



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES

Part 26 Participants.
Includes all except
Districts of Tumbler
Ridge and Taylor.

REPORT ON SUBDIVISION WITHIN THE
AGRICULTURAL LAND RESERVE (ALR)

FILE No. 154/2010

OWNER: Samuel Ranch Ltd. **DATE:** February 1, 2011
AREA: Electoral Area B
LEGAL: Lot 16, Plan 3986, St. John Indian Reserve #172, Township 85, Range 18, W6M, PRD, except Plans 18648 and Plan EPP713
LOT SIZE: 244.9 ha (605.1 ac)
LOCATION: 13805 Rose Prairie Road, ~8 km north of the City of Fort St. John

PROPOSAL

To allow a second and third permanent single-family dwelling on the subject property in order to provide two permanent residences for farm help.

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.

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.

OPTION 2: **THAT** the Regional Board refuse the application.

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

SITE CONTEXT

The subject property is located along the paved Rose Prairie Road ~8 km north of the City of Fort St. John. The area is predominantly agricultural. The subject property faces large agricultural properties on all sides, as well as a 20-acre lot to the south, and a 10-acre and a 30-acre lot to the east.

SITE FEATURES

LAND: The subject property is mostly cleared for agricultural production.
STRUCTURES: There are three permanent houses, a shop, and granaries on the subject property.
ACCESS: Access to the subject property is from a gravelled road that joins the paved Rose Prairie Road.
SOIL: The subject property has three CLI Soil Classification Ratings: 60% Class 6T and 40% Class 7TR, 80% Class 2C and 20% Class 3T, and Class 3C.
FIRE: The subject property is not within a fire protection area.

PREVIOUS APPLICATIONS – SUBJECT PROPERTY

APPLICANT: Ed Toews Ltd. PRRD File #47/2004 (ALC File #W-35417)
PROPOSAL: To **subdivide** 4 ha from 250 ha property to provide a residence for the owner.
DECISION: PRRD **approved** application May, 2004
 ALC **approved** application by Resolution #428/2004, October 2004.

PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M

None on file.

COMMENTS AND OBSERVATIONS

PROPOSAL: The applicants propose to allow a second and third permanent single-family dwelling on the subject property in order to provide 2 residences for farm help. Currently, there are 3 permanent single-family dwellings on the property home to 3 families who plan to farm the subject property and who currently farm other lands owned by Samuel Ranch Ltd. and Maccabee Farms Ltd.

Note: The owners state that they were unaware that a third home is not allowed within the A-2 Zone. The subject property is outside the Building Inspection Area.

ALR: The subject property lies within the Agricultural Land Reserve (ALR). ALR regulations permit a maximum of two dwellings per parcel – one permanent dwelling and one manufactured home for family use. Therefore, the 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 designated "Rural Resource - Agricultural" within North Peace Official Community Plan Bylaw No. 820, 1993, wherein the number of dwellings allowed per parcel is not specified. However, within the General Policies of Section 2.1.5 of the OCP, Policy 1 (Number of Dwellings) states that a maximum of two dwellings is allowed on parcels 3.6 ha (9 ac) or larger, and Policy 2 states that an additional dwelling per quarter is allowed when necessary for farm help in cases where two or more quarters are owned and operated by the same farming operation. Therefore, an OCP amendment will not be required.

ZONING: The subject property is zoned A-2 (Large Agricultural Holdings Zone) within Zoning Bylaw No. 1000, 1996, wherein no more than two single-family dwellings are allowed per parcel. Therefore, a zoning amendment is required.

Note: The owners have submitted a Zoning Amendment Application to allow a 3rd single-family dwelling on the subject property to provide a residence for farm help. In order to compensate for the additional dwelling on the property, the proposed amendment also restricts the number of single-family dwellings from two dwellings to one dwelling allowed on the northerly adjacent property. The net effect would leave the average density of the area unchanged. Also, the transfer of development rights effected by the proposed Zoning Amendment would further be maintained by a proposed restrictive covenant placed on title of the northerly adjacent property. The covenant would maintain the one-dwelling restriction on the northerly adjacent property even in the event of a future zoning amendment.

