



Provincial Agricultural Land Commission - Staff Report

Application: 52676

Applicant: Larry Noble
Local Government: Peace River EA
Proposal: EXCLUSION

BACKGROUND INFORMATION

Applicant is requesting exclusion of this property in light of the Industrial zoning designation in the N Peace Community plan

PROPERTY INFORMATION

PID: 014-728-648
Legal Description: Parcel A (48244M) of the North West 1/4 of Section 25 Township 83 Range 19 West of the 6th Meridian Peace River District
Property Area: 1.2 ha
ALR Area: 1.2 ha
Purchase Date: February 26, 1976
Location: Southwest Boundary of Fort St. John
Owner: Larry Noble

Total ALR Area:

LAND USE

Current Land Use:

Vacant land used for storage yard

Surrounding Land Uses:

North: Industrial land outside the ALR
East: Vacant Cleared land outside the ALR
South: Cleared and treed land outside the ALR
West: Small rural residential lots in the ALR

PROPOSAL DETAILS

Exclusion Area: 1.2 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 94A/2

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: PRRD Rural OCP Bylaw 1870
Designation: Light Service Industrial
OCP Compliance: No

Zoning:

Zoning Bylaw Name: PRRD Zoning Bylaw 1343
Zoning Designation: Residential 3
Minimum Lot Size: 1.8 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Exclusion for light industrial supported under the North Peace Fringe Community plan.

ALC STAFF COMMENTS

The North Peace Fringe Area plan designated this area as Light Industrial (LSI) to which the Commission agreed.
(file # 36289 - ID 42447)

END OF REPORT

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