



Agricultural Land Commission Staff Report

DATE: August 5, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50123
PROPOSAL: To subdivide the existing homesite (2 ha) from the 64 ha property.

PROPOSAL INFORMATION

Background: Homesite Severance
Received Date: June 26, 2009
Applicant: James & Sherlyn Unrau
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 010-572-813
Legal Description: The North West 1/4 of Section 34, Township 111, Peace River District
Civic Address: Buick Creek
Area: 63 ha
ALR Area: 63 ha
Purchase Date: April 1, 1966
Owner: James & Sherlyn Unrau

Total Land Area: 63 ha
Total ALR Area: 63 ha
Current Land Use: Residence and agriculture (pasture and hay)

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
63.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	2.0
1	61.0

Surrounding Land Uses:

North Agriculture
East Agriculture
South Agriculture
West Agriculture

Official Community Plan

Bylaw Name: Bylaw No. 820 (1992)
Designation: Rural Resource-Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw No. 1000 (1996)
Zoning Designation: A-2 (Large Agricultural Holdings Zone)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the grounds that it conforms to the Official Community Plan and Zoning.

STAFF COMMENTS

The applicants have owned the property since prior to 1966 and therefore qualify for consideration under the Commission's Homesite Severance Policy.

Buick Creek is an area of predominantly large holdings, most of which are in agricultural use. there have been relatively few previous applications for subdivision in this area.

ATTACHMENTS

- 50123 proposal sketch.pdf
- 50123_AgCapabilityMap.pdf
- 50123_AirphotoMap.pdf
- 50123_ContextMap50k.pdf

END OF REPORT

Signature

Date