



## Agricultural Land Commission Staff Report

**DATE:** May 13, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Martin Collins

**RE:** Application # 51709

**PROPOSAL:** To subdivide a 2 ha lot from the NE corner of the 1/4 section (65 ha) property for a residence for the landowner.

### PROPOSAL INFORMATION

**Background:** No previous applications have been considered for the property. For many years the property has been designated in the North Peace OCP as "Potential Rural Residential". The proposed North Peace Fringe OCP designates this parcel for agriculture.

**Received Date:** April 26, 2010

**Applicant:**

**Agent:** N/A

**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 011-717-297

**Legal Description:** The North West 1/4 of Section 27 Township 84 Range 20 West of the 6th Meridian Peace River District

**Civic Address:** Tea Creek area - 14 km northwest of the City of Fort St. John

**Area:** 64.8 ha

**ALR Area:** 64.8 ha

**Purchase Date:** July 27, 2007

**Owner:** Donna McLellan

**Total Land Area:** 64.8 ha

**Total ALR Area:** 64.8 ha

**Current Land Use:** Forested with no buildings. A wellsite lies in the SW corner of the parcel.

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
------	----------------------------	-----------------------------------

64.8 Secondary CLI

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

1 2.0  
1 62.8

64.8 Secondary CLI

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

1 2.0  
1 62.8

**Surrounding Land Uses:**

North Rural residential 2 ha lot in the ALR.  
East Rural residential subdivision (4 ha lots) in the ALR  
South 64 ha farm parcel bisected by Highway #29  
West Forested crown land (65 ha)Government agricultural lease

**Official Community Plan**

**Bylaw Name:** North Peace OCP Bylaw #820, 1993

**Designation:** Potential Rural Residential

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Bylaw #1343

**Zoning Designation:** A-2 Large Holdings Zone

**Minimum Lot Size:** 63.0 ha

**Zoning Compliance:** No

**Committee Recommendations**

Type	Recommendation	Description
Planning Staff	No Comment	Peace River Regional District planning staff recommended that the application be tabled until the North Peace Fringe Area OCP is completed.
Board/Council	Approve	The Peace River Regional District Board of Directors forwarded the application with a recommendation of support on the grounds that it is consistent with the existing North Peace OCP.

**STAFF COMMENTS**

Staff suggest that the Commission consider the following:

1) The parcel has a CLI rating of 5C and is undeveloped for agriculture. A letter received April 16, 2010 from the applicant's husband indicates that the land is non arable.

2) The current North Peace OCP designates this land for rural residential purposes. The Commission in its previous review of the North Peace OCP and the Fort St John and Area CDP concurred that this

land was suitable for rural residential uses.

3) The proposed North Peace Fringe OCP designates this parcel as "Agriculture". The Commission concurred with this designation in 2009. The draft OCP is at the public hearing stage.

4) The Commission has allowed a significant number of 2 ha subdivisions in the Tea Creek area in recent years.

## **ATTACHMENTS**

51709\_ContextMap20k.pdf

51709\_Google\_AirphotoMap.jpg

51709 sketch.pdf

## **END OF REPORT**

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

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