



Provincial Agricultural Land Commission - Staff Report

Application: 52784

Applicant: Borek Construction Ltd
Agent: Beairsto Lehnrs Ketchum Engineering & Surveying Inc
Local Government: Peace River EA

Proposal: To exclude 15 ha (of the 21 ha property) from the ALR in order to subdivide into ~2 ha lots for industrial development.

BACKGROUND INFORMATION

The Commission excluded the northerly 6 ha from the ALR in 1982 to reflect the existing industrial development on this portion of the property. The Commission endorsed the industrial designation of the entire property in the South Peace Comprehensive Development Plan (2007).

PROPERTY INFORMATION

PID: 012-327-794
Legal Description: Lot A Section 17 Township 78 Range 15 West of the 6th Meridian Peace River District Plan 13332
Property Area: 21.4 ha
ALR Area: 14.9 ha
Purchase Date: September 22, 2004
Location: Friesen Sub, west of Dawson Creek
Owner: Borek Construction Ltd

Total ALR Area:

LAND USE

Current Land Use:

Industrial land uses on the ~6 ha northerly portion of the property. The southerly ~15 ha is in pasture.

Surrounding Land Uses:

North: 65 ha farm parcel in the ALR
East: Non ALR industrial development
South: 65 ha farm parcel in the ALR
West: 65 ha farm parcel in the ALR

PROPOSAL DETAILS

Exclusion Area: 15.0 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 93 P/16

PREVIOUS APPLICATIONS

Application ID: 29470

Legacy #: 14493

Applicant: Borek Construction Ltd

Proposal: To exclude 6.6 ha for industrial development. Three large shops occupy the northerly portion of the property

Decision:

Resolution #	Decision Date	Decision Description
1160/1982	May 20, 1982	allowed

Note: The Commission allowed the exclusion application.

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

The Peace River Regional Board forwarded the application with support, noting that it is consistent with the South Peace Comprehensive Development Plan.

ALC STAFF COMMENTS

Staff recommends that the application be allowed as proposed on the grounds it is consistent with the South Peace Comprehensive Development Plan (CDP).

The Commission has allowed similar exclusion applications in the area based on consistency with the CDP.

END OF REPORT

Prepared by: Martin Collins, Regional Planner