



# Agricultural Land Commission Staff Report

**DATE:** February 17, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers  
  
**RE:** Application # 51048  
**PROPOSAL:** To subdivide 3.2 ha from the 64.1 ha subject property leaving a 60.9 ha remainder. The applicants wish to donate the 3.2 ha to the Cecil Lake Christian Fellowship

## PROPOSAL INFORMATION

**Background:** The Cecil Lake Christian Fellowship owns a 0.8 ha property that was previously divided from the subject property. The area to be subdivided will be consolidated with the existing church site.  
**Received Date:** November 25, 2009  
**Applicant:** Wayne, Joan & Shannon Thompson  
**Agent:** N/A  
**Local Government:** Peace River Regional District

## DESCRIPTION OF LAND

**PID:** 014-665-816  
**Legal Description:** The North East 1/4 of Section 24 Township 84 Range 17 West of the 6th Meridian Peace River District, Except District Lot 1479  
**Civic Address:** Cecil Lake along Cecil Lake Road and 241 Road  
**Area:** 64 ha  
**ALR Area:** 64 ha  
**Purchase Date:** November 25, 1960  
**Owner:** Wayne, Joan & Shannon Thompson

**Total Land Area:** 64 ha  
**Total ALR Area:** 64 ha  
**Current Land Use:** Residence, pasture and bush

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
64.0	Prime	CLI

**Number of Lots**    **Lot Size (ha)**

1 3.2  
1 60.8

**Surrounding Land Uses:**

North Cecil Lake Road  
East Road 241  
South Farm - Pasture  
West Farm - Pasture

**Official Community Plan**

**Bylaw Name:** North Peace OCP Bylaw No. 820 (1993)  
**Designation:** Rural Resource - Agricultural  
**OCP Compliance:** No

**Zoning**

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

**RELEVANT APPLICATIONS**

**Application #:** 45991  
**Applicant:** Marion Louise Thompson  
**Proposal:** To subdivide a 4 ha lot from the 63.4 ha property.

**Decisions:**

Resolution Number	Decision Date	Decision Description
800	August 27, 2009	Refused.

**Note:** Legacy application # W-39012

**Application #:** 45854  
**Applicant:** Jack and Barbara Scobie  
**Proposal:** To subdivide an approximately 7 ha lot from the 64 ha subject property. 2.4 ha of the proposed lot is not in the ALR.

**Decisions:**

Resolution Number	Decision Date	Decision Description
728	August 27, 2009	Refused.

**Note:** Legacy application # W-38897

**Application #:** 45648  
**Applicant:** Lyle and Geraldine Hall  
**Proposal:** Family Subdivision: To subdivide 12.4 ha from the 64 ha subject property.

**Decisions:**  
**Resolution**

<b>Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
65	March 11, 2009	Refused.

**Note:** Legacy application # W-38712

**Application #:** 45094  
**Applicant:** Lloyd and Ilamae Webster  
**Proposal:** To subdivide the 58.9 ha subject property to create three (3) 1.8 ha residential lots from the southeast corner of the property leaving a 53.5 ha remainder.

**Decisions:**  
**Resolution**

<b>Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
590	September 24, 2008	The Commission allowed the subdivision of three 1.8 ha lots on the grounds that they would be consistent with surrounding subdivision and a support to the community of Cecil Lake.

**Note:** Legacy Application # W-38215

**Application #:** 19031  
**Applicant:** Howard & Karen Goodings  
**Proposal:** Propose to subdivide an 11.1 ha from the 63.9 ha property for the applicant's daughter and son-in-law.

**Decisions:**  
**Resolution**

<b>Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
344	June 27, 2002	Allowed in lieu of any future consideration for homesite severance on the applicant's home parcel located across the road.

**Note:** Legacy Application # W-34336

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	Approve	Peace River Regional District Board: The Regional Board forwarded the application to proceed on the basis that it conforms to the Official Community Plan.

**STAFF COMMENTS**

No cultivated land is proposed to be added to the church property

The area to be subdivided would be consolidated with the existing church property, therefore no new lots would be created.

Because the existing church property is only 0.8 ha in size an application to the Commission for a boundary adjustment is required.

**ATTACHMENTS**

51048 airphoto.pdf  
51048 local government report.pdf  
51048 proposal sketch.pdf  
51048\_AgCapabilityMap.pdf  
51048\_ContextMap50k.pdf

## END OF REPORT

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Signature

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Date