



# Provincial Agricultural Land Commission - Staff Report

## Application: 52459

**Applicant:**

**Agent:** Gail Hiebert  
**Local Government:** Peace River

**Proposal:** SUBDIVISION

### BACKGROUND INFORMATION

Property created as s subdivision along the Hart Highway. Originally approved subject to consolidation but was created as separate lot.

### PROPERTY INFORMATION

**PID:** 014-330-288  
**Legal Description:** Parcel A (N42821) of the North West 1/4 of Section 13 Township 78 Range 16 West of the 6th Meridian Peace River District  
**Property Area:** 3.5 ha  
**ALR Area:** 3.5 ha  
**Purchase Date:** August 4, 2010  
**Location:** Highway 97S - West of Dawson Creek  
**Owners:** Coleen Hiebert, Gail Hiebert, Gerald Hiebert

**Total ALR Area:**

### LAND USE

**Current Land Use:**

Three residences on 3.5 ha property

**Surrounding Land Uses:**

North: 1/4 section in active farm use with one dwelling  
 East: Large agricultural parcel with some smaller residential lots further to the east  
 South: Hart Highway, former parent parcel of subject property, one residence  
 West: Residence and farm operation to north of Highway

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 3.5 ha

Number of Lots	ALR Area of Lot (ha)
3	1.1

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheet:** 93P/16

## PREVIOUS APPLICATIONS

**Application ID:** 30017 **Legacy #:** 05382  
**Applicant:** D Hiebert  
**Note:** Allowed subject to no further subdivision of small parcel and no consideration of HSS on parent parcel

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**Application ID:** 30015 **Legacy #:** 02149  
**Applicant:** D Hiebert  
**Note:** Allowed subject to consolidation

## RELEVANT APPLICATIONS

**Application ID:** 40801 **Legacy #:** 35108  
**Applicant:** Donald Hiebert  
**Proposal:** To subdivide a 2 ha (5 acre) lot off of the 56.8 ha property.  
**Decision:**

Resolution #	Decision Date	Decision Description
40/2004	January 20, 2004	Refused on the grounds that subdivision is not justifiable under the homesite severance policy and would be seen as the Commission's support for subdivision of farm land.

**Note:** Refused proposal to subdivide a 2.5 ha lot from the 56.8 ha parcel (parent property to subject lot)

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Bylaw 477  
**Designation:** Agriculture - Rural resource  
**OCP Compliance:** No

### Zoning:

**Zoning Bylaw Name:** Bylaw 1343  
**Zoning Designation:** A-2 large Holdings Zone  
**Minimum Lot Size:** 63.0 ha  
**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

Supports subdivision of only one parcel from the 3.5 ha property

## ALC STAFF COMMENTS

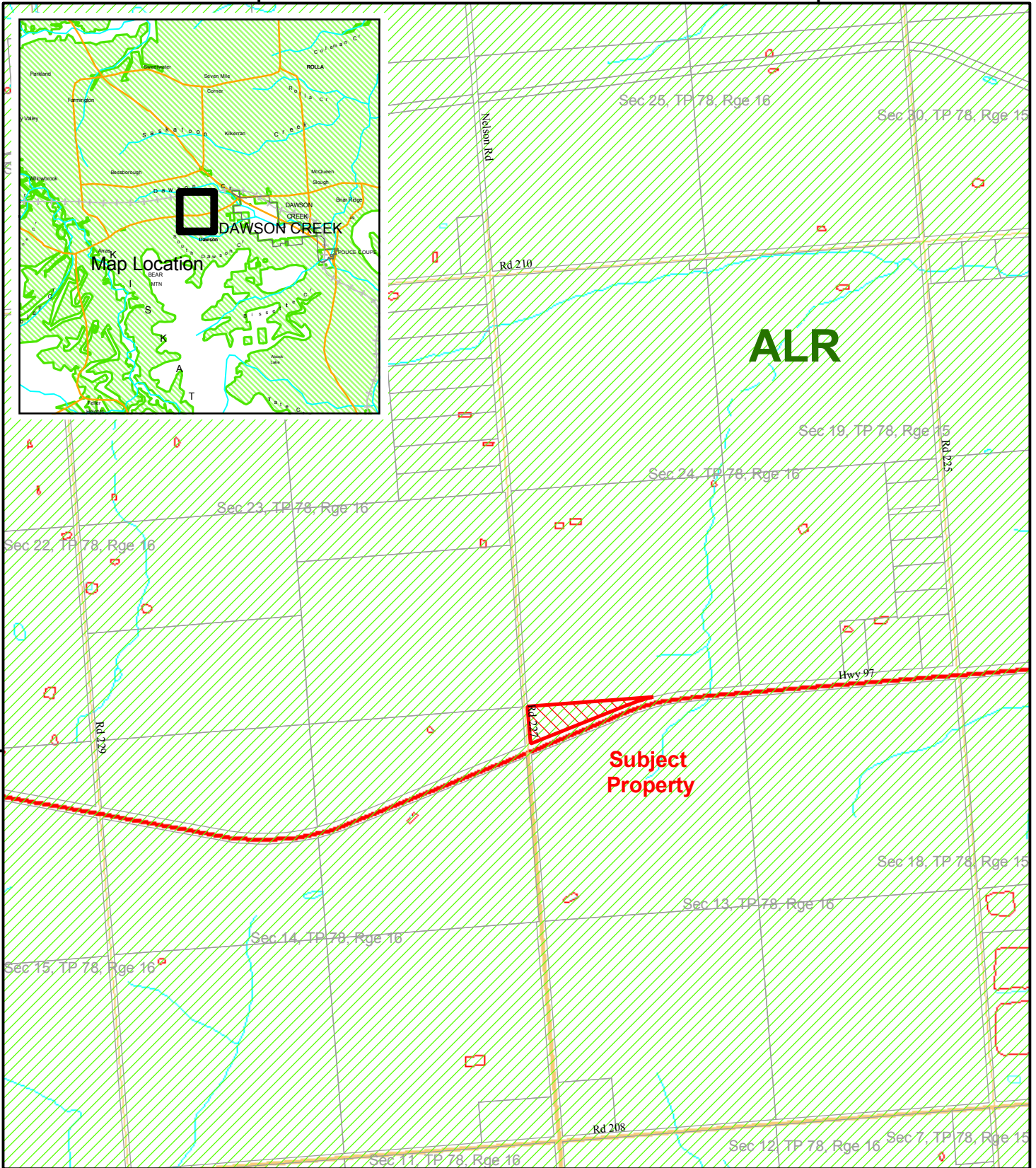
This is a further proposal to subdivide a property which was created subject to no further subdivision. As the existing houses have been there for some time, little impact would be seen if the proposal was approved - no further subdivision could be accomplished due to health concerns (septic disposal).

