



Agricultural Land Commission Staff Report

DATE: May 7, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51664

PROPOSAL: To subdivide a 4 ha lot encompassing the applicant's homesite from the 65 ha property as per the ALC's Homesite Severance Policy.

PROPOSAL INFORMATION

Background: No previous applications have been considered on the property. The applicants have submitted information indicating that they purchased the property in 1965.
Received Date: March 24, 2010
Applicant: Horst & Laurel David
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-265-028
Legal Description: The South West 1/4 of Section 29 Township 25 Peace River District
Civic Address: Tomslake
Area: 64.5 ha
ALR Area: 64.5 ha
Purchase Date: September 9, 1992
Owner: Horst & Laurel David

Total Land Area: 64.5 ha
Total ALR Area: 64.5 ha
Current Land Use: Residence, hay crop, cattle grazing, dugout, farm buildings. Property partially cleared and cultivated.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
64.5	Secondary	CLI

Number of Lots	Lot Size (ha)
1	4.0

1

60.5

Surrounding Land Uses:

North 64 ha ALR parcel in brush and forest.
 East 64 ha partially forested parcel used for cattle grazing
 South Cultivated 64 ha parcel in grain crops
 West 64 ha ALR parcel in pasture and forest

Official Community Plan

Bylaw Name:
Designation:
OCP Compliance:

Zoning

Zoning Bylaw Name:
Zoning Designation:
Minimum Lot Size:
Zoning Compliance:

RELEVANT APPLICATIONS

Application #: 42733
Applicant: Robert & Joan Tubb
Proposal: To subdivide the 128 ha parcel into two 64 ha parcels.

Decisions:

Resolution

Resolution Number	Decision Date	Decision Description
208	May 2, 2006	That the application to subdivide the 128 ha property into two 64 ha lots be refused as proposed on the grounds that the property had good agricultural capability and the Commission did not want to set a precedent by allowing subdivision in this area.

Note: The subject property lies adjacent to the current application.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	PRRD planning staff recommended that the application be authorized to proceed to the Commission because it is consistent with Policy 2.2 of Dawson Creek Bylaw #477
Board/Council	Approve	The Peace River Regional District Board forwarded

the application with a recommendation of support.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The applicant qualifies for consideration under the Commission's Homesite Severance Policy, having purchased the property before December 21, 1972. The 4 ha homesite is a typical size for the northern B.C.
- 2) The land has challenges to agricultural development being comprised of CLI class 4 and 5 soils, with limitations of severe climate.
- 3) Consideration might be given to requiring the 4 ha parcel to be fenced (with a wire fabric fence) to limit the potential for trespass by livestock and pets.

ATTACHMENTS

51664 sketch plan and airphoto.pdf
51664_ContextMap20k.pdf

END OF REPORT

Signature

Date