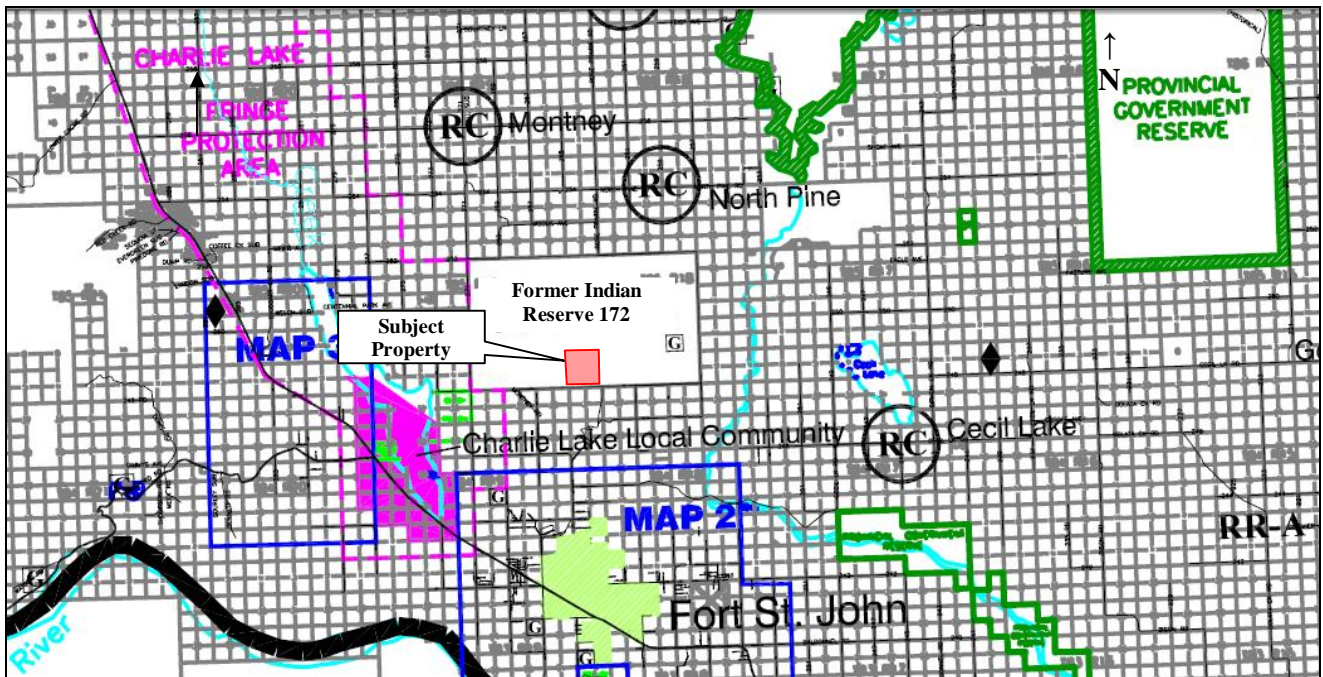
OTHER: Bylaw Enforcement Investigation No. 107/2010 regarding the third dwelling on the subject property was opened in August 5, 2010. To address this issue, the applicant has submitted a Zoning Amendment Application to allow a 3rd single-family dwelling on the subject property as noted above.

IMPACT ANALYSIS

- AGRICULTURE:** The proposal is supportive of agriculture by providing accommodation for farm workers near the farms they work.
- CONTEXT:** The proposal would increase the density of the subject property; however, as noted above, the applicants propose to restrict the number of single-family dwellings allowed on the northerly adjacent property from two dwellings to one dwelling. The net effect would leave the average density of the area unchanged.
- 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 2006).

MAPS

North Peace Official Community Plan 820, 1993 (Index Map)

