



Agricultural Land Commission Staff Report

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

RE: Application # 50506
PROPOSAL: To subdivide the 128 ha property into two 64 ha lots

PROPOSAL INFORMATION

Background: Located north of Cecil Lake.
Received Date: September 11, 2009
Applicant: Joseph & Mary Bell
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 012-165-794
Legal Description: The North 1/2 of Section 14, Township 85, Range 17, West of the 6th Meridian, Peace River District
Civic Address:
Area: 131 ha
ALR Area: 131 ha
Purchase Date: November 1, 1963
Owner: Joseph & Mary Bell

Total Land Area: 131 ha
Total ALR Area: 131 ha
Current Land Use: Arable land seeded to Timothy, building site, house, barn, graineries, dugout, wellsite

PROPOSAL DETAILS

Surrounding Land Uses:

North	Agriculture
East	Agriculture
South	Agriculture
West	Agriculture

Official Community Plan

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

Designation: Rural Resource - Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1000 (1996)

Zoning Designation: Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District Board: The Regional Board authorized the application to proceed on the basis that it conforms to the Official Community Plan and zoning.

STAFF COMMENTS

The application states that the applicants have owned the property since 1963, however, the titles submitted with the application only show ownership back to 1988.

Should the applicants provide evidence that they owned the property prior to December 21, 1972 they would qualify for consideration under the Commission's Homesite Severance Policy. The current proposal is not a homesite severance proposal.

There have been no previous applications in the immediate vicinity of the subject property.

The applicants wish to provide a quarter section for thier grandson.

ATTACHMENTS

- 50506_ContextMap50k.pdf
- 50506 airphoto.pdf
- 50506 proposal sketch.pdf
- 50506 ag cap.pdf
- 50506 local government report.pdf

END OF REPORT

Signature

Date