



Provincial Agricultural Land Commission - Staff Report

Application: 52468

Applicant: Abe & Elaine Loewen
Agent: Peter Stringer
Local Government: Peace River

Proposal: To include 7.6 ha into the ALR, consisting of two separate cultivated portions of the 118 ha parcel.

BACKGROUND INFORMATION

The Commission allowed the subdivision of a 3.5 ha lot from the 121.5 ha property (as divided by Prespatou Road, subject to the inclusion of the cultivated non ALR portions of the property (a 1.1 ha and a 6.5 ha area).

PROPERTY INFORMATION

PID: 028-682-076
Legal Description: Lot 2, DL 2513, Peace River District, Plan EPP7935
Property Area: 118.0 ha
ALR Area: 110.4 ha
Purchase Date: October 29, 1998
Location:
Owner: Abe & Elaine Loewen

Total ALR Area:

LAND USE

Current Land Use:
Cultivated farmland

Surrounding Land Uses:

North: Large cultivated (~100 ha) parcel, partially within the ALR
East: 120 ha cultivated parcel partially within the ALR
South: 64 ha cultivated parcel (bisected by Prespatou Road), wholly in the ALR.
West: Three parcels, 64 ha, 24 ha and 40 ha. The 64 ha parcel lies partially within the ALR.

PROPOSAL DETAILS

Inclusion Area: 7.6 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 94 A/14

PREVIOUS APPLICATIONS

Application ID: 46027

Legacy #: 39041

Applicant: Abe & Elaine Loewen

Proposal: To subdivide 3.5 ha from the 121.3 ha property to provide a residence for the applicant's parents.

Decision:

Resolution #	Decision Date	Decision Description
741/2009	August 27, 2009	Allowed subdivision of a 3.4 ha lot (of which 2.6 ha is in the ALR) subject to inclusion of the non-ALR portion of the property (7.6 ha).

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace OCP, Bylaw #820, 1993

Designation: Rural Resource - Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #1000, 1996

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

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Peace River Regional District Board forwarded the application with a recommendation of support, because the proposal is consistent with the bylaw(s).

ALC STAFF COMMENTS

Staff recommends that the application be approved as proposed on the grounds the land is cultivated, and inclusion was required as a condition of a previous subdivision.

This decision qualifies for consideration by the Chair of the Commission, as per Criteria #1, Resolution #16N/2011

END OF REPORT

Prepared by: Martin Collins, December 1, 2011