



Provincial Agricultural Land Commission - Staff Report

Application: 53277

Applicants: Jacquelyn Rae & Daniel Tiechroeb, Jacquelyn Tiechroeb
Local Government: Peace River EA

Proposal: To exclude the 15.6 ha property from the ALR in order to subdivide into smaller lots.

BACKGROUND INFORMATION

The Commission endorsed the North Peace Fringe Area OCP in 2009, which permitted substantial rural residential subdivision in the Tea Creek area (including this property)

PROPERTY INFORMATION

PID: 028-137-621
Legal Description: L 3 SEC 22 TP 84 R 20 W6M PEACE RIVERPL BCP43188
Property Area: 15.6 ha
ALR Area: 15.6 ha

Location:
Owner:

Total ALR Area:

LAND USE

Current Land Use:

Mostly cleared land, a residence, shop and sheds.

Surrounding Land Uses:

North: Large ~30 ha parcel, used for residential purposes.
East: Two 4 ha and a single 8 ha parcel.
South: Two ~8 ha rural residential lots
West: Large, partially cleared ~50 ha parcel.

PROPOSAL DETAILS

Exclusion Area: 15.6 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 94 A/6

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace Fringe Area OCP Bylaw #1870
Designation: Medium Density Residential
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: PRRD Zoning Bylaw #1343
Zoning Designation: R-3 Residential 3
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 proposal is consistent with the OCP.

ALC STAFF COMMENTS

Staff recommends that the application be allowed as proposed, on the grounds the proposal is consistent with the North Peace Fringe Area OCP. The Commission has consistently approved the exclusion and/or subdivision of lands not designated for agriculture in the OCP.

END OF REPORT

Prepared by: Martin Collins, Regional Planner