



# Provincial Agricultural Land Commission - Staff Report

## Application: 51931

**Applicant:** Martin Everett  
**Local Government:** Peace River Regional District

**Proposal:** To exclude the 15 ha subject property from the ALR in order to subdivide it into three 5 ha rural residential lots.

### BACKGROUND INFORMATION

No previous applications on the subject property. However the property is proposed for low density rural residential uses in the North Peace Fringe OCP.

### PROPERTY INFORMATION

**PID:** 024-675-547  
**Legal Description:** Lot 1 Section 12 Township 84 Range 20 West of the 6th Meridian Peace River District Plan PGP45034  
**Property Area:** 15.1 ha  
**ALR Area:** 15.1 ha  
**Purchase Date:** April 4, 2000  
**Location:** Tea Creek, west of Old Hope Road  
**Owner:** Martin Everett

### LAND USE

**Current Land Use:**

Residential: house and shed (on one proposed 5 ha lot)  
Pasture

**Surrounding Land Uses:**

North: ALR  
Residential, Forest, Pasture  
East: ALR  
Residential, Forest, Crops  
South: ALR  
Residential, Forest, Pasture  
West: ALR  
Residential, Forest, Pasture

### PROPOSAL DETAILS

**Exclusion Area:** 15.1 ha

**Agricultural Capability:**

The majority of the area under application is rated as: Secondary

**Source:** CLI

**Mapsheet:** 94A/6

### RELEVANT APPLICATIONS

## RELEVANT APPLICATIONS

**Application ID:** 51942

**Applicant:** Robert & Tabitha Dyer

**Proposal:** To exclude 16 ha from the 63 ha subject property in the ALR. If successful, four lots of 4.05 ha each will be subdivided for residential use.

**Note:** Application currently under Commission review.

**Application ID:** 43607

**Legacy #:** 37076

**Applicant:** Donald & Twyla Goodbun

**Proposal:** To subdivide the 56.8 ha property into thirteen (13) 4 ha parcels for rural residential uses and one 4.3 ha common property, and to subdivide Lot B Plan BCP18235 into two (2) 4 ha parcels. The properties are in an area designated as "Small Agricultural" in the Fort St. John and Area Comprehensive Development Plan.

**Decision:**

Resolution #	Decision Date	Decision Description
41/2007	February 21, 2007	Allowed as requested - consistent with Fort St. John and Area Comprehensive Development Plan

**Application ID:** 15675

**Legacy #:** 33265

**Applicant:** Jasper & Barbara DeRuiter

**Proposal:** To subdivide the 4 hectare parcel into two lots of 2 hectares each.

**Decision:**

Resolution #	Decision Date	Decision Description
490/2000	September 28, 2000	The Commission refused the request to subdivide the approximately 4 hectare parcel into two approximately 2 hectare lots on the grounds that the subdivision would be an inappropriate intrusion into the immediate area.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** NPFA OCP By-Law No.1870 (2009)

**Designation:** Low Density Residential

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** By-Law No.1343 (2001)

**Zoning Designation:** A-1 Small Agricultural Holdings Zone

**Minimum Lot Size:** 15.0 ha

**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

PRRD supports the application because it is consistent with the North Peace Fringe Area OCP designation for 'Low Density Rural Residential'.

## ALC STAFF COMMENTS

ALC staff would like the Commission to note the following:

- 1) The subject property is designated in the North Peace Fringe Area OCP for 'Low Density Residential' (min. 4 ha lots). The proposal is consistent with the OCP.
- 2) The Commission endorsed the North Peace Fringe OCP.
- 2) The Commission previously approved (by Res. #41/2007) the subdivision of a neighbouring ~60 ha parcel into

## **ALC STAFF COMMENTS**

thirteen 4 ha residential lots.

## **ATTACHMENTS**

51931\_ContextMap50k.pdf

51931 - PRRD Air Photo Map.pdf

51931 - PRRD FA OCP and Zoning Map.pdf

51931 - Subdivision Sketch.pdf

## **END OF REPORT**

**Prepared by:** Martin Collins