## END OF REPORT

**Prepared by:** Gordon Bednard

120°22'0"W

120°20'0"W

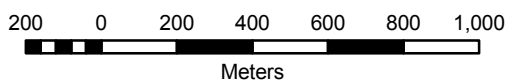


55°46'0"N



**ALC Context Map**

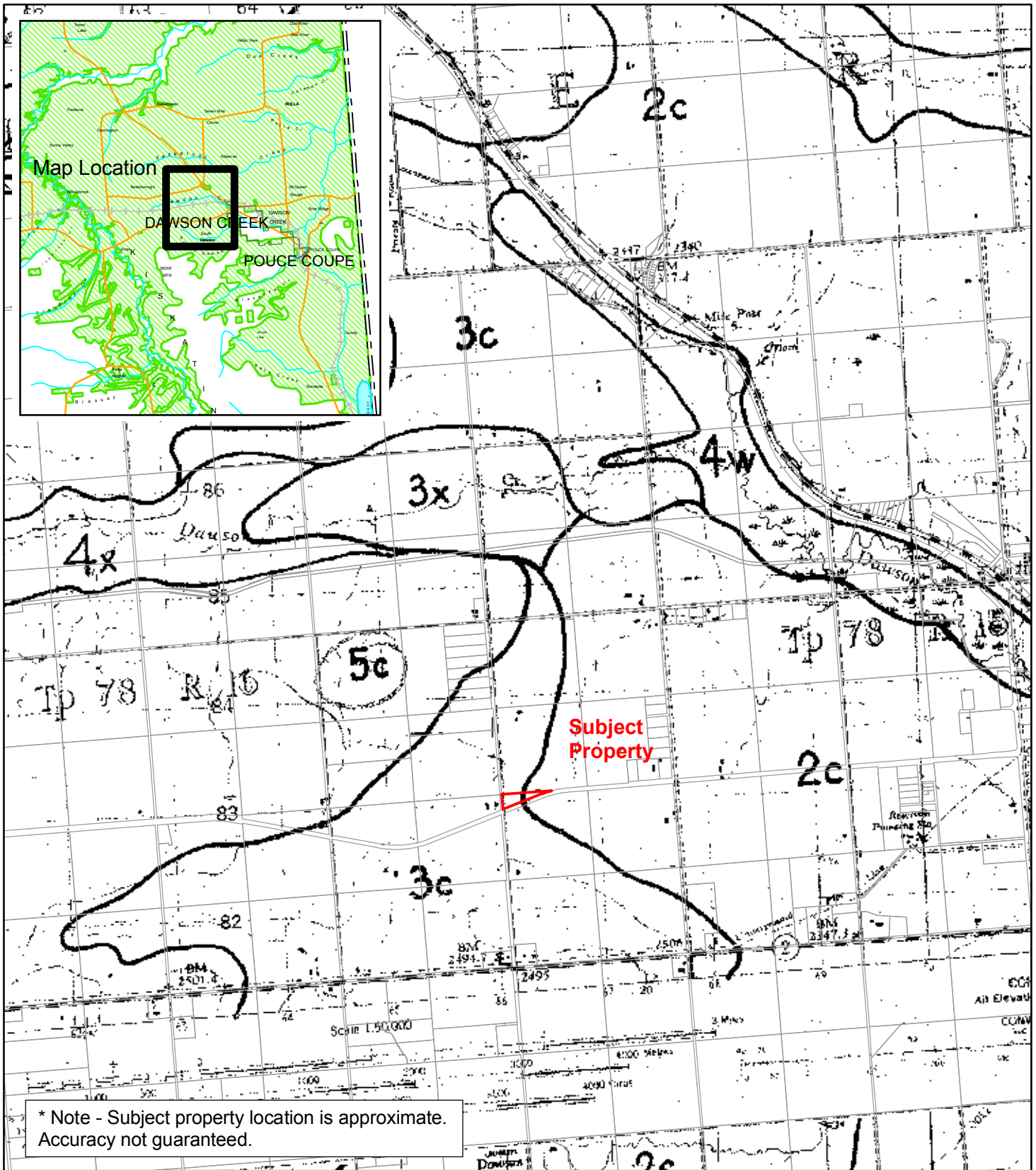
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ALC File #:	52459
Mapsheet #:	93P.079
Map Produced:	Sep 19, 2011
Regional District:	Peace River

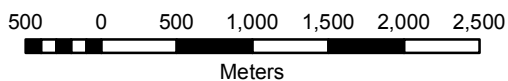


299 m



**Agricultural Capability Map**

Map Scale: 1:50,000



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Regional District:	Peace River