



Provincial Agricultural Land Commission - Staff Report

Application: 53079

Applicant: Wesley and Sandra Mayer
Agent: Aspen Grove Property Services
Local Government: Peace River EA

Proposal: To subdivide and exclude 8 ha from the ALR (of the 55 ha property) for industrial uses.

BACKGROUND INFORMATION

The Commission endorsed, in 2007, the designation of the subject 8 ha area, and the adjoining 8 ha for industrial uses. The Commission has already, by Resolution 531/2007 excluded the adjoining 8 ha to the east.

PROPERTY INFORMATION

PID: 006-997-911
Legal Description: South East 1/4, Section 17, Township 78, Range 15, W6M, Peace River District
Property Area: 55.2 ha
ALR Area: 55.2 ha

Location: Located south of Highway 97S, between the City of Dawson Creek and its water treatment plant.

Owner:

Total ALR Area:

LAND USE

Current Land Use:

Cultivated field

Surrounding Land Uses:

North: 64 ha excluded from the ALR for light industrial uses - but still in farm use.
East: Light industrial uses on 8 ha - out of the ALR.
South: Farm remainder (48 ha), in cultivation (in the ALR)
West: Cultivated 1/4 section in the ALR

PROPOSAL DETAILS

Exclusion Area: 8.0 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 93 P/16

PREVIOUS APPLICATIONS

Application ID: 44174

Legacy #: 37522

Applicant: Wesley and Sandra Mayer

Proposal: South Peace Comprehensive Development Plan: To exclude an 8 ha area for light industrial uses.

Decision:

Resolution #	Decision Date	Decision Description
531/2007	October 5, 2007	Allowed as requested on the grounds that the proposal is consistent with the Commission's endorsement of the South Peace Comprehensive Development Plan.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: South Peace Comprehensive Development Plan

Designation: Light Industrial

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #1343

Zoning Designation: A-2 (Large Agricultural Holdings)

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Peace River Regional District Board forwarded the application with a recommendation of support, because it is consistent with the existing OCP.

ALC STAFF COMMENTS

Staff recommends that the application be approved on the grounds it is consistent with the endorsement provided by the Commission by Resolution # 52/2007 pertaining to the South Peace Comprehensive Development Plan.

END OF REPORT

Prepared by: Martin Collins, Regional Planner