



Provincial Agricultural Land Commission - Staff Report

Application: 52076

Applicant: Raymond & Karen Kvile
Local Government: Peace River Regional District

Proposal: SUBDIVISION - to subdivide a 4 ha lot from the 65 ha subject property in order to provide a residence for the owner's son.

BACKGROUND INFORMATION

One previous application (25 - 74 -2908) has been considered for the property - a road widening on the northern property boundary

PROPERTY INFORMATION

PID: 014-601-265
Legal Description: The North West 1/4 of Section 20 Township 87 Range 18 West of the 6th Meridian Peace River District
Property Area: 65.0 ha
ALR Area: 65.0 ha
Purchase Date: March 28, 1991
Location: Junction of 265 Road and 264 Road - 6km northwest of Rose Prairie
Owner: Raymond & Karen Kvile

LAND USE

Current Land Use:
 Residence, market garden, hay field, wash shed, root cellar, green houses and storage sheds

Surrounding Land Uses:
 North: 65 ha ALR farm parcel
 East: 65 ha ALR farm parcel
 South: 65 ha ALR farm parcel
 West: 65 ha ALR farm parcel

PROPOSAL DETAILS

Subdivision - ALR Area: 65.0 ha

Number of Lots	ALR Area of Lot (ha)
1	61.0
1	4.0

Agricultural Capability:
 The majority of the area under application is rated as: Mixed Prime and Secondary
Source: CLI
Mapsheet: 94A/10

RELEVANT APPLICATIONS

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Application ID: 30796

Legacy #: 02908

Applicant: Highways

Proposal: Road to be upgraded to a standard capable of meeting the daily traffic volumes. Reconstruction required easing present problems in snow removal and snowing drifting.

Note: Commission had no objection to the proposal made. Therefore allowed the request for reconstruction.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace OCP Bylaw No. 820

Designation: Rural Resource - Agricultural

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Bylaw No.1000,1996

Zoning Designation: A-2 (Large Agricultural Holdings Zone)

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

Peace River Regional District Board supported the application.

Planning Staff

PRRD Planning Staff supported the application.

ALC STAFF COMMENTS

1) The CLI rating for the property is 7:3X 3:4W, indicating that the property has good potential for agricultural development. The land is currently in agricultural production.

2) Generally the Commission does not support the subdivision of small non - agricultural parcels in farm areas because of concerns about reducing agricultural potential and increasing the likelihood of conflicts and trespass.

3) It is noted that the file information does not indicate that the applicant owns any other farm parcels in the area, which might be consolidated as a benefit to agriculture.

ATTACHMENTS

52076 sketch plan.pdf

52076_ContextMap50k.pdf

52076_AgCapabilityMap.pdf

52076_AirphotoMap20k.pdf

END OF REPORT

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