



Provincial Agricultural Land Commission - Staff Report

Application: 53085

Applicant: Peace Vale Dairy Farm Ltd.
Local Government: Peace River EA

Proposal: To subdivide and exclude a 0.3 ha residential leasehold parcel (a thirty year term, now expired) from the 64 ha property. The 0.3 ha area contains a dwelling recently purchased by applicant's daughter. Rather than renewing the lease the applicant is requesting the subdivision and exclusion of the 0.3 ha area.

BACKGROUND INFORMATION

The Commission permitted, by Resolution # 1059/82 a 30 years lease of three existing dwellings from the 64 ha property (on leaseholds of 0.3 ha, 0.3 ha and 0.6 ha).

PROPERTY INFORMATION

PID: 014-669-901

Legal Description: NW 1/4, Section 1, Township 84, Range 18, W6M, Peace River District

Property Area: 64.1 ha

ALR Area: 64.1 ha

Location: Near the Fort St. John airport, northeast of the intersection of the Airport Road and 255 Road.

Owner:

Total ALR Area:

LAND USE

Current Land Use:

Three residences, delapidated dairy structures, haybarn, silo. A portion (3.5 ha) of the property has been leased for 96 years for a drug and alcohol rehabilitation centre. However, no facilities have been constructed.

Surrounding Land Uses:

North: 0.3 ha former leasehold residence

East: 0.6 ha former leasehold residence

South: 1.6 ha rural residence

West: Road and 4 ha rural residence

PREVIOUS APPLICATIONS

Application ID: 45209

Legacy #: 38315

Applicant: Peace Vale Dairy Farm Ltd.

Proposal: To use 3 ha of the 64.7 ha subject property for a drug and alcohol treatment and rehabilitation centre. The area would be leased to the organization who would run the centre but not sold.

Decision:

Resolution #	Decision Date	Decision Description
592/2008	September 24, 2008	The Commission allowed the use of a 3 ha area for a drug and alcohol treatment centre, subject to the rescission of Resolution # 135/2007 (which permitted the lease and use of 12 ha for a drug and alcohol treatment centre).

Application ID: 30685

Legacy #: 14558

Applicant: Otto Wuthrich

Proposal: To register three separate leaseholds of up to 0.6 ha on the ~65 ha property in order to allow three principal shareholders in the dairy operation to live on the property and have their own homes.

Note: The Commission allowed three leasehold for a term of 30 years for the existing three homes.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace Fringe Area OCP

Designation: Medium Density Residential

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: PRRD Zoning Bylaw #1343

Zoning Designation: R-4 (Residential 4)

Minimum Lot Size: 1.6 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Peace River Regional District Board forwarded the application with a recommendation of support on the grounds the parcel was already a discrete residential property.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The 0.3 ha area has been used as a residence for the past 30 years.
- 2) The 0.3 ha area is designated for "Medium Density Residential" in the North Peace Fringe Area OCP. Typically the ALC has been making decisions that are in compliance with the OCP as per its endorsement of the OCP.
- 3) The remainder would still contain two permanent residences.
- 4) Commissioners Bullock, Collins and Dowswell viewed the property on May 28th, 2013, and discussed the proposal with the applicants.

END OF REPORT

Prepared by: Martin Collins, Regional Planner