



## Agricultural Land Commission Staff Report

**DATE:** November 6, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers  
  
**RE:** Application # 50848  
**PROPOSAL:** To subdivide the 18 ha property into two approximately 9 ha lots.

### PROPOSAL INFORMATION

**Background:** The applicants plan to sell one parcel and keep the other for homesite.  
**Received Date:** October 22, 2009  
**Applicant:** Christopher & Tracy Davis  
**Agent:** N/A  
**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 014-425-092  
**Legal Description:** The Fractional North East 1/4 of Section 3 Township 78 Range 17 West of the 6th Meridian Peace River District Lying West of the River  
**Civic Address:** 4879 Cameron Road, Arras  
**Area:** 17.8 ha  
**ALR Area:** 6.4 ha  
**Purchase Date:** August 23, 2008  
**Owner:** Christopher & Tracy Davis

**Total Land Area:** 17.8 ha  
**Total ALR Area:** 6.4 ha  
**Current Land Use:** Homesite in NW corner, remainder is vacant treed land.

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
18.0	Mixed Prime and Secondary	CLI

Number of Lots	Lot Size (ha)
2	18.0

**Surrounding Land Uses:**

North Rural Residential & West Arras Road  
East Rural Residential  
South Rural Residential & Kiskatinaw River  
West Rural Residential

**Official Community Plan**

**Bylaw Name:** Dawson Creek Rural OCP Bylaw No. 477 (1986)

**Designation:** Rural Resource - Agricultural

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** PRRD Zoning Bylaw No. 1343 (2001)

**Zoning Designation:** A-2 (Large Agricultural Holdings)

**Minimum Lot Size:** 63.0 ha

**Zoning Compliance:** No

**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 basis that the proposal is consistent with adjacent lots in the Arras area.

**STAFF COMMENTS**

Only 6.7 ha of the 17.3 ha property is within the ALR.

Both proposed lots will be partly in the ALR and partly outside of the ALR.

The applicants propose to sell one lot and keep the other lot, which has their homesite.

**ATTACHMENTS**

- 50848\_ContextMap20k.pdf
- 50848\_ContextMap50k.pdf
- 50848 local government report.pdf
- 50848 ag cap.pdf
- 50848 airphoto.pdf
- 50848 proposal sketch.pdf

**END OF REPORT**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**