population by 3 persons (BC Stats 2006).

TRAFFIC: This proposal could increase the number of vehicles in the area by 2 (BC Stats 1996).

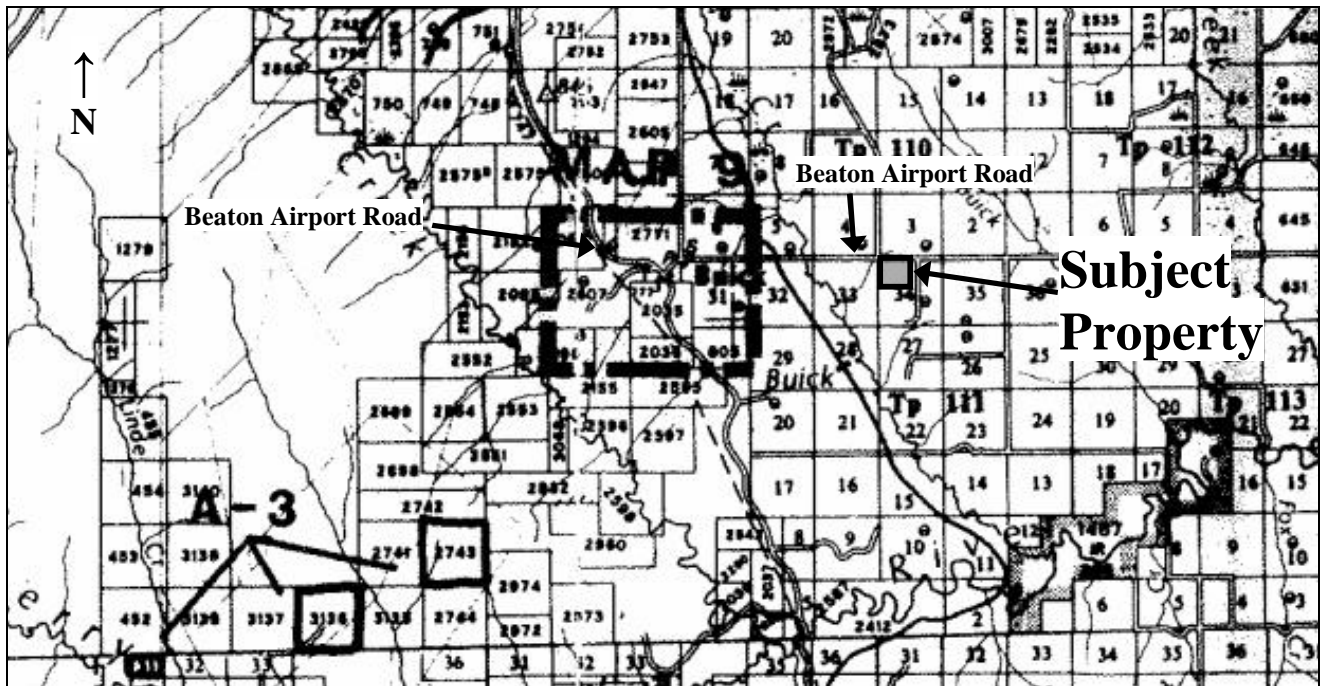
Jun 11 2009



North Peace Official Community Plan (Index Map)

