



Provincial Agricultural Land Commission - Staff Report

Application: 52238

Applicant: Daniel & Penny McLean
Local Government: Peace River Regional District

Proposal: SUBDIVISION - Proposal to subdivide two separate parcels of 205.5 ha and 87 ha into five parcels

BACKGROUND INFORMATION

The purpose of the subdivision is to make the parcels more attractive for real-estate sale

PROPERTY INFORMATION

PID: 011-407-999
Legal Description: Section 32, Township 80, Range 17, West of the 6th Meridian Peace River District Except Part Lying East of Plan A938 and Except Plans A938 PGP45537 and BCP38517
Property Area: 205.4 ha
ALR Area: 205.4 ha
Purchase Date: October 16, 2008
Location: Kiskatinaw, Mile 22 near Lebell Subdivision
Owner: Daniel & Penny McLean

PID: 011-408-031
Legal Description: North 1/2 of Section 29 Township 60 Range 17 West of the 6th Meridian Peace River District, Except Plan PGP45537
Property Area: 108.4 ha
ALR Area: 76.9 ha
Purchase Date: May 19, 2000
Location: Kiskatinaw, Mile 22 near Lebell Subdivision
Owner:

Total Land Area: 313.8 ha
Total ALR Area: 282.3 ha

LAND USE

Current Land Use:

Section 32 - Hay
Section 29 - Uncleared land

Surrounding Land Uses:

North: ALR - 128 ha Developed land and Bush
East: ALR - 192+ ha Agricultural
South: Non-ALR - 128 ha Crown Land on Kiskatinaw River banks
West: ALR - 64 ha Hay field, bush

PROPOSAL DETAILS

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Subdivision - ALR Area: 282.3 ha

Number of Lots	ALR Area of Lot (ha)
2	52.0
2	64.0
1	72.0

Agricultural Capability:

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

Source: CLI

Mapsheets: 93P/15

PREVIOUS APPLICATIONS

Application ID: 43325

Legacy #: 36836

Applicant: Daniel & Penny McLean

Proposal: To subdivide the two properties to create one 3.5 ha, thirteen 4 ha, two 4.7 ha and three 64 ha lots

Decision:

Resolution #	Decision Date	Decision Description
534/2006	October 20, 2006	Refused.

Application ID: 30083

Legacy #: 06520

Applicant: C Kolstad

Proposal: Proposal to subdivide two lots of 236 ha and 128 ha into six lots: three 106 ha lots, two 22 ha lots, and one 2 ha lot.

Note: Application refused as requested, however the Commission would allow three 106 ha lots and one 46 ha lot.

RELEVANT APPLICATIONS

Application ID: 43891

Legacy #: 37317

Applicant: Ray and Karen Landers

Proposal: To subdivide the 3.8 ha parcel to create two (2) lots of 1.9 ha for residential use.

Decision:

Resolution #	Decision Date	Decision Description
324/2007	June 27, 2007	The Commission allowed the application because the 3.8 ha property had limited agricultural capability.

Application ID: 43216

Legacy #: 36750

Applicant: Donald & Asenath Herbison

Proposal: To subdivide 14 ha from the 128 ha property.

Decision:

Resolution #	Decision Date	Decision Description
329/2006	June 29, 2006	Refused on the grounds the proposal would create a rural residential intrusion in a area of large holdings.

RELEVANT APPLICATIONS

Application ID: 42185

Legacy #: 36148

Applicant: Klaus & Linda Feldmann

Proposal: To subdivide the 7.6 ha property into three properties, two of 1.8 ha and a remainder of 3.8 ha.

Decision:

Resolution #	Decision Date	Decision Description
489/2005	September 15, 2005	To allow the subdivision of the 7.6 ha property into three properties, two of 1.8 ha and a remainder of 3.8 ha on the grounds that the agricultural capability of the property is poor and the lots sizes are compatible with surrounding lot sizes.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

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

Designation: Agriculture - Rural Resource

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Dawson Creek Rural Area Zoning No. 479, 1986

Zoning Designation: A2 - Large Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

- 1) The Peace River Regional District (PRRD) Board supports the subdivision proposal of the two 64 ha and one 72 ha lot for submission to the ALC as they conform with the OCP and Zoning parcel requirements.
- 2) The PRRD Board refuses the two 52 ha lots as they do not meet the OCP or Zoning parcel requirements.

Planning Staff

- 1) The Peace River Regional District (PRRD) Planning Staff recommend support for the subdivision proposal of the two 64 ha and one 72 ha lot for submission to the ALC as they conform with the OCP and Zoning parcel requirements.
- 2) The PRRD Staff recommends refusal of the two 52 ha lots as they do not meet the OCP or Zoning parcel requirements.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating of the two subject properties is 80% 3X, 10% 4X, and 10% 6:7TR 4:6TR. The land is currently used for hay.
- 2) 282.3 of the 313.8 ha property are within the ALR boundary. 31.5 ha fall outside of the ALR boundary on the land rated as 6:7TR 4:6TR on the south-east and south-west portions of the property.
- 3) The two 64 ha and 72 ha lot are consistent with the OCP and Zoning minimum lot size requirements of 63 ha. The two 52 ha lots do not meet the minimum lot size and would require an amendment to Zoning.
- 4) PRRD Planning Staff believe that the intended land use is to remain as agricultural and will therefore have little effect on the surrounding agricultural operations.
- 5) The configuration of the proposed subdivision is to create frontage for three properties on Braden Road 22 and two properties on the Alaska Highway.
- 6) The applicants have previously applied for subdivision into sixteen 4 ha +/- parcels and three 64 ha parcels and were refused by the Commission (See File # 43325)

ATTACHMENTS

52238_ContextMap50k.pdf
52238_AirphotoMap20k.pdf
52238 Proposal Sketch.pdf

END OF REPORT

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