



Provincial Agricultural Land Commission - Staff Report

Application: 51916

Applicant: Roberta Youb
Agent: Laurie Youb
Local Government: Peace River Regional District

Proposal: To subdivide one 6 Ha lot from the 65 Ha parent parcel as severed by the 251 Road. The daughter currently lives on the 6 Ha portion. There is another homesite in the NE corner of the subject property.

BACKGROUND INFORMATION

No previous applications have been evidenced on the property.

PROPERTY INFORMATION

PID: 013-709-259
Legal Description: The South West 1/4 of Section 24 Township 78 Range 18 West of the 6th Meridian Peace River District
Property Area: 64.8 ha
ALR Area: 64.8 ha
Purchase Date: September 29, 2009
Location: Arras/Progress just south of Highway 97S on the 251 Road
Owner: Roberta Youb

LAND USE

Current Land Use:

2 Homesites
 Hay crops
 Horse grazing

Surrounding Land Uses:

North: Agricultural
 East: Agricultural
 South: Agricultural
 West: Agricultural

PROPOSAL DETAILS

Subdivision - ALR Area: 64.8 ha

Number of Lots	ALR Area of Lot (ha)
1	6.0
1	58.8

Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

Source: CLI

Mapsheet: 93P/15

LOCAL GOVERNMENT INFORMATION

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Official Community Plan:

Bylaw Name: Dawson Creek Rural Area OCP Bylaw No.477
Designation: Rural Resource - Agriculture
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Dawson Creek Rural Area Zoning Bylaw No.479
Zoning Designation: A-2 Large Agriculture
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The PRRD support the application as it meets the requirements for subdivision of section 946 of the Local Government Act, allowing subdivision for a relative.

Planning Staff

The PRRD staff support the application as it meets the requirements for Section 946 of the Local Government Act.

ALC STAFF COMMENTS

The ALC staff would like the Commission to note the following:

- 1) Parcel CLI soil levels are Mixed Prime. The proposed area to be subdivided already has a home site and is partially treed with less agriculture ability as is.
- 2) Application does not appear to enhance agriculture capability as parcel size is small, for hobby farm use only.
- 3) Local government supports the application because it is for a family member. The applicant's daughter is already living on the property, and the area under application is already separated by Rd 251. (See Air photo map and Owners Sketch attached)

ATTACHMENTS

51916_ContextMap50k.pdf
51916_AirphotoMap20k.pdf
51916 Owner's Sketch.pdf

END OF REPORT

Prepared by: Lindsay McCoubrey