



Provincial Agricultural Land Commission - Staff Report

Application: 51047

Applicants: Brandy Meek, Faye Meek
Agent: Gordon Meek
Local Government: Peace River Regional District

Proposal: To exclude a 1 ha portion of the 12 ha parcel from the ALR. The applicant is proposing to use 1 ha fronting the Alaska Hwy to display mobile homes.

BACKGROUND INFORMATION

The parcel of land has previously been rejected for partial exclusion in 2007 due to inconsistency with previous OCP phasing designations. The new North Peace Fringe OCP supports proposal, designating the area for 'Light Service/Industrial'.

PROPERTY INFORMATION

PID: 006-354-190
Legal Description: The North East 1/4, Section 3, Township 84, Range 19, W6M, Peace River District, EXCEPT Plans A938, B6110, 9263, 13020, 13593, 17375, 17923, 25598 and PGP47143
Property Area: 12.0 ha
ALR Area: 12.0 ha
Purchase Date: October 25, 2001
Location: Located about 3 km northwest of Fort St. John just past Grandhaven
Owners: Brandy Meek, Faye Meek

LAND USE

Current Land Use:

Store and display mobile homes
Store grain and farm equipment

Surrounding Land Uses:

North: Agricultural
East: Industrial
South: Agricultural
West: Agricultural

PROPOSAL DETAILS

Exclusion Area: 12.0 ha

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: CLI

Mapsheet: 94A/07

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 44182

Legacy #: 37527

Applicant: Brandy Meek

Proposal: To exclude the easternmost 4.6 ha from the existing 12 ha parcel for light industrial use.

Decision:

Resolution #	Decision Date	Decision Description
520/2007	October 5, 2007	Refused on the grounds that the property is not slated to be developed until Phase 3 of the Fort St. John and Area Comprehensive Development Plan and the Commission has not received information from the Peace River Regional District to indicate that it is appropriate to begin development of phase III at this time.

Note: Previous application for different portion of parcel to be excluded. Application W-37527 Reconsideration request submitted.

RELEVANT APPLICATIONS

Application ID: 43217

Legacy #: 36751

Applicant: Marilyn Teed

Proposal: To exclude 19 ha from a 49 ha property in the ALR for light industrial development. Approximately 19.2 ha would be excluded.

Decisions:

Resolution #	Decision Date	Decision Description
2696/2010	October 18, 2010	Allow the exclusion of 19 ha as proposed on the grounds the NPF OCP has eliminated phasing.
332/2006	June 29, 2006	To refuse the exclusion of 19.2 ha as the proposal does not fit with the phasing agreed to by the Fort St. John and Area Comprehensive Development Plan.

Note: Legacy # W-37527. Neighbouring parcel applied for Exclusion, up for reconsideration as new Finge OCP changes designation to Industrial use.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace OCP bylaw #1870 (2009)

Designation: Light/Service Industrial

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: North Peace Zoning Bylaw #1343 (2001)

Zoning Designation: A-2 Large Agricultural Holding Zone

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The PRRD support the ALR Exclusion application.

ALC STAFF COMMENTS

The ALC staff would like the Commission to consider the following:

- 1) While the soil capability is designated 'Prime', the proximity to the Alaska Highway and the City of Fort St. John lend the property to better development opportunities.
- 2) The new North Peace Fringe OCP designation is for light service/industrial. (See attached NP Fringe OCP Map)

ALC STAFF COMMENTS

3) The applicants are currently involved in an active Bylaw Enforcement Investigation No.96/2009 and are currently in violation of A-2 zoning and ALR regulations by selling and storing mobile homes from the property.

4) While the applicant is requesting 1 ha to be removed from the ALR, the exclusion of the entire property at once, instead of a piecemeal removal, would result in a more efficient transformation. (See 1 ha exclusion drawing)

ATTACHMENTS

51047_ContextMap20k.pdf

36751 - NP Fringe OCP map.pdf

#51047 - 1 ha exclusion drawing.pdf

END OF REPORT

Prepared by: Martin Collins