



Provincial Agricultural Land Commission - Staff Report

Application: 51985

Applicant: Randall & Deborah Alexander
Local Government: Peace River Regional District

Proposal: To exclude the 12 ha subject property from the ALR in order to subdivide three 1.8 ha lots for residential use

BACKGROUND INFORMATION

No previous applications have been considered on the property. However, the property was created as the result of a 1977 decision of the Commission to allow subdivision of 10 recreational lots along Charlie Lake. The subdivision was registered in 1997.

PROPERTY INFORMATION

PID: 023-860-219
Legal Description: Lot 1 Section 16 Township 84 Range 19 West of the 6th Meridian Peace River District Plan PGP41471
Property Area: 12.0 ha
ALR Area: 12.0 ha
Purchase Date: April 7, 1998
Location: Sunnyside Drive - 300m east of Charlie Lake
Owner: Randall & Deborah Alexander

LAND USE

Current Land Use:

Rural residence, with cleared field, and outbuildings (shop, sheds)

Surrounding Land Uses:

North: Vacant ~2 ha lot in the ALR - cleared
East: Sunnyside Drive road allowance - 64 ha cultivated farm parcel.
South: ~12 ha rural residence - horse pasture in the ALR
West: Three 2 ha rural residential parcels, two of which are vacant

PROPOSAL DETAILS

Exclusion Area: 12.0 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 94 A/7

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 5898

Legacy #: 03261

Applicant: Alvin & Wilbur Hosker

Proposal: Subdivide 10 lots ranging in size from 2 ha to 4 ha in area along lake mainly out of ALR

Decision:

Resolution #	Decision Date	Decision Description
5978/1977	April 14, 1977	Allow

Note: The Commission allowed a revised 17 lot subdivision when it was submitted in 1997, indicating that the revised subdivision plan was in keeping with the Commission's original intent.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace Fringe Area OCP

Designation: Medium Density Residential

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #1343

Zoning Designation: A-1 (Small Agricultural Holdings zone)

Minimum Lot Size: 15.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Peace River Regional District forwarded the application with a recommendation of support because it is consistent with the North Peace Fringe Area OCP.

ALC STAFF COMMENTS

Staff suggests that the Commission allow the proposed exclusion, on the grounds the application is consistent with the North Peace Fringe Area Official Community Plan. In other, similar applications the Commission has allowed exclusion.

ATTACHMENTS

51985_ContextMap50k.pdf

51985_AirphotoMap10k.pdf

51985 sketch plan.pdf

51985 OCP map.pdf

END OF REPORT

Prepared by: Martin Collins