



Agricultural Land Commission
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November 1, 2006

Reply to the attention of SIMONE RIVERS
ALC File: #W - 36898

Miro Parnell
P.O. Box 97
Rolla, B.C. V0C 2G0

Dear Mr. Parnell:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #516/2006 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 (#146/2006)

SBR/lv/Encl.: Minutes
36898d1

large agricultural holdings and considered the impact the subdivision may have in the future. Livestock harassment, trespass, weeds, crop damage and misunderstanding of normal farm practices are common problems encountered in areas where such subdivisions exist, therefore, the Commission believes the proposal would impact existing agricultural use of surrounding lands.

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 Kendrew
SECONDED BY: Commissioner Craven

THAT the application be refused as proposed.

CARRIED

Resolution # 516/2006



**Staff Report
Application # W – 36898
Applicant: Miro Parnell**

DATE RECEIVED: August 28, 2006

DATE PREPARED: September 21, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 2.5 ha homesite from the 64 ha property.

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

BACKGROUND INFORMATION:

The local government report states that it is the applicant's intent to sell both of the subdivided parcels.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 004-075-994

The South East ¼ of Section 30, Township 79, Range 14, W6M, Peace River District

Purchase Date:

June 1973

Location of Property:

Rolla - located along 216 and 213 Road, southwest of Rolla

Size of Property:

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

Surrounding Land Uses:

WEST: Cultivated field, homesite
SOUTH: Cultivated field, creek
EAST: 216 Road, cultivated field (barley)
NORTH: Cultivated field

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area Official Community Plan Bylaw No. 477 (1986) designates the property as Agricultural - Rural Resources

Zoning Bylaw and Designation:

Dawson Creek Rural Area Zoning Bylaw No. 479 (1986) designates the property as A-2 (Large Agricultural Holdings Zone)
Minimum Lot Size: 63 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional Board: The Regional Board passed a resolution stating that they support and authorize the application to proceed to the Agricultural Land Commission

Local Government Planning Staff: Local Government Staff recommend that authorization for the application to proceed be refused by the Regional Board on the basis that it is inconsistent with the OCP and zoning by-laws.

STAFF COMMENTS:

The Local Government Report states that "*The applicant has stated that he has owned and occupied the land since December 1972.*" Therefore if the applicant intended to retire onto the subdivided parcel he may qualify for consideration under the Commission's *Homesite Severance Policy*.

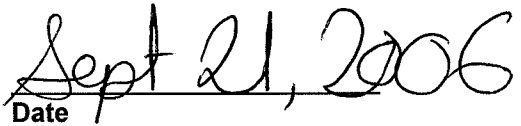
However, Commission staff note that the earliest title submitted with the application shows that the applicant bought the property in July 1973. Therefore, staff suggests that the applicant may not qualify for consideration under the HSS policy and that the subdivision application should be evaluated on its own merit. Staff suggest that the applicant's history on the property be clarified at the site visit as well as the reasons for the proposal.

ATTACHMENTS:

- Sketch showing location and approximate size of proposed subdivision (Submitted by the applicant)
- Sketch showing detail of proposed subdivision (Submitted by the applicant)
- ALC Context Map - BCGS 93P.090 - 1:20,000 (Created by ALC Staff)
- Airphoto - BCGS 93P.090 - 1:20,000 (Created by ALC Staff)

END OF REPORT


Signature


Date



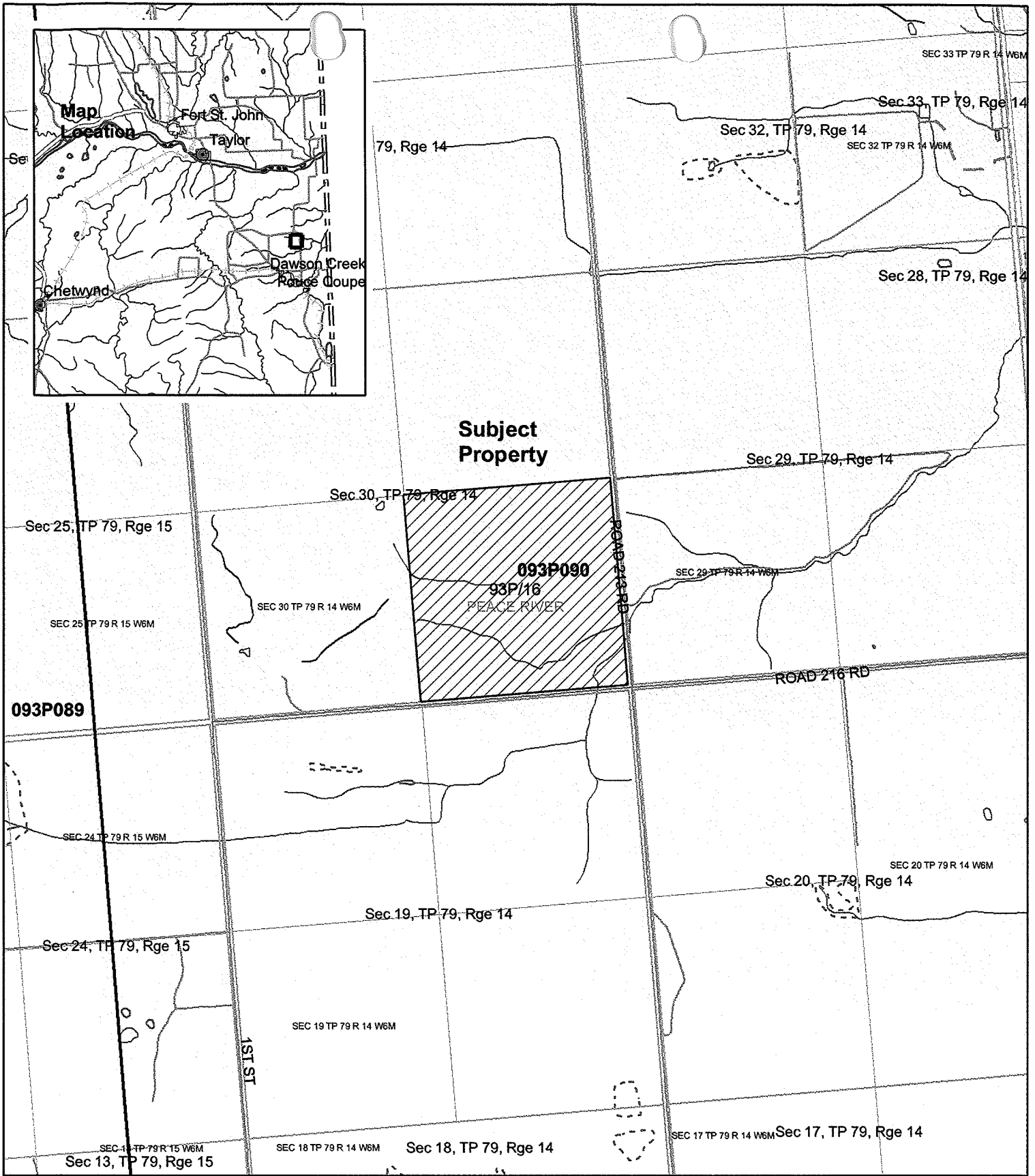
ALC Context Map

Map Scale: 1:20,000

0 500 200 300 400 500 600 700 800 900 1,000 Meters



ALC File#:	21-06-36898
Map Sheet #:	93P.090
Regional District:	Peace River



ALC Context Map

Map Scale: 1:20,000



ALC File#:	21-06-36898
Map Sheet #:	93P.090
Regional District:	Peace River