



Provincial Agricultural Land Commission - Staff Report

Application: 51912

Applicant: Blain & Donna Masee
Local Government: Peace River Regional District

Proposal: To subdivide a 5 ha lot from the SE corner of the 64 ha property, removing the existing home-site from the parent parcel so the family's son can purchase the remainder and continue to farm.

BACKGROUND INFORMATION

The applicants have recently had to purchase the property as the applicant's father passed away. The family wishes to put the land into the applicants' son's name prior to their own passing. The subdivision of the home site would leave the majority of the arable land to be farmed by the son.

PROPERTY INFORMATION

PID: 013-235-729
Legal Description: The South East 1/4 of Section 18 Township 79 Range 15 West of the 6th Meridian Peace River District Except Plan 23887
Property Area: 64.5 ha
ALR Area: 64.5 ha
Purchase Date: June 15, 2010
Location: Kilkerran
Owner: Blain & Donna Masee

LAND USE

Current Land Use:
 Agriculture and home site.

Surrounding Land Uses:
 North: Agricultural Land
 East: Agricultural Land
 South: Agricultural Land
 West: Agricultural Land

PROPOSAL DETAILS

Subdivision - ALR Area: 64.5 ha

Number of Lots	ALR Area of Lot (ha)
1	5.0
1	59.0

Agricultural Capability:
 The majority of the area under application is rated as: Prime
Source: CLI
Mapsheets: 93P/16

RELEVANT APPLICATIONS

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Application ID: 5965

Legacy #: 30787

Applicant: Kenneth Frederickson

Proposal: To subdivide a 1.8 ha lot (containing the existing dwelling) from the 65 ha property for a homesite severance.

Decision:

Resolution #	Decision Date	Decision Description
860/1996	October 10, 1996	The Commission allowed the 1.8 ha Homesite Severance subject to standard H.S. terms and conditions.

Application ID: 3461

Legacy #: 29867

Applicant: Dale Frederickson

Proposal: S/d existing 3.0 ha homesite as divided by the creek

Decision:

Resolution #	Decision Date	Decision Description
588/1995	July 14, 1995	Commission allowed as approval given in 1974 under old OIC but never proceeded.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Dawson Creek Rural Area OCP Bylaw No.477

Designation: Rural Resource - Agriculture

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Dawson Creek Rural Area Zoning Bylaw No.479

Zoning Designation: A-2 Large Agricultural holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

PRRD supports the ALR application for subdivision within the ALR as the proposal appears to meet the intent of a subdivision under Section 946 of the Local Government Act.

Planning Staff

PRRD Staff support the proposal under section 946 of the Local Government Act.

ALC STAFF COMMENTS

ALC staff would like the Commission to note the following:

- 1) The agricultural capability is high with soil CLI classes 2 and 3. The section to be removed is developed as a home site, requiring the remaining parcel to build a new home site on arable land.
- 2) The application does not appear to promote agriculture. If permitted, it will create a permanent residential parcel and the home site will have to be replaced, reducing its agricultural capability. Please refer to the applicants correspondence for background information.
- 3) Should the Commission see fit to subdivide, it is recommended that a smaller parcel ± 2 Ha be approved.
- 4) The home severance policy does not apply because the applicants have only recently purchased the subject property from their father's estate.

ATTACHMENTS

51912 Owner's Sketch.pdf
51912 Owner's personal letter.pdf
51912_ContextMap20k.pdf
51912_AirphotoMap20k.pdf

END OF REPORT

Prepared by: Lindsay McCoubrey