



Provincial Agricultural Land Commission - Staff Report

Application: 52633

Applicant: Henry & Sandra Braun
Local Government: Peace River EA

Proposal: To subdivide two 4 ha lots from the 62.2 ha property for the applicant's two children.

BACKGROUND INFORMATION

No previous applications have been considered for the subject property.

PROPERTY INFORMATION

PID: 014-830-523
Legal Description: The South 1/2 of District Lot 2359 Peace River District
Property Area: 62.2 ha
ALR Area: 52.0 ha
Purchase Date: January 19, 2001
Location: West of Prespatou along the Triad Road
Owner: Henry & Sandra Braun

Total ALR Area:

LAND USE

Current Land Use:

Farm parcel - partially cleared

Surrounding Land Uses:

North: Partially cleared 1/4 section
 East: Forested, unimproved land not in the ALR
 South: Forested, unimproved land not in the ALR
 West: Cultivated ALR farmland - 1/4 section

PROPOSAL DETAILS

Subdivision - ALR Area: 52.0 ha

Number of Lots	ALR Area of Lot (ha)
2	4.0
1	44.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 94 A/14

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

The Peace River Regional District forwarded the application with a recommendation of support.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The CLI soil capability ratings for the property are: 7:5W 3:4X, indicating that the land is typical for the Prespatou area.
- 2) The applicants own two other nearby parcels, (a section and a 1/2 section) most of which do not lie within the ALR.
- 3) Generally the Commission does not support small lot subdivision in rural areas due to concerns about loss of productive capability and introduction of non farm residents.
- 4) There may be potential to achieve a benefit for agriculture and request the inclusion of some productive, improved agricultural land into the ALR on another parcel owned by the applicants.
- 5) The landowner indicates that the proposed lots lie south of Triad Road and east of an oil lease.

END OF REPORT

Prepared by: Martin Collins, Regional Planner