



# Agricultural Land Commission Staff Report

**DATE:** May 7, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Martin Collins

**RE:** Application # 51701  
**PROPOSAL:** To subdivide a 3 ha lot from the 10.5 subject property for a residence for the applicant's son

## PROPOSAL INFORMATION

**Background:** No previous applications have been considered on the property. The 10.5 ha parcel predates the ALR.  
**Received Date:** April 21, 2010  
**Applicant:** Philip & Cindy Stefanyk  
**Agent:** N/A  
**Local Government:** Peace River Regional District

## DESCRIPTION OF LAND

**PID:** 014-263-947  
**Legal Description:** The South 1875 Feet of the East 600 Feet of the South East 1/4 Section 6 Township 78 Range 15 West of the 6th Meridian Peace River District  
**Civic Address:** South Dawson  
**Area:** 10.5 ha  
**ALR Area:** 10.5 ha  
**Purchase Date:** January 11, 1979  
**Owner:** Philip Stefanyk

**Total Land Area:** 10.5 ha  
**Total ALR Area:** 10.5 ha  
**Current Land Use:** Residence with sheds, barn, pasture, garden, dugout. The remainder is a hayfield

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
10.5	Prime	CLI

**Number of Lots**    **Lot Size (ha)**

1 3.0  
1 7.5

**Surrounding Land Uses:**

North Large cultivated farm parcel in the Agricultural Land Reserve  
East \$0 ha farm parcel in the ALR with homesite  
South Agricultural land, Hayfied in the ALR  
West Large cultivated farm parcel in the ALR.

**Official Community Plan**

**Bylaw Name:** Dawson Creek Rural Area OCP - Bylaw #477  
**Designation:** Agriculture - Rural Resource  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Zoning Bylaw #1343  
**Zoning Designation:** A-2 Large Agricultural Holdings  
**Minimum Lot Size:** 63.0 ha  
**Zoning Compliance:** Yes

**Committee Recommendations**

Type	Recommendation	Description
Planning Staff	Approve	PRRD staff recommended that the Board of Directors forward the application on the grounds it is consistent with Section 946 of the Local Government Act.
Board/Council	Approve	The Peace River Regional District board forwarded the subdivision application with a recommendation of support. on the grounds the subdivision meets the requirements of Section 946 of the Local Government Act.

**STAFF COMMENTS**

Staff suggests that the Commission consider the following:

- 1) The land has very good capability for agriculture (Class 2 and 3). However the parcel is rather small and unlikely to be used for intensive or commercial agricultural uses
- 2) Reducing parcel size does not generally result in increased agricultural activity. The subdivision of 3 ha from the subject property will result in farmland being alienated for a homesite, yard, access, septic field etc.
- 3) Adjoining and nearby non ALR hillside is developed for rural residential uses. Most rural residential

development in the Dawson Creek area is located outside the ALR.

## **ATTACHMENTS**

51701 sketch plan.pdf

51701\_AirphotoMap10k.pdf

51701\_ContextMap20k.pdf

## **END OF REPORT**

**Signature**

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**Date**

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