



Provincial Agricultural Land Commission - Staff Report

Application: 52301

Applicant: Kenneth & Mary Rutherford
Local Government: Peace River Regional District

Proposal: To exclude the 16 ha property from the ALR in order to subdivide into three lots.

BACKGROUND INFORMATION

The Commission supported the designation of the subject property for low density residential development as per the North Peace Fringe Area OCP.

PROPERTY INFORMATION

PID: 024-675-555
Legal Description: Lot 2 Section 12 Township 84 Range 20 West of the 6th Meridian Peace River District Plan PGP45034
Property Area: 15.9 ha
ALR Area: 15.9 ha
Purchase Date: February 16, 2000
Location: Tea Creek area
Owner: Kenneth & Mary Rutherford

LAND USE

Current Land Use:

The land is undeveloped for agriculture and is used for rural residential purposes.

Surrounding Land Uses:

North: 16 ha ALR rural residential lot - unimproved for agriculture
East: 32 ha ALR parcel, partially developed for agriculture
South: 4 ha rural residence in the ALR
West: 4 ha rural residence in the ALR

PROPOSAL DETAILS

Exclusion Area: 16.0 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 94 A/6

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 12653

Legacy #: 32468

Applicant: James Gladysz

Proposal: To subdivide the 64.7 hectare quarter section into eight parcels ranging from 2.5 to 8 hectares and leaving a 32.5 hectare remnant.

Decision:

Resolution #	Decision Date	Decision Description
88/1999	January 26, 1999	The Commission refused the subdivision request on the grounds that the proposal would further intrude into this area of mixed rural residential and larger holdings. The Commission also supported the Peace River regional District's recommendation to refuse this proposal as it was not consistent with both the OCP and zoning.

Note: A revised subdivision proposal was reconsidered and approved. Two 16 ha lots and a 32 ha remainder.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace Fringe Area OCP

Designation: Low Density Rural Residential

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: North Peace Zoning Bylaw # 1343

Zoning Designation: A-1 Small Agricultural Holdings

Minimum Lot Size: 15.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Peace River Regional District forwarded the application with a recommendation of support because it is consistent with the North Peace Fringe Area OCP.

ALC STAFF COMMENTS

Staff recommends that the application be allowed as proposed on the grounds it is consistent with the North Peace Fringe Area Official Community Plan (OCP).

The Commission endorsed the OCP designations affecting ALR land (with one exception) and has made decisions consistent with the OCP designations since the OCP's adoption in 2010.

END OF REPORT

Prepared by: Martin Collins, August 10, 2011