



Agricultural Land Commission Staff Report

DATE: September 8, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51824

PROPOSAL: To subdivide a 6 ha parcel from the 65 ha parcel under Homesite Severance Policy. The 6 ha parcel is largely forested and contains the water dugout, sewage lagoon, home, shop and barn. The applicant has submitted information indicating that he purchased the property in 1957,

PROPOSAL INFORMATION

Background: No previous applications have been considered on the parcel.
Received Date: July 9, 2010
Applicant: Martin Riddle
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 015-960-919
Legal Description: The South West 1/4 of Section 3 Township 78 Range 14 West of the 6th Meridian
Peace River District
Civic Address: North of Pouce Coupe in the Briar Ridge Area
Area: 65 ha
ALR Area: 60 ha
Purchase Date: May 7, 1958
Owner: Martin Riddle

Total Land Area: 65 ha
Total ALR Area: 60 ha
Current Land Use: Cultivated farmland, homesite, outbuildings

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
60.0	Prime	CLI

Number of Lots	Lot Size (ha)
1	6.0
1	54.0

Surrounding Land Uses:

North 65 ha ALR parcel - partly improved for agriculture
 East Non ALR hillside - forested
 South Cultivated 65 ha farm parcel in the ALR
 West Cultivated (and forested) 65 ha farm parcel within the ALR.

Official Community Plan

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

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw # 1343, 2001
Zoning Designation: A-2 Large Agricultural Holdings
Minimum Lot Size: 65.0 ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The Peace River Regional District forwarded the application with a recommendation of support.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The applicant appears to qualify for consideration under Homesite Severance Policy, providing evidence of having purchased the property in 1957.
- 2) The 6 ha size of the homesite severance is larger than typical in this region. Normally severance subdivisions range from 2 ha - 4 ha. The location of the homesite infrastructure for water and sewage necessitates a somewhat larger than typical homesite. However it is suggested that the depth of the subdivision be reduced slightly so that it borders the forested area, retaining the hay-yard and cultivated field with the agricultural remainder. The revised configuration of 125 meters by 350 meters would be 4.3 ha.

ATTACHMENTS

- 51824_ContextMap50k.pdf
- 51824_AirphotoMap20k.pdf
- 51824 sketch plan.pdf

END OF REPORT

Signature

Date
