



Provincial Agricultural Land Commission - Staff Report

Application: 52262

Applicant: Timothy & Caroline Toews
Local Government: Peace River Regional District

Proposal: EXCLUSION - Proposal to exclude 38.5 ha from the ALR for subdivision

BACKGROUND INFORMATION

The purpose of the exclusion is to subdivide the property into 19 light industrial lots of 2 ha each

PROPERTY INFORMATION

PID: 014-781-115
Legal Description: The South East 1/4 of Section 3 Township 84 Range 19 West of the 6th Meridian Peace River District Except Plans 20274
Property Area: 38.9 ha
ALR Area: 38.5 ha
Purchase Date: September 17, 2010
Location: Grandhaven area, 1/2 km west of Fort. St. John
Owner: Timothy & Caroline Toews

LAND USE

Current Land Use:
Residential

Surrounding Land Uses:

North: ALR - 45 ha
Non-ALR - 20 ha Light Industrial
East: Non-ALR - 64 + ha Light Industrial
South: ALR - 15 ha Residential
West: Non-ALR - 50 ha Residential, Light Industrial

PROPOSAL DETAILS

Exclusion Area: 38.5 ha

Agricultural Capability:
The majority of the area under application is rated as: Prime
Source: CLI
Mapsheet: 94A/07 & 02

RELEVANT APPLICATIONS

Application ID: 51047
Applicants: Brandy Meek, Faye Meek
Proposal: To exclude a 1 ha portion of the 12 ha parcel from the ALR. The applicant is proposing to use 1 ha fronting the Alaska Hwy to display mobile homes.

Decision:

Resolution #	Decision Date	Decision Description
2697/2010	October 18, 2010	Allow exclusion of 12 ha as proposed.

RELEVANT APPLICATIONS

Application ID: 44182

Legacy #: 37527

Applicant: Brandy Meek

Proposal: To exclude the easternmost 4.6 ha from the existing 12 ha parcel for light industrial use.

Decisions:

Resolution #	Decision Date	Decision Description
2715/2010	October 18, 2010	Allow as proposed.
520/2007	October 5, 2007	Refused on the grounds that the property is not slated to be developed until Phase 3 of the Fort St. John and Area Comprehensive Development Plan and the Commission has not received information from the Peace River Regional District to indicate that it is appropriate to begin development of phase III at this time.

Application ID: 43352

Legacy #: 36859

Applicant: Patricia De Wit

Proposal: To exclude approximately 7.43 ha to create a year round garden center.

Decision:

Resolution #	Decision Date	Decision Description
522/2006	October 20, 2006	To refuse exclusion of the property but to allow the use within the ALR.

Application ID: 43217

Legacy #: 36751

Applicant: Marilyn Teed

Proposal: To exclude 19 ha from a 49 ha property in the ALR for light industrial development. Approximately 19.2 ha would be excluded.

Decisions:

Resolution #	Decision Date	Decision Description
2696/2010	October 18, 2010	Allow the exclusion of 19 ha as proposed on the grounds the NPF OCP has eliminated phasing.
332/2006	June 29, 2006	To refuse the exclusion of 19.2 ha as the proposal does not fit with the phasing agreed to by the Fort St. John and Area Comprehensive Development Plan.

Application ID: 41432

Legacy #: 35555

Applicant: John & Wilma Tash

Proposal: To exclude approximately 7.8 ha on the east side of the subject property from the ALR. Roughly 0.9 ha of the eastern side of the property is outside of the ALR. If the application is successful the combined 8.7 ha will be subdivided into four 2.02 ha lots to be used for light industrial development.

Decision:

Resolution #	Decision Date	Decision Description
151/2005	March 16, 2005	The application to exclude approximately 7.8 ha from the ALR for subdivision into four (4) approximately 2 ha lots for light industrial use be allowed in principle, subject to the confirmation that the 7.8 ha area has been re-zoned to light industrial uses. The proposal is consistent with Fort St. John CDP.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace Fringe Area OCP Bylaw No. 1870, 2009

Designation: Light Industrial

OCP Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: 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 Board support the application for exclusion and authorize the application to proceed to the ALC on the basis that it conforms to the OCP.

Planning Staff

The Peace River Regional District Planning Staff recommend that the Board support the application for exclusion and authorize the the application to proceed to the ALC on the basis that it conforms to the OCP.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating of the subject property is 2C. The property is currently used for Residential.
- 2) The subject property is in an area of mixed uses including agriculture, residential, and light industrial.
- 3) The proposal for light industrial use is consistent with the North Peace Fringe Area OCP and Light Industrial minimum lot size of 1.6 ha. The proponent will need to apply for a bylaw zoning amendment from Large Agricultural Holdings to Light Industrial Zoning.
- 4) Several applications for light industrial use in the surrounding area have been allowed on the basis that they conform to the North Peace Fringe OCP.

ATTACHMENTS

52262 Proposal Sketch.pdf

52262_ContextMap20k.pdf

52262_AirphotoMap10k.pdf

END OF REPORT

Prepared by: Liz Sutton, April 2011