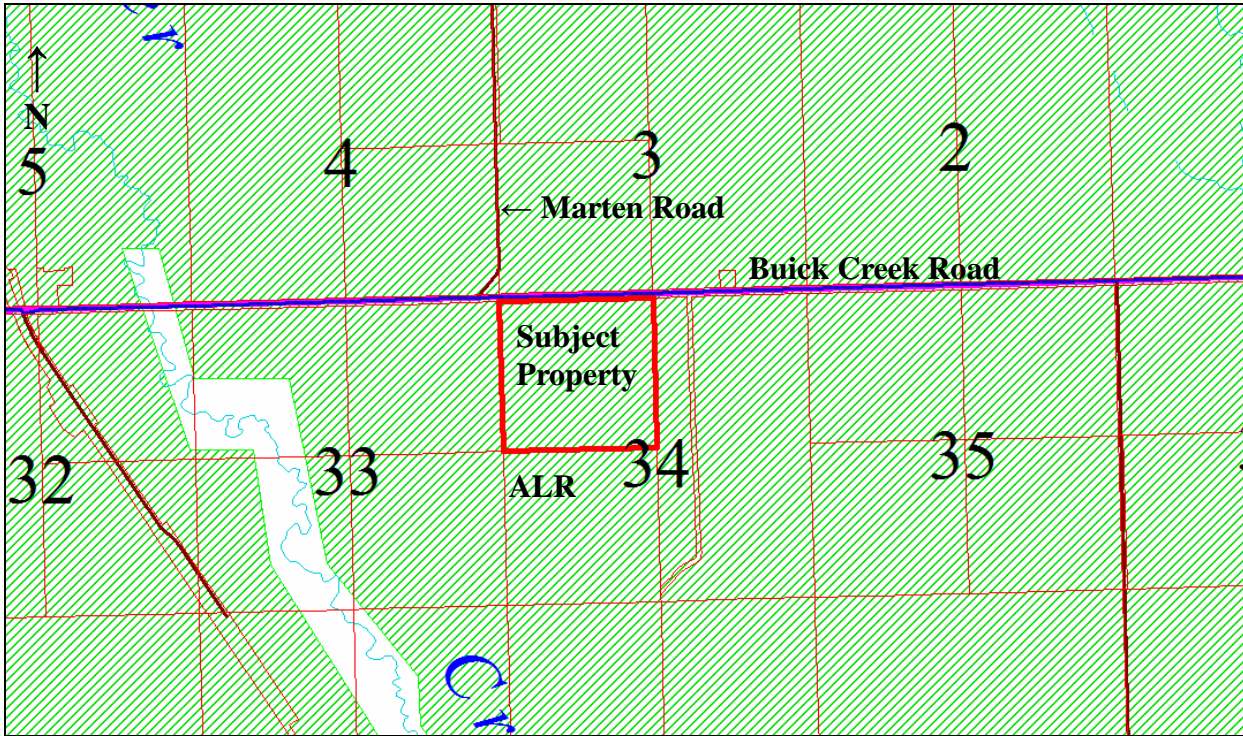


Zoning By-Law 1000, 1996 (Index Map)

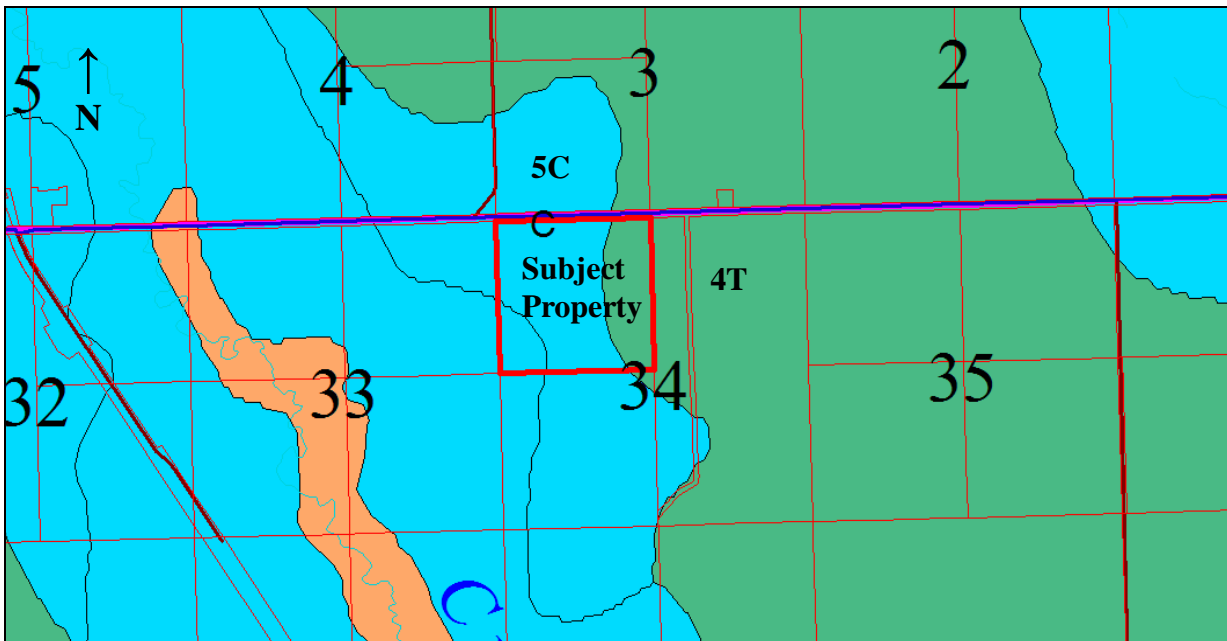




Agricultural Land Reserve (Map #94A.075)

