



# Provincial Agricultural Land Commission - Staff Report

## Application: 53249

**Applicant:** Paul & Helen Siemens  
**Local Government:** Peace River EA  
**Proposal:** SUBDIVISION

### BACKGROUND INFORMATION

Applicant would like to subdivide a 12 ha parcel from the subject property (as divided by Triad Road) for his son.

### PROPERTY INFORMATION

**PID:** 014-708-582  
**Legal Description:** W 1/2 OF DL 698 PEACE RIVER EXC THE E 80 FT  
**Property Area:** 111.1 ha  
**ALR Area:** 85.0 ha  
**Purchase Date:** July 1, 2000  
**Location:**  
**Owner:**

**Total ALR Area:**

### LAND USE

**Current Land Use:**

52 ha fescue field, residence north of Triad and pasture land with mobile home for son (south of Triad)

**Surrounding Land Uses:**

North: Some cleared agricultural land , balance mostly swamp, not in ALR  
 East: Cleared farmland in SE, Swamp in NE, cleared land in ALR  
 South: Farmland with some non-ALR scrubland  
 West: Farm land and some swampy areas in and out of the ALR

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 85.0 ha

Number of Lots	ALR Area of Lot (ha)
1	12.0
1	116.0

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheet:** 94A.095-085

## RELEVANT APPLICATIONS

**Application ID:** 52820

**Applicant:** Henry and Betty Reimer

**Proposal:** SUBDIVISION

**Decision:**

Resolution #	Decision Date	Decision Description
68/2012	September 20, 2012	Allow subject to inclusion of area to the south of Triad Road (Approx 28.1 ha by GIS Calculation).

**Note:** To east and adjacent to subject property - similar application proposal - allowed with inclusion

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** PRRD Rural OCP

**Designation:** Agricultural Rural

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** PRRD Zoning Bylaw 1000

**Zoning Designation:** Large Agricultural Holdings

**Minimum Lot Size:** 63.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Board/Council**

Forwarded with support as it is consistent with OCP and Bylaws

## ALC STAFF COMMENTS

Note - compliance with zoning and OCP on basis of Sec 946 subdivision for relative.

## END OF REPORT

**Prepared by:** Gordon Bednard