



# Provincial Agricultural Land Commission - Staff Report

## Application: 51983

**Applicants:** Timothy Jordon, Britany Neilson  
**Local Government:** Peace River Regional District

**Proposal:** To exclude the 5 ha subject property from the ALR in order to subdivide a 2 ha lot for residential use

## BACKGROUND INFORMATION

No previous applications have been received on the property. Only 4 ha of the parcel lies within the ALR

## PROPERTY INFORMATION

**PID:** 011-568-348  
**Legal Description:** Lot A Section 34 Township 83 Range 18 West of the 6th Meridian Peace River District Plan 17096  
**Property Area:** 5.0 ha  
**ALR Area:** 4.2 ha  
**Purchase Date:** June 22, 2007  
**Location:** Daisy Avenue west of the Fort St. John Airport  
**Owner:**

## LAND USE

### Current Land Use:

Rural residence - no buildings occupy the 4 ha ALR portion of the property.

### Surrounding Land Uses:

North: ~2 ha rural residence in the ALR  
East: Fort St. John Airport boundary (Drag Race Strip)  
South: 12 ha rural residence in ALR - not cultivated  
West: Non ALR small residential lots

## PROPOSAL DETAILS

**Exclusion Area:** 4.2 ha

### Agricultural Capability:

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

**Source:** CLI

**Mapsheet:** 94 A/2

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** North Peace Fringe Area OCP  
**Designation:** MDR - Medium Density Residential  
**OCP Compliance:** Yes

## LOCAL GOVERNMENT INFORMATION

### Zoning:

**Zoning Bylaw Name:** Bylaw 1343  
**Zoning Designation:** A-2  
**Minimum Lot Size:** 63.0 ha  
**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

The Peace River Regional District forwarded the application with a recommendation of support, on the grounds the proposal is consistent with the North Peace Fringe Area OCP.

## ALC STAFF COMMENTS

Staff suggests that the Commission consider allowing the proposed exclusion given the small size of the property and because the North Peace Fringe Area OCP designates the property for "medium density residential"

The Commission did not register any opposition to the designation of the subject parcel for medium density residential uses in the North Peace Fringe Area Official Community Plan.

## ATTACHMENTS

51983\_ContextMap20k.pdf  
51983\_AgCapabilityMap.pdf  
51983\_AirphotoMap10k.pdf  
51983 OCP map.pdf

## END OF REPORT

**Prepared by:** Martin Collins