



Agricultural Land Commission Staff Report

DATE: August 6, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 46035

PROPOSAL: To subdivide the 3.9 ha lot into two 1.9 ha lots. The subject property is located in an area endorsed for Rural Residential development in the Fort St. John and Area Comprehensive Development Plan (CDP)

PROPOSAL INFORMATION

Background: Legacy Application # 21-W-39046
Received Date: June 3, 2009
Applicant: Fyal & Charlene Devine
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 009-781-196
Legal Description: Lot 3, Section 23, Township 84, Range 20, West of the 6th, Peace River District, Plan 20818
Civic Address: Tea Creek
Area: 3.9 ha
ALR Area: 3.9 ha
Purchase Date: June 20, 2007
Owner: Fyal & Charlene Devine

Total Land Area: 3.9 ha
Total ALR Area: 3.9 ha
Current Land Use: Residence, trailer and associated outbuildings.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
3.9	Secondary	CLI

Number of Lots	Lot Size (ha)
2	1.9

Surrounding Land Uses:

North	Residential
East	Residential
South	Agriculture
West	Residential

Official Community Plan

Bylaw Name: Bylaw No. 820 (1993) - North Peace OCP
Designation: Rural Residential
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 1343 (2001)
Zoning Designation: R-3 (Residential 3)
Minimum Lot Size: 1.8 ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District Board: The Regional Board Forwarded the application with a recommendation of support on the basis that the proposal is consistent with the Official Community Plan policies and zoning regulations.

STAFF COMMENTS

The subject property is located in an area which has been designated as Rural Residential (1.8 ha lots) in the Fort St. John and Area Comprehensive Development Plan. Since its endorsement by the Commission in 2005, the Commission has approved proposals that have been consistent with the CDP.

The proposal is consistent with the CDP designation and OCP and zoning amendments are not required.

ATTACHMENTS

39046 proposal sketch.pdf
39046 cdp map.pdf
39046_ContextMap20k.pdf
39046_AirphotoMap.pdf

END OF REPORT

Signature

Date