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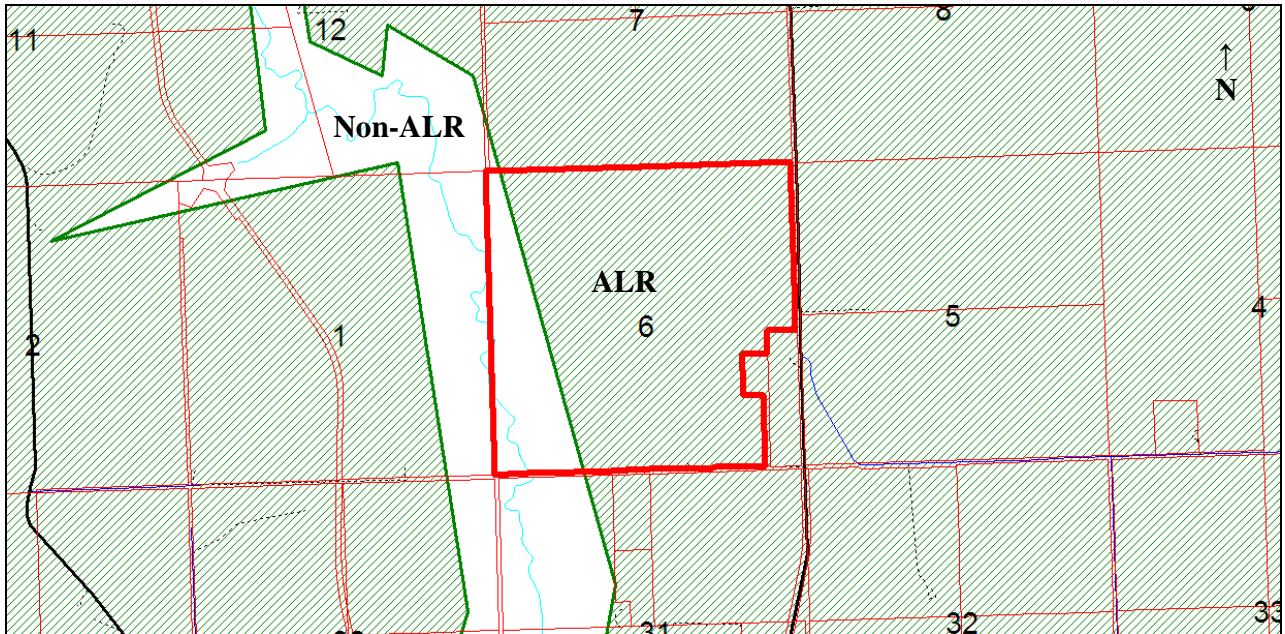


ZONING AMENDMENT REPORT — SAMUEL RANCH LTD.

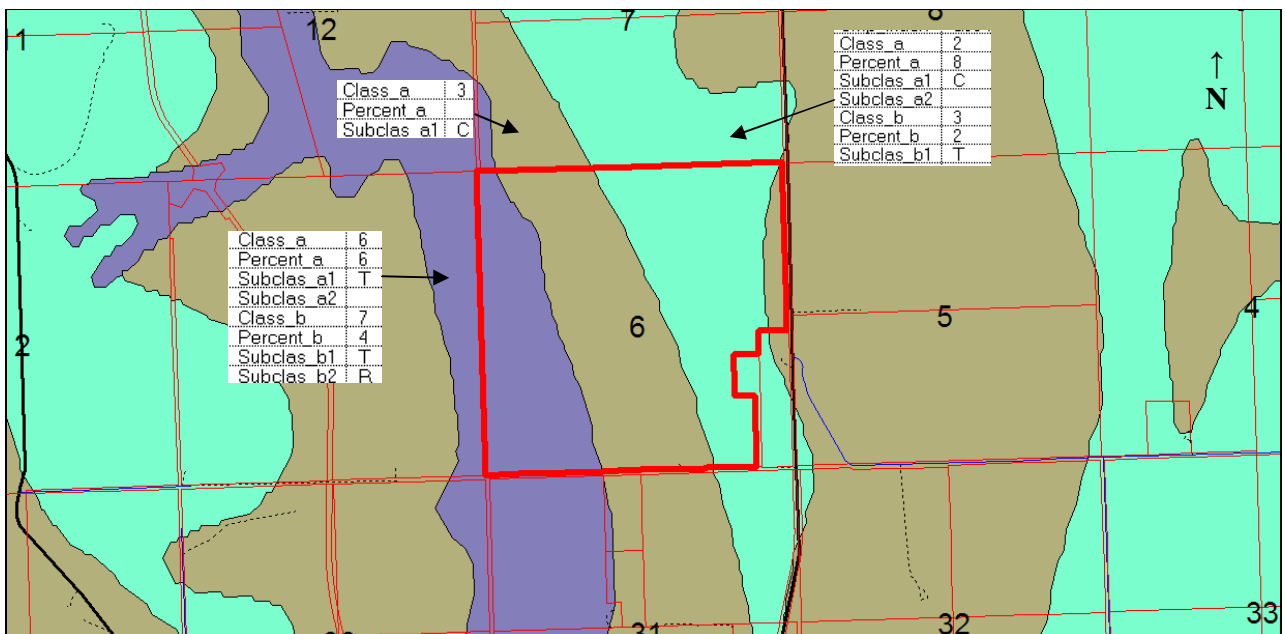
MAPS

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Agricultural Land Reserve (Maps #94A.036)



