



Provincial Agricultural Land Commission - Staff Report

Application: 52034

Applicant: Raymond Sluggett
Local Government: Peace River Regional District

Proposal: SUBDIVISION - Proposal to subdivide a 2 ha lot from the 130.2 ha parent parcel so the applicant can continue to live on his original home-site in the rural area.

BACKGROUND INFORMATION

The applicant has owned the land since 1974 and there have been no previous applications on this parcel. The applicant meets the requirement of Section 946 of the Local Government Act

PROPERTY INFORMATION

PID: 014-376-822
Legal Description: The North 1/2 of Section 15 Township 79 Range 16 West of the 6th Meridian Peace River District
Property Area: 130.2 ha
ALR Area: 130.2 ha
Purchase Date: September 11, 1991
Location: Kilkerran
Owner: Raymond Sluggett

LAND USE

Current Land Use:

The property has been cleared and is utilized for farming practices with the exception of a small area along the southern boundary. There are several structures on the subject property, the applicant's residence, equipment shed/barn, 5 small storage sheds and a pump house to pump water from the lagoon to the house.

Surrounding Land Uses:

North: 130 ha Agricultural (hay field) in ALR
 East: 60 ha Agricultural (hay field) in ALR and Alaska Highway
 South: 130 ha Agricultural in ALR
 West: 130 ha Agricultural in ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 130.2 ha

Number of Lots	ALR Area of Lot (ha)
1	128.2
1	2.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 93P/16

LOCAL GOVERNMENT INFORMATION

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Official Community Plan:

Bylaw Name: Dawson Creek Rural Area OCP Bylaw No. 477, 1986
Designation: Agricultural
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Dawson Creek Rural Area Zoning Bylaw No. 479, 1986
Zoning Designation: A-2 Large Agricultural Holdings
Minimum Lot Size: 63.0 ha
Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Peace River Regional Board supports the application to subdivide a 2 ha parcel from the original 130.2 ha parcel by way of Section 946 of the Local Government Act.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI rating of the subject property is 8:4W 1:5C 1:3C. The proposed subdivision land is classified as 4W.
- 2) The proposed lot size does not meet the minimum parcel size for the Dawson Creek OCP or Rural Area Zoning Bylaw of 63 ha. The applicant is applying for, and meets the requirements of subdivision under the Local Government Act Section 946.

ATTACHMENTS

52034_Airphoto_proposed.pdf
52034_ContextMap50k.pdf
52034_AirphotoMap20k.pdf

END OF REPORT

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