



Agricultural Land Commission Staff Report

DATE: February 17, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51249
PROPOSAL: To subdivide an 8 ha lot including the applicant's home-site from the 31.6 ha subject property leaving a 23.6 ha remainder.

PROPOSAL INFORMATION

Background: The applicant proposes to sell the remainder.
Received Date: January 4, 2010
Applicant: David Dyck
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 013-102-761
Legal Description: Parcel A (H6722) of the North East 1/4 of Section 19 Township 78 Range 16 West of the 6th Meridian Peace River District Except Plan 23726
Civic Address: Arras, along the 235 Rd and the CN Rail line
Area: 31.6 ha
ALR Area: 31.6 ha
Purchase Date: April 5, 1993
Owner: David Dyck

Total Land Area: 31.6 ha
Total ALR Area: 31.6 ha
Current Land Use: Approx. 50% of the subject property is currently utilized for farming practices (hay crop production) while the remainder is not cleared other than the portion on which the landowner's house sits

PROPOSAL DETAILS

Surrounding Land Uses:

North Farmland
East Farmland & Bush
South New Subdivision
Bush

West

Official Community Plan

Bylaw Name: Dawson Creek Rural OCP Bylaw No. 477 (1986)
Designation: Ag - Rural Resource and Potential Small Holdings
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1343 (2001)
Zoning Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 30032
Applicant: E&D Hollingshead
Proposal: To subdivide the a 4 ha lot from the subject property.

Decisions:
Resolution Number **Decision Date** **Decision Description**

Note: Legacy Application # 03287

Decision Date: February 10, 1977
Resolution # 5631/1977
Decision: Refused on the grounds that the land has capability for agriculture and subdivision would reduce those agricultural options

Decision Date: April 5, 1977
Resolution # 5930/1977
Decision: Allowed subject to the condition that proof be provided that the 4 ha proposed for subdivision was sold to Mr. Hollingshead prior to December 21, 1972

Note: This application created the subject property.

RELEVANT APPLICATIONS

Application #: 36948
Applicant: Glen & Adelaide Christie
Proposal: To subdivide a 2.1 ha lot from the 89.4 ha subject property

Decisions:
Resolution Number **Decision Date** **Decision Description**

Note: Legacy Application # 24192

Decision Date: March 15, 1990
Resolution # 209/1990
Decision: Allowed in lieu of a homesite severance. The applicants should be advised that the creation of the proposed lot will negate any possible eligibility for future

consideration of a homesite severance or the creation of a retirement parcel for themselves.

Application #: 36661

Applicant: Karl Anton Wolf

Proposal: To subdivide the 62.5 ha property into six parcels of 8.1 ha and one parcel of 14.1 ha.

Decisions:

Resolution

Number

123

Decision Date

January 13, 1987

Decision Description

Allowed on the grounds that the property has thinner and drier soil than surrounding lower lying lands and it is surrounded by a road, a subdivision and the BC Railway right-of-way.

Note: Legacy Application # 20432

Application #: 36634

Applicant: Dorothy Hollingshead

Proposal: To subdivide the 4 ha property into two 2 ha lots.

Decisions:

Resolution

Number

125

Decision Date

January 13, 1987

Decision Description

Refused due to inconsistency with larger surrounding parcels.

Note: Legacy Application # 20370

Application #: 29821

Applicant: GT Christie

Proposal: To lease 2 ha of the 88.3 ha property for market garden and feed lot purposes. In 1983 a request was made to proceed with the lease for a market garden and feedlot with questions about the specifics of the Commission's position on the lease.

Decisions:

Resolution

Number

Decision Date

Decision Description

Note:

Legacy Application # 03653

Decision Date: March 29, 1977

Resolution # 5893/1977

Decision: Allowed subject to the condition that the property be leased for market garden and feed lot purposes only.

Decision Date: June 13, 1983

Resolution # 1102/1983

Decision: That the applicant be permitted to lease to Mr. McCurdy one two ha portion of the above described 89.4 ha parcel for a fifteen year term for market garden and feed lot purposes only. The Commission is to be a party to the lease. The lease may have an option to renew clause. There can be no assignment or transfer of the lease without the written consent of the Commission

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 appears to meet the requirement for subdivision under Section 946 of the Local Government Act.

STAFF COMMENTS

A 4 ha lot has previously been divided from this property by a previous owner. It was determined that that owner qualified for consideration under the Commission's Homesite Severance Policy.

The proposed subdivision does not appear to divide any of the cultivated land.

ATTACHMENTS

- 51249 airphoto.pdf
- 51249 local government report.pdf
- 51249 proposal sketch.pdf
- 51249_ContextMap20k.pdf
- 51249_AgCapabilityMap.pdf

END OF REPORT

Signature

Date