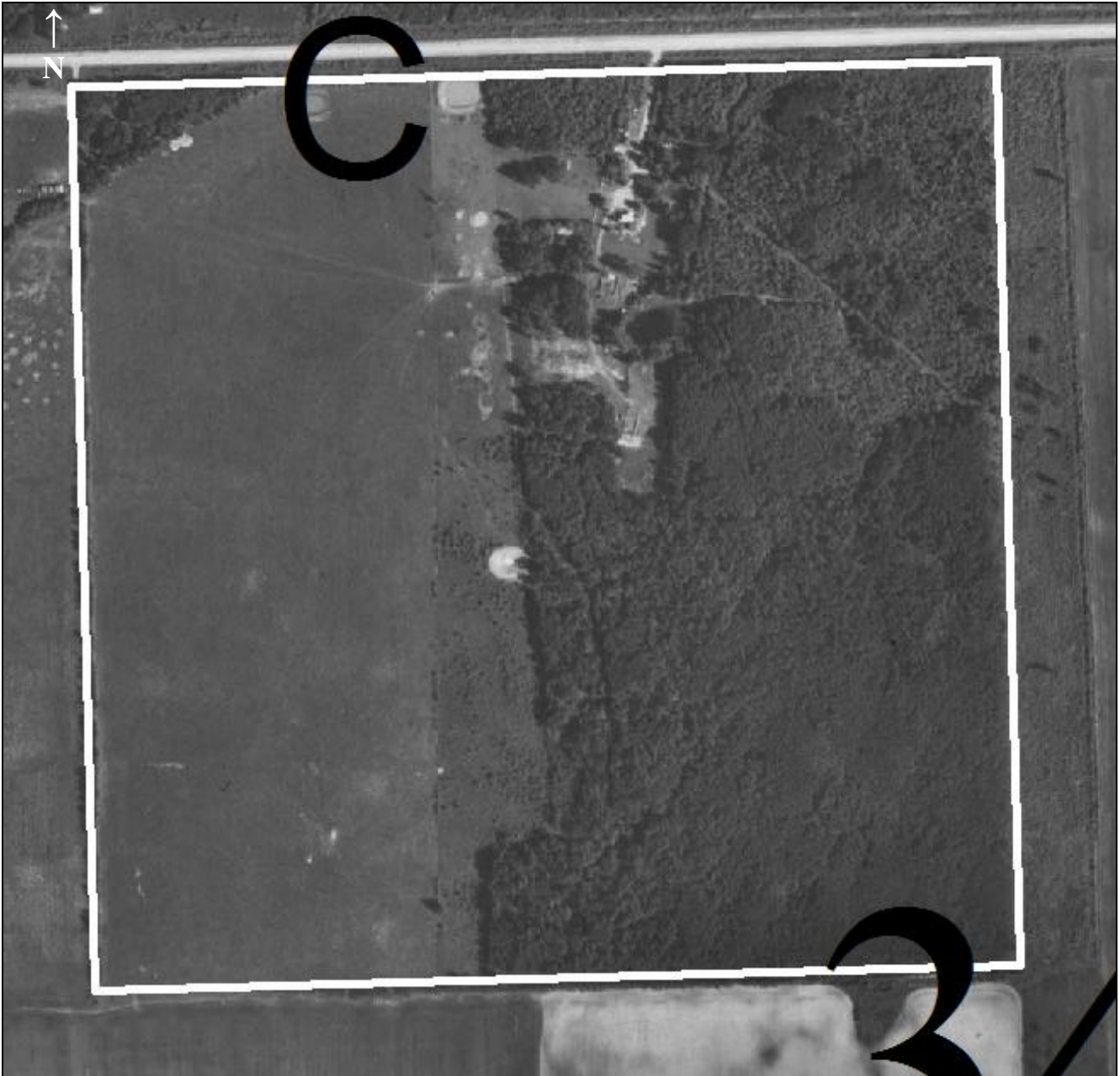


CLI-Soil Classification (Map #94-A-14)





Air Photo No. 94A.075



APPLICATION BY LAND OWNER

#66/09

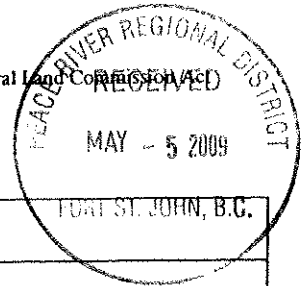
R-2

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.