CLI-Soil Classification (Maps #94-A-7)



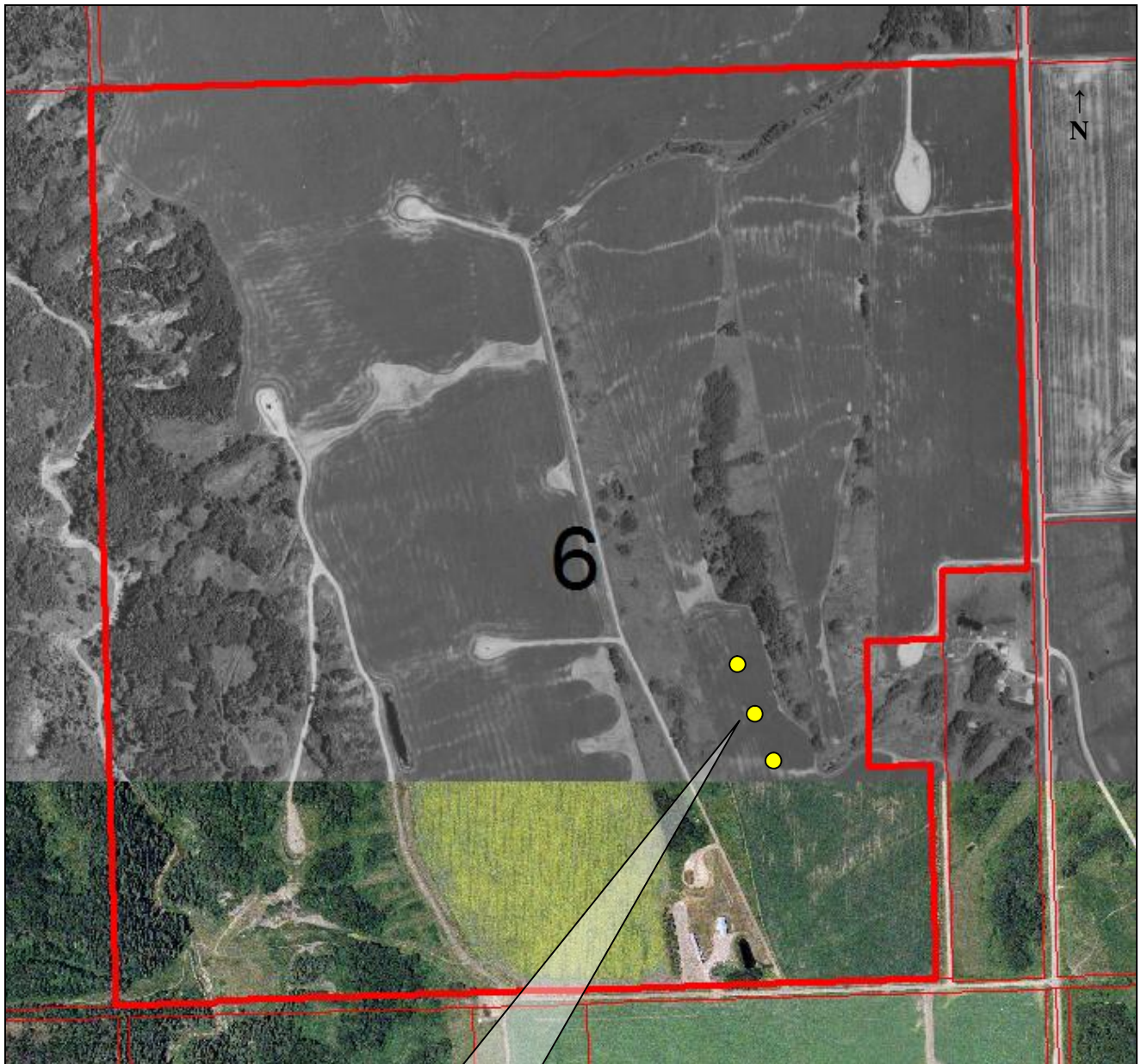


ZONING AMENDMENT REPORT — SAMUEL RANCH LTD.

MAPS

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Air Photo #94A.036 - Lot 16, Plan 3986



● Approximate location of
each existing 3 houses