



Agricultural Land Commission Staff Report

DATE: September 10, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51892
PROPOSAL: To exclude the 16 ha subject property from the ALR in order to subdivide a 4 ha lot for residential use, and to allow for future residential subdivision

PROPOSAL INFORMATION

Background: The Commission recently endorsed the North Peace Fringe OCP which designates this area for "low density residential" uses.
Received Date: August 6, 2010
Applicant: William & Amber Dyer
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 005-214-742
Legal Description: Lot 2 Section 24 Township 84 Range 20 West of the 6th Meridian Peace River District Plan 31270
Civic Address: Tea Creek Ridge Area, 2km west of Charlie Lake
Area: 16.4 ha
ALR Area: 16.4 ha
Purchase Date: June 14, 1991
Owner: William & Amber Dyer

Total Land Area: 16.4 ha
Total ALR Area: 16.4 ha
Current Land Use: Rural residence, with home and pasture areas.

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
16.0	Prime	CLI

Surrounding Land Uses:

North 1.8 ha rura residential lots in ALR
East 1.8 ha rural residential lots in ALR
South 16 ha ALR parcel
West 4 ha rural residential lots in the ALR

Official Community Plan

Bylaw Name: NPFA OCP Bylaw #1870

Designation: Low Density Residential

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw #1343

Zoning Designation: A-2 Large Agricultural Holdings Zone

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The Peace River Regional District forwarded the application with a recommendation of support on the grounds it conforms with the North Peace Fringe OCP.

STAFF COMMENTS

Staff recommends that the exclusion application be allowed on the grounds that it conforms with the North Peace Fringe OCP. The Commission will recall that it largely endorsed the North Peace Fringe OCP (with some exceptions).

ATTACHMENTS

51892 OCP map.pdf
51892_ContextMap20k.pdf
51892_AirphotoMap10k.pdf

END OF REPORT

Signature

Date