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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: James ARthur UNRAU SherLYN anne UNRAU		Agent:	
Address: Box 2966		Address:	
BUICK B.C.			
Postal Code V0C2R0		Postal Code	
Tel. (home) Eax-250-630-2423	(work)	Tel.	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
98846 M		April	1966
		April	1966

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): _____

Application to subdivide existing homesite ~ 2 ha (5ac)
from NW corner of property to provide residence for
the owners. Applying as a
"Homesite Severance" (Owned property since 1966)

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

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

Residence and farm (cows, pasture, grow hay)

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.

x May 5/09 Date Signature of Owner or Agent James Unrau Print Name
x May 5/09 Date Signature of Owner or Agent Sherlyn Unrau Print Name
Date Signature of Owner or Agent Print Name

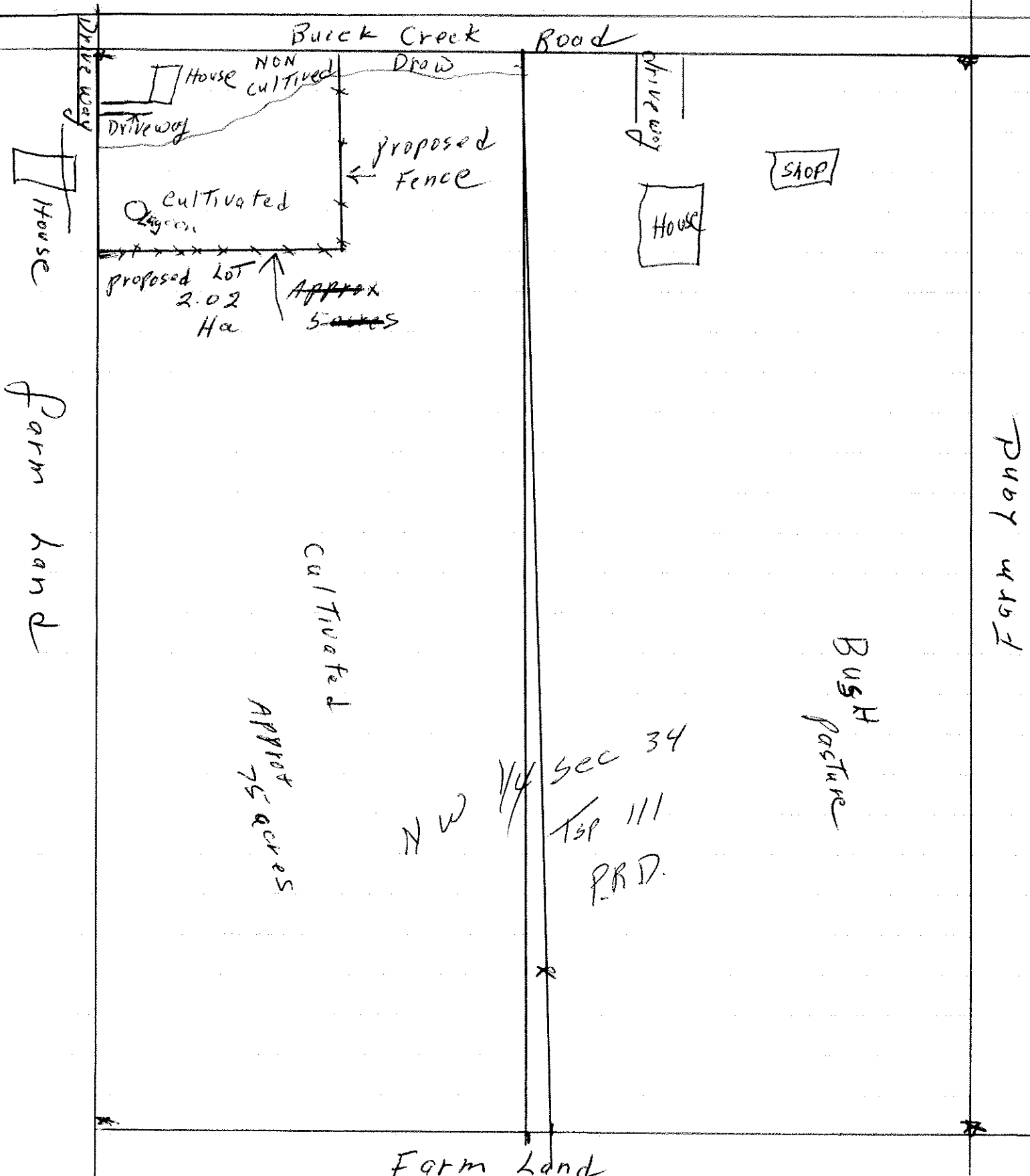
Please ensure the following documents are enclosed with your application:

- 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)

Jun 11 2009

Farm Land

North
R-2



Farm Land

Jun 11 2009