



Provincial Agricultural Land Commission - Staff Report

Application: 52299

Applicant: Jennifer & William Pollard
Local Government: Peace River Regional District

Proposal: To exclude the 12 ha lot from the ALR to subdivide into three 4 ha lots.

BACKGROUND INFORMATION

The Commission allowed the creation of the subject property in 2001, as part of a three lot subdivision of a 59 ha parcel.

PROPERTY INFORMATION

PID: 025-657-216
Legal Description: Lot A Except, Part on Plans BCP5191 and BCP5192 Section 25 Township 84 Range 20 West of the Sixth Meridian Peace River District Plan BCP5190
Property Area: 12.0 ha
ALR Area: 12.0 ha
Purchase Date: July 13, 2004
Location: Tea Creek area, along Old Hope Road about 11 km northwest of the city of Fort St. John
Owner: Jennifer & William Pollard

LAND USE

Current Land Use:

Rural Residence containing a premanent residence and a modular home. The parcel is partially cleared and partially forested.

Surrounding Land Uses:

North: ~24 ha pasture parcel - no residence
East: 33 ha ALR parcel
South: ~12 ha rural residence in the ALR
West: 2 ha rural residential lots in the ALR

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/6

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 17385

Legacy #: 33998

Applicant: Charlie & Donna Turnbull

Proposal: To subdivide the 59 ha parcel into three lots. The first two lots would be approximately 15 ha, and the remainder lot would be 28.45 (for homesite purposes).

Decision:

Resolution #	Decision Date	Decision Description
688/2001	November 20, 2001	Allow as requested

Note: ALC decision created the subject property in 2001

RELEVANT APPLICATIONS

Application ID: 44180

Legacy #: 37526

Applicant: Curtis and Christine Whitford

Proposal: Subdivision for a Relative: The proposal is to subdivide the 33.2 ha property into two (2) approximately 16 ha lots. (0.82 ha would be dedicated as road) The applicants wish to build a second dwelling on one of the properties and sell the other.

Decision:

Resolution #	Decision Date	Decision Description
523/2007	October 5, 2007	Refused as proposed, would allow subdivision if property could be legally consolidated with neighbouring property. The Commission also refused permission for the construction of the proposed road.

Note: Adjoining parcel to the east

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace Fringe Area OCP

Designation: Low Density Rural Residential

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: North Peace Zoning 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 Board forwarded the application with a recommendation of support because it conforms with the OCP.

ALC STAFF COMMENTS

It is recommended that the application be allowed as requested on the grounds that the proposal is consistent with the North Peace Fringe Area OCP.

The Commission endorsed the North Peace Fringe Area OCP in 2010, and has been making decision consistent with the OCP since its adoption.

END OF REPORT

Prepared by: Martin Collins, August 10, 2011