



Agricultural Land Commission
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November 6, 2006

Reply to the attention of Simone Rivers
ALC File: #W - 36837

Patricia Currie
PO Box 104
Cowan, Manitoba R0L 0L0

Dear Ms. Currie:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #532/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#107/2006)

SBR/lv/Encl.: Minutes
36837d1

Discussion

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that quarter sections or similar sized parcels are not considered to be stand alone farm units in the Peace River Regional District but a standard unit used to modify larger farm operations. The Commission was concerned that if subdivided the properties would be used for rural/estate residential purposes with a long-term negative impact on the agricultural potential of the land. As consolidation or addition to adjacent land / existing farms did not appear to be an option in this case, the Commission did not feel that the property should be subdivided. However, should the Commission become aware that the land could be sold to an adjacent land owner, and consolidated or bound by title to adjacent land, the Commission may be willing to reconsider its decision.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Kendrew

THAT the application be refused as proposed.

CARRIED

Resolution # 532/2006



Staff Report
Application # W – 36837
Applicant: Patricia Currie

DATE RECEIVED: July 21, 2006

DATE PREPARED: September 19, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 195 ha and 198 ha properties into three 65 ha lots and two 99 ha lots.

This application is made pursuant to section - 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant has had the two subject properties on the market for a year and has been unable to sell them. She believes that smaller parcels would be more affordable to potential buyers.

Local government staff noted in their comments that "Because this subdivision will create parcel lines across open cultivated fields, there may be an impact on agricultural potential of the subject property and that this subdivision may increase expectations of further subdivisions in the area.

Local Government:

Peace River Regional District

Legal Description of Properties:

1. PID: 015-575-934
District Lot 1759, Peace River District
2. PID: 014-783-118
District Lot 1758, Peace River District

Purchase Date:

August 2004

Location of Properties:

3790 Jackfish Lake Road, 6km (22 miles) north of Chetwynd and 8km (5 miles) west of Pine River

Size of Properties:

393 ha (The entire property is in the ALR).

Present use of the Properties:

Farm buildings, bison and forage

Surrounding Land Uses:

WEST: Crown/Farm
SOUTH: Farm
EAST: Crown
NORTH: Crown

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/3
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

West Peace Official Community Plan Bylaw No. 1086 (1997) designates the property as Resource - Agricultural

Zoning Bylaw and Designation:

Chetwynd Rural Area Zoning Bylaw No. 506 (1986) designates the property as A-2 (Large Agricultural Holdings Zone).
Minimum Lot Size: 63ha


LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the proposal is consistent with Official Community Plan and Zoning Regulations.

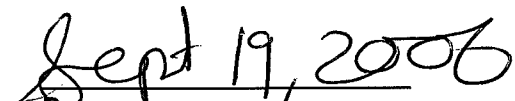
ATTACHMENTS:

- Sketch of proposed subdivision (Submitted by the applicant)
- Airphoto of subject properties (Submitted by Peace River Regional District)
- ALC Context Map - BCGS 94A.004 - 1:20,000 (Created by ALC Staff)

END OF REPORT



Signature



Date