



Provincial Agricultural Land Commission - Staff Report

Application: 53292

Applicant: Northern Rockies Regional Municipality

Local Government: Northern Rockies EA

Proposal: To exclude two adjoining lots (totalling 3.8 ha) which are used for light industrial purposes, and are presently incorrectly designated in the OCP and zoning bylaw as Rural Residential.

BACKGROUND INFORMATION

The landowner approached the Regional District with a request for a building permit. It was then discovered that the properties were incorrectly designated and zoned in the bylaws. Currently they are zoned rural residential. However they are used for light industrial purposes.

PROPERTY INFORMATION

PID: 014-784-483
Legal Description: DL 1617 PEACE RIVER
Property Area: 2.0 ha
ALR Area: 2.0 ha

Location:
Owner:

PID: 014-789-922
Legal Description: DL 1618 PEACE RIVER EXC PL 18336
Property Area: 1.8 ha
ALR Area: 1.8 ha

Location:
Owner:

Total Land Area: 3.8 ha
Total ALR Area: 3.8 ha

LAND USE

Current Land Use:

Light industrial uses - construction firm, large storage buildings, truck yard.

Surrounding Land Uses:

North: Rural residential and Church uses in the ALR
East: FNFN Reserve lands in the ALR
South: Crown land, M1 zoned and used for light industrial purposes
West: Alaska Highway and Rural Residential uses across the highway.

PROPOSAL DETAILS

Exclusion Area: 3.8 ha

Agricultural Capability:

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

Source: CLI

Mapsheets: 94 J/15

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: NRRM Bylaw #64/2011
Designation: RR rural residential
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Northern Rockies Bylaw #729, 2008
Zoning Designation: RR2
Minimum Lot Size: 2.0 ha
Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Northern Rockies Regional Board initiated the application to ensure that the existing light industrial uses were appropriately designated in the bylaw, and on ALR maps.

ALC STAFF COMMENTS

Staff recommends that the exclusion application be allowed because the long term uses on the properties are light industrial and there is little, if any, agricultural potential given the level of debilitation that has occurred.

END OF REPORT

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