



Provincial Agricultural Land Commission - Staff Report

Application: 52182

Applicant: Bedford Aylward
Agent: Mona Chmelyk
Local Government: Peace River Regional District

Proposal: SUBDIVISION - Proposal to subdivide 2ha from 64.4 ha. The subdivision would create a parcel to be purchased by the agent of this application (Mona Chmelyk).

BACKGROUND INFORMATION

The proposed new lot includes a small cleared area where a house once stood. The dwelling has since been removed, but services are still available. The agent intends to place a new dwelling in this cleared area.

PROPERTY INFORMATION

PID: 014-209-152
Legal Description: The North West 1/4 of Section 8 Township 77 Range 14 West of the 6th Meridian Peace River District
Property Area: 64.4 ha
ALR Area: 64.4 ha
Purchase Date: December 31, 1993
Location: South of Pouce Coupe
Owner: Gumbo Gulch Cattle Co. Ltd

LAND USE

Current Land Use:
 Vacant

Surrounding Land Uses:

North: ALR - 64 ha Rural residence and pasture
 East: ALR - 64 ha Forest, and recently logged with pasture area
 South: ALR - 64 ha Forest and pasture
 West: ALR - 64 ha Pasture

PROPOSAL DETAILS

Subdivision - ALR Area: 64.4 ha

Number of Lots	ALR Area of Lot (ha)
1	62.4
1	2.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 93P/09

RELEVANT APPLICATIONS

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Application ID: 44596

Legacy #: 37825

Applicant: Douglas Harper

Proposal: Subdivision for a Relative: To subdivide a 2 ha lot from the southwest corner of the quarter-section to provide a homesite for the owner's son who will assist with the working and operation of the farm.

Decision:

Resolution #	Decision Date	Decision Description
176/2008	April 17, 2008	The Commission refused the 2 ha subdivision as proposed on the grounds it affected an arable field area. The Commission allowed the subdivision of the non ALR (hillside) portion of the property with a panhandle access through the ALR.

Application ID: 37335

Legacy #: 20194

Applicant: Marty Goodison

Note: Refused on the grounds that the Commission is reluctant to allow the creation of small rural/residential hobby farm parcels in agricultural areas. The Commission was also concerned that allowing subdivision would increase requests for subdivision on other lands in the area.

Application ID: 3586

Legacy #: 29909

Applicant: Anton Bieganski

Proposal: To subdivide existing homesite of 1.86 ha and consolidate remainder of 54.7 ha with adjoining 59.9 ha owned by brother

Decision:

Resolution #	Decision Date	Decision Description
737/1995	September 14, 1995	Allow as requested with consolidation of remainder

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Dawson Creek Rural Area OCP Bylaw No. 447, 1986

Designation: Agricultural - Rural Resource

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1343, 2001

Zoning Designation: A2 - Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Peace River Regional District support the subdivision of a 2 ha homesite and authorize the application to proceed to the ALC as the proposal meets the requirement for a subdivision under Section 946 of the Local Government Act.

Ministry of Agriculture and Lands

The Ministry of Agriculture and Lands' highest priority concern of the proposed subdivision is the increased opportunity for conflict between farm and non-farm uses.

Planning Staff

The Peace River Regional District Planning Staff recommend that the Regional District support and authorize the application to proceed to the ALC as the proposal meets the requirements for a subdivision under Section 946 of the Local Government Act.

ALC STAFF COMMENTS

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It is recommended that the Commission consider the following:

- 1) The CLI rating of the subject 64.4 ha property is 5C. The land is currently vacant.
- 2) The agent (Mona Chmelyk) intends to build upon a previous homesite that has since been removed. There would be no additional residential footprint.
- 3) The Peace River Regional District minimum lot size bylaw for A2 holdings is 63 ha. However, the application is being made under Section 946 of the Local Government Act, and therefore no bylaw or OCP amendments would be required.

ATTACHMENTS

52182_Proposal Sketch.pdf
52182_AirphotoMap10k.pdf
52182_ContextMap20k.pdf
52182_AgCapabilityMap.pdf

END OF REPORT

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