



Provincial Agricultural Land Commission - Staff Report

Application: 52082

Applicant: Larry & Mary Wade
Agent: L & M Engineering Ltd
Local Government: Peace River Regional District

Proposal: To exclude ~90 ha from the ALR, comprising of two adjoining lots of 59.7 and 30.6 ha. The purpose of the exclusion is to subdivide the land into rural residential parcels of ranging in size from from 0.8 ha to 1.3 ha. Land is also proposed for roads and parks.

BACKGROUND INFORMATION

The land proposed for exclusion has been designated for rural residential uses in the North Peace Fringe OCP.

PROPERTY INFORMATION

PID:	017-450-357
Legal Description:	Lot 1 Section 36 Township 84 Range 20 West of the 6th Meridian Peace River District Plan PGP35595
Property Area:	59.7 ha
ALR Area:	59.7 ha
Purchase Date:	March 13, 1997
Location:	Golf Course Road - 1 km west of Charlie Lake
Owner:	Larry & Mary Wade
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PID:	010-607-587
Legal Description:	The North East 1/4 of Section 25 Township 84 Range 20 West of the 6th Meridian Peace River District Except Plans B7601, 16121 and 19837 A1027 and PGP36715
Property Area:	30.6 ha
ALR Area:	30.6 ha
Purchase Date:	November 25, 1992
Location:	Golf Course Road - 1 km west of Charlie Lake
Owner:	Larry & Mary Wade
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Total Land Area:	90.3 ha
Total ALR Area:	90.3 ha

LAND USE

Current Land Use:

North Property - Treed and remainder used for alfalfa and oat fields; South Property - 14 ha used for oats, remainder overgrown - has residence, tool shed, tractor shed, 3 steel grain bins, old wooden grain bins

Surrounding Land Uses:

North: Rural residential and forested ALR.
East: Golf course road; Lake Point Golf Course; Charlie Lake Provincial Park
South: ~8 ha rural residential parcel, cleared and used for pasture
West: Mixed size rural residential and some crop production

PROPOSAL DETAILS

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Exclusion Area: 90.0 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 94 A/6

PREVIOUS APPLICATIONS

Application ID: 11775

Legacy #: 32206

Applicant: Larry & Mary Wade

Proposal: To subdivide the 56.7 hectare property into five 2 hectare residential lots and one 46.7 hectare remainder.

Decision:

Resolution #	Decision Date	Decision Description
612/1998	September 21, 1998	The Commission refused the request to subdivide the 56.7 hectare property into two 2 hectare lots and one 46.7 hectare remnant on the grounds that the proposed subdivision would partly occur on established field and in a manner contrary to the current zoning and OCP for the area.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace Fringe OCP Bylaw #1870

Designation: Medium Density Residential

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 1343

Zoning Designation: A-2 Large Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

Peace River Regional District forwarded the application noting that it conforms to the North Peace Fringe OCP.

Planning Staff

Peace River Regional District planning staff recommended that the application be forwarded with a recommendation of support.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

1) The CLI rating for the parcel is 6:5T 4:4X, suggesting that the land has typical agricultural capability for the region, and can be used for grazing, pasture or cultivation.

2) The recently adopted North Peace Fringe OCP supports the proposal. The subject land and adjoining parcels were designated for residential development in the North Peace Fringe OCP to balance the agricultural designation of previously designated rural residential land elsewhere in the North Peace Fringe OCP. The Commission did not object to the bylaw area amendment.

3) One hundred letters were received in opposition to the proposed exclusion. The reasons for opposition are summarized in an attachment.

ATTACHMENTS

52082_Summary of Public Concerns.pdf
52082_ContextMap20k.pdf
52082_AirphotoMap10k.pdf
52082_ApplicantsRationale&AgentsReport.pdf
52082_sketch plan.pdf

END OF REPORT

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