



# Provincial Agricultural Land Commission - Staff Report

## Application: 52650

**Applicant:** Lance & Ann Delaronde  
**Local Government:** Peace River EA

**Proposal:** To subdivide the 64.7 ha property into two roughly equal sized lots of ~32 ha as divided by Berry Road. All of the proposed southerly lot and only about half (16 ha) of the proposed northerly lot lies within the ALR.

### BACKGROUND INFORMATION

Three previous subdivision applications have been considered and refused on the subject property. See below for details.

### PROPERTY INFORMATION

**PID:** 014-459-248  
**Legal Description:** The North West 1/4 of Section 24 Township 77 Range 15 West of the 6th Meridian Peace River District  
**Property Area:** 65.2 ha  
**ALR Area:** 50.3 ha  
**Purchase Date:** September 15, 2004  
**Location:** Bisette Creek-8 km SW of Dawson Creek  
**Owner:** Lance & Ann Delaronde

**Total ALR Area:**

### LAND USE

#### Current Land Use:

The applicant's dwelling, shop and hay shed lie east of Berry Road. The land west of Berry Road is in bush, and the land outside the ALR is steeply sloped.

#### Surrounding Land Uses:

North: Non ALR hillside  
East: Cultivated 1/4 section in the ALR  
South: Forested 1/4 section in the ALR  
West: Primarily non ALR hillside.

## PREVIOUS APPLICATIONS

**Application ID:** 30564

**Legacy #:** 10390

**Applicant:** Tradewind Holdings Ltd

**Proposal:** Subdivide subject 65 ha lot into 24 lots ranging in size from 2 - 4 ha.

**Decision:**

Resolution #	Decision Date	Decision Description
1065/1980	June 19, 1980	Refuse subdivision as requested but allow subdivision along the ALR boundary (Topo break).

**Application ID:** 16774

**Legacy #:** 33692

**Applicant:** Jeffrey & Teena Blair

**Proposal:** Subdivide the property into two parcels as divided by Berry Road. One parcel is 30.3 ha all in the ALR, the second parcel is 31.2 ha of which 20.1 is in the ALR.

**Decision:**

Resolution #	Decision Date	Decision Description
294/2003	June 25, 2003	Refuse as proposed, but allow subdivision along ALR boundary.

**Application ID:** 10383

**Legacy #:** 75-0278

**Applicant:** Clinton Arthur Piper

**Proposal:** Subdivide subject quarter section into 2 lots as split by road.

**Decision:**

Resolution #	Decision Date	Decision Description
1332/1975	April 29, 1975	Refuse subdivision.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Dawson Creek Rural Area OCP bylaw #477

**Designation:** Rural Resouce - Agriculture

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** Dawson Creek Rural Area zoning bylaw # 1343

**Zoning Designation:** A-2 (Large Agricultural Holdings)

**Minimum Lot Size:** 63.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Board/Council**

The Peace River Regional District Board of Directors forwarded the application with a recommendation of support.

## ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The CLI land capability rating for the property is 3X, suggesting that the land has good capability for agricultural uses.
- 2) Three previous applications for the subdivision of the subject property have been refused. Two applications were for a two lot subdivision as divided by Berry Road. The other was a proposal to subdivide into 24 lots.
- 3) The land does not appear to be improved for agriculture based on the air photograph. A significant portion of the adjoining property to the east has been cleared and improved for agriculture.
- 4) It is doubtful that the vehicle traffic on Berry Road represents a significant impediment to using the property as a single farm unit.

## END OF REPORT

**Prepared by:** Martin Collins, Regional Planner