



Provincial Agricultural Land Commission - Staff Report

Application: 52851

Applicant: Darryl & Cheryl Ireland
Local Government: Peace River EA

Proposal: To subdivide the 64.7 ha property into two lots; 25.7 ha and and 39 ha. The purpose of the subdivision is to provide a homesite for the applicant's daughter and son-in-law.

BACKGROUND INFORMATION

No previous applications have been considered on the subject property.

PROPERTY INFORMATION

PID: 014-459-647
Legal Description: The North West 1/4 of Section 21 Township 79 Range 15 West of the 6th Meridian Peace River District
Property Area: 65.0 ha
ALR Area: 65.0 ha
Purchase Date: July 14, 1989
Location: Kilkerran
Owner: Darryl & Cheryl Ireland

Total ALR Area:

LAND USE

Current Land Use:
 Residence, forested and cleared areas.

Surrounding Land Uses:
 North: Cultivated 1/4 section
 East: Cultivated 1/4 section
 South: Primarily forested 1/4 section
 West: Cultivated 1/4 section

PROPOSAL DETAILS

Subdivision - ALR Area: 65.0 ha

Number of Lots	ALR Area of Lot (ha)
1	40.0
1	25.0

Agricultural Capability:
 The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 93 P/16

RELEVANT APPLICATIONS

Application ID: 51686

Applicant: John & Beverly Miller

Proposal: To subdivide a 1.8 ha lot from the northwest corner of the 65 ha property for a family member.

Decision:

Resolution #	Decision Date	Decision Description
2474/2010	June 4, 2010	Allow as proposed

Note: The 1.8 ha area was an unproductive alkaline flat

Application ID: 43396

Legacy #: 36898

Applicant: Miro Parnell

Proposal: To subdivide 2.5 ha from the 64 ha property.

Decision:

Resolution #	Decision Date	Decision Description
516/2006	October 20, 2006	To refuse the proposal to subdivide the 2.5 ha homesite from the 64 ha property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw #1940 PRRD Rural OCP

Designation: Agriculture - Rural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #479 Dawson Creek Rural Area Zoning Bylaw

Zoning Designation: A-2 (Large Agricultural Holdings)

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Peace River Regional District Board forwarded the application with a recommendation of support (and in concurrence with PRRD staff).

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The Canada Land Inventory ratings for the property are 5C (10%); 5CMP (60%); 4X (40%), indicating that there may be challenges to agricultural development. However, adjoining lands of similar capability are cleared and developed for agriculture.
- 2) Commissioners Bullock, Collins and Gillette (along with ALC staff (Underhill and Collins) visited the property on October 10, 2012. The applicants and their daughter and son-in-law met with the Commission and explained their rationale for the subdivision.
- 3) Approximately 70% of the property is forested and unused for agriculture. The applicants purchased the property in 1989 and have intermittently raised cattle and hay.
- 4) Generally the Commission believes that subdivision is not supportive of agriculture. Smaller parcels have a narrower range of agricultural options and tend to come under further pressure to subdivide. In addition no evidence has been provided that the purpose of the subdivision is for anything other than residential purposes. The construction of a new homesite, access and structures will reduce the agricultural potential of the property.

END OF REPORT

Prepared by: Martin Collins, Regional Planner, October 18, 2012