



Agricultural Land Commission Staff Report

DATE: July 14, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 45991
PROPOSAL: To subdivide a 4 ha lot from the 63.4 ha property.

PROPOSAL INFORMATION

Background: Legacy Application # 21-W-39012
Received Date: May 12, 2009
Applicant: Marion Louise Thompson
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-580-438
Legal Description: The North West 1/4 of Section 24, Township 84, Range 17, West of the 6th Meridian, Peace River District, EXCEPT Parcel A (9433M)
Civic Address: Cecil Lake
Area: 63.4 ha
ALR Area: 63.4 ha
Purchase Date: July 1, 1973
Owner: Marion Louise Thompson

Total Land Area: 63.4 ha
Total ALR Area: 63.4 ha
Current Land Use: Bush, pasture, 3 dugouts, barn, sheds, pens, residence, garden, Cecil Lake Cemetery

PROPOSAL DETAILS

Subdivision

| | | |
|-------------|--------------------------------|---------------------------------------|
| Area | Agricultural Capability | Agricultural Capability Source |
| 63.4 | Prime Dominant | CLI |

| | |
|-----------------------|----------------------|
| Number of Lots | Lot Size (ha) |
| 1 | 4.0 |
| 1 | 59.4 |

Surrounding Land Uses:

| | |
|-------|-------------------------|
| North | Pasture, residence |
| East | Bush with one residence |
| South | Agriculture |
| West | Rural Residential |

Official Community Plan

Bylaw Name: North Peace OCP Bylaw No. 820 (1993)
Designation:
OCP Compliance:

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1000 (1996)
Zoning Designation: A-2 (Large Agricultural Holdings Zone)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 45854

Applicant: Jack and Barbara Scobie

Proposal: To subdivide an approximately 7 ha lot from the 64 ha subject property. 2.4 ha of the proposed lot is not in the ALR.

Decisions:

| | | |
|--------------------------|----------------------|-----------------------------|
| Resolution Number | Decision Date | Decision Description |
|--------------------------|----------------------|-----------------------------|

Note: The decision on this application is pending.

Application #: 45648

Applicant: Lyle and Geraldine Hall

Proposal: Family Subdivision: To subdivide 12.4 ha from the 64 ha subject property.

Decisions:

| | | |
|--------------------------|----------------------|-----------------------------|
| Resolution Number | Decision Date | Decision Description |
| 65 | March 11, 2009 | Refused. |

Application #: 45094

Applicant: Lloyd and Ilamae Webster

Proposal: To subdivide the 58.9 ha subject property to create three (3) 1.8 ha residential lots from the southeast corner of the property leaving a 53.5 ha remainder.

**Decisions:
Resolution
Number**
590

Decision Date
September 24, 2008

Decision Description
The Commission allowed the subdivision of three 1.8 ha lots on the grounds that they would be consistent with surrounding subdivision and a support to the community of Cecil Lake.

Committee Recommendations

Type
Board/Council

Recommendation
Approve

Description
Peace River Regional District Board: the Regional Board forwarded the application with a recommendation of support on the basis that it conforms to the Official Community Plan.

STAFF COMMENTS

The applicant is proposing to create a new 4 ha lot for one of her children.

The area proposed for subdivision is currently cleared and improved for agricultural use.

The area proposed for subdivision is directly adjacent to the rural community of Cecil Lake. There are several small lots that are approximately 2 ha in size nearby.

The Agricultural Capability of the subject property is 100% Class 3X.

A portion of the property (+/- 14 ha) has not been improved for agricultural use and is currently treed.

The applicant owns four other properties in the immediate vicinity.

ATTACHMENTS

- 39012_AgCapabilityMap.pdf
- 39012_previous.pdf
- 39012_proposal_description.pdf
- 39012_AirphotoMap.pdf
- 39012_ContextMap20k.pdf

END OF REPORT

Signature

Date