



# Provincial Agricultural Land Commission - Staff Report

## Application: 52768

**Applicant:** George Bouffioux  
**Local Government:** Peace River EA

**Proposal:** Transportation, Utility or Recreational Trail Use - Transportation Access

### BACKGROUND INFORMATION

Applicant is subdividing a lot from the subject lands in an area which lies outside the ALR. Access to this new lot is proposed through the ALR, likely because a significant ravine separates the new lot from any other possible access.

### PROPERTY INFORMATION

**PID:** 015-030-105  
**Legal Description:** South West 1/4, Section 29, Township 83, Range 18, W6M, Peace River District, EXCEPT Plans A938, 17901, 21235  
**Property Area:** 58.0 ha  
**ALR Area:** 28.7 ha  
**Purchase Date:** March 30, 2006  
**Location:** South of Fort St. John on Highway 97 N.  
**Owner:** George Bouffioux

**Total ALR Area:**

### LAND USE

**Current Land Use:**

Hay production on area of land within the ALR, balance is forest/scrub/ravine.

**Surrounding Land Uses:**

North: Commercial/light industrial outside the ALR  
East: Active agriculture (hay forage) within the ALR  
South: Hay/forage on the ALR portion, scrub/forest in the non-ALR ravine portion.  
West: Ravine, scrubland, outside the ALR

### PROPOSAL DETAILS

**Non- Farm Use Area:** 0.9 ha  
**Non- Farm Use Type:** Transportation/Utilities: Roads

**Agricultural Capability:**

The majority of the area under application is rated as: Prime

**Source:** CLI

**Mapsheet:** 94A/2

## PREVIOUS APPLICATIONS

**Application ID:** 42068

**Legacy #:** 36061

**Applicant:** George Bouffieux

**Proposal:** To exclude 1.9 ha of the subject property from the ALR and consolidate it with an adjoining property.

**Decision:**

Resolution #	Decision Date	Decision Description
495/2005	September 15, 2005	To allow the exclusion of 1.9 ha of the subject property from the ALR on the grounds that the area is small and will have limited impact on the agricultural capability of the adjoining parcel.

**Note:** Partial exclusion along northern boundary of lot allowed.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Designation:** Agriculture

**Zoning:**

**Zoning Designation:** Agriculture

**Comments and Recommendations:**

**Board/Council**

No comment on application as this type of application is not required to be submitted to local government.

## ALC STAFF COMMENTS

Depending on the type of tenure the proposed access is given (road, easement, panhandle) the access could provide an effective barrier between the non-ALR lands to the north and the farmland remainder.

Staff suggests a road would be the best barrier, but may promote future subdivision potential on the balance of the ALR lands. Staff suggests the best alternative might be a panhandle.

## END OF REPORT

**Prepared by:** Gordon Bednard