



# Agricultural Land Commission Staff Report

**DATE:** March 8, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 51567  
**PROPOSAL:** To subdivide the 256 ha property into two 64 ha lots and one 128 ha lot (two quarter sections and one half-section).

## PROPOSAL INFORMATION

**Background:** A previous application to divide the section into four quarters was refused in 2005. The property has since been sold.  
**Received Date:** February 11, 2010  
**Applicant:** Alan & Angela Bruneau  
**Agent:** N/A  
**Local Government:** Peace River Regional District

## DESCRIPTION OF LAND

**PID:** 004-806-760  
**Legal Description:** Section 27, Township 87, Range 19, W6M, Peace River District Except the most Westerly 33 Feet and the most Southerly 14 feet in Parallel widths thereof  
**Civic Address:** 50 km northwest of Fort St. John in the Murdale Area  
**Area:** 257.3 ha  
**ALR Area:** 246 ha  
**Purchase Date:** October 16, 2007  
**Owner:** Alan & Angela Bruneau

**Total Land Area:** 257.3 ha  
**Total ALR Area:** 246 ha  
**Current Land Use:** Cattle Ranch - hay fields

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
246.0	Secondary	CLI

Number of Lots	Lot Size (ha)
2	64.0

1 117.0

**Surrounding Land Uses:**

North Hay  
East Hay  
South Hay  
West Cattle / Hay

**Official Community Plan**

**Bylaw Name:** North Peace OCP Bylaw No. 820 (1993)  
**Designation:** Rural Resource/ Agricultural  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** PRRD Zoning Bylaw No. 1000 (1996)  
**Zoning Designation:** A-2 (Large Agricultural Holdings Zone)  
**Minimum Lot Size:** 63.0 ha  
**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 42301  
**Applicant:** Don and Linda Callahan  
**Proposal:** To subdivide the 256 ha parcel into four quarter sections (64 ha each).

**Decisions:**

Resolution Number	Decision Date	Decision Description
606	November 3, 2005	To refuse to the proposal to subdivide the 256 ha property into 64 ha quarters.

**Note:** Legacy Application # W-36230

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the proposal conforms to the Official Community Plan

**STAFF COMMENTS**

In 2005, previous owners of the property proposed to divide the section into four quarters. This was refused by the Commission who did not believe that the proposal was supportive of agriculture.

The applicants have not provided any reasons why they wish to divide the property or what they propose to do with the properties if they were subdivided.

Staff notes that the new owners have developed a homesite on the property. In 2005 the property did not have a house on it.

**ATTACHMENTS**

- 51567 airphoto.pdf
- 51567 previous W-36230.pdf
- 51567 proposal sketch.pdf
- 51567\_ContextMap50k.pdf
- 51567 ag cap.pdf

**END OF REPORT**

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_