APPLICATION BY LAND OWNER

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

TYPE OF APPLICATION  (Check appropriate box)

☐ EXCLUSION  
under Sec. 30(1) of the Agricultural Land Commission Act

☐ SUBDIVISION in the ALR  
under Sec. 21(2) of the Agricultural Land Commission Act

☐ INCLUSION  
under Sec. 17(3) of the Agricultural Land Commission Act

☐ Non-farm USE in the ALR  
under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

Registered Owner:  Roland & Carol Handfield

Address:  1305 108 Ave.

Postal Code:  V1G 2S9


Fax:  

E-mail:  carollhy@pris.ca

Agent:  

Address:  

Postal Code:  

Tel.:  

Fax:  

E-mail:  

LOCAL GOVERNMENT JURISDICTION  (Indicate name of Regional District or Municipality)

Peace River

LAND UNDER APPLICATION  (Show land on plan or sketch)

Title Number  Size of Each Parcel  Date of Purchase

BB1318446  PID 007-595-603

May  1987

RECEIVED

MARCH 13 2013

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY  
(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s):  BB1318446  PID 007-595-743  005-672-368  007-595-603  005-672-368

Application by a Land Owner  1 2003
PROPOSAL  (Please describe and show on plan or sketch)

We wish to separate approximately 30 acres. It is a
flooded area and it is separated by a creek to the rest of
the quarter section. We plan to use a cleared pipeline
right of way as a divider. This land is occupied by
our son, Jeffrey Peter Handfield, and his family who
have lived there 17-18 years.

CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

- 2 residences with power, sheds & out buildings, hayland
- pasture, 2 natural gas leases, treeed areas

USES ON ADJACENT LOTS  (Show information on plan or sketch)

North  Hay & pasture land, farm yard, shop & residence
East  Hay land, trees, home site, gas lease
South  Seeded acres, home site, trees
West  Hay land, pasture, trees, gas lease

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the
application in accordance with the Agricultural Land Commission Act and regulation. Furthermore, I/we declare that
the information provided in the application and all the supporting documents are, to the best of my/our knowledge,
true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the
accuracy of the information and documents provided.

04/02/2013  R.A. Handfield
Date  Signature of Owner or Agent

04/02/2013  Roland Handfield
Date  Print Name

04/02/2013  Carol Handfield
Date  Signature of Owner or Agent

Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
- Map or sketch showing proposal & adjacent uses
- Certificate of Title or Title Search Print
- Proof of Notice of Application *(See instructions)
- Agent authorization (if using agent)
- Photographs (optional)

March 14, 2013

Application by a Land Owner
Date: 20-Feb-2013
Requestor: (SC77606) GOVERNMENT AGENTS - MINISTRY OF LCS
Polio: TITLE - Y20395

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: Y20395
FROM TITLE NO: 72978M

APPLICATION FOR REGISTRATION RECEIVED ON: 02 JUNE, 1987
ENTERED: 08 JUNE, 1987

REGISTERED OWNER IN FEE SIMPLE:
ROLAND ALBERT HANDBIELD, FARMER AND
CAROL ANN HANDBIELD, HIS WIFE
PO BOX 2158
DAWSON CREEK B.C.
VIG 4K9
JOINT TENANTS

TAXATION AUTHORITY:
PEACE RIVER ASSESSMENT DISTRICT

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 007-595-492
THE NORTH 1/2 OF SECTION 26 TOWNSHIP 79 RANGE 17 WEST OF THE SIXTH MERIDIAN
PEACE RIVER DISTRICT

LEGAL NOTATIONS:
THIS CERTIFICATE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION
ACT SEE PLAN #21608

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE CHARGE NUMBER DATE TIME

MORTGAGE
PH11434 1994-04-05 09:30
REGISTERED OWNER OF CHARGE:
FARM CREDIT CORPORATION
PH11434
REMARKS: INTER ALIA

LEASE
BB289596 2007-08-23 13:31
REGISTERED OWNER OF CHARGE:
ENCANA CORPORATION
INCORPORATION NO. A67162
BB289596

STATUTORY RIGHT OF WAY
BB1153866 2010-05-13 09:08
REGISTERED OWNER OF CHARGE:
ENCANA CORPORATION
INCORPORATION NO. A067162
BB1153866

STATUTORY RIGHT OF WAY
BB1671133 2010-06-25 10:41
REGISTERED OWNER OF CHARGE:
ENCANA CORPORATION
INCORPORATION NO. A067162
BB1671133
REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY
BB1685203 2010-08-03 11:59
REGISTERED OWNER OF CHARGE:
ENCANA CORPORATION
INCORPORATION NO. 67162A
BB1685203

STATUTORY RIGHT OF WAY
BB1183929 2010-08-27 09:48
REGISTERED OWNER OF CHARGE:
ENCANA CORPORATION
INCORPORATION NO. A67162
BB1183929

STATUTORY RIGHT OF WAY
CA2855320 2012-11-05 14:05
REGISTERED OWNER OF CHARGE:
ENCANA CORPORATION
INCORPORATION NO. A67162
CA2855320

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***
OFFICE OF: Development Services

March 21st, 2013

PRRD File No. 013/2013

Gordon Bednard
Provincial Agricultural Land Commission
Room #133, 4940 Canada Way
Burnaby, BC
V5G 4K6

Dear Gordon:

RE: Application for Subdivision in the ALR
N½ of Section 26, Township 79, Range 17, W6M, PRD

Attached is the following documentation in respect of the above noted application:

1. Local Government Report
2. Regional Board Resolution
3. Planning Report
4. Application

If there are any questions or concerns please contact me at the Dawson Creek office.

Yours truly,

Kole A. Casey
Land Use Planner

Encl.

cc. Wayne Hiebert, Director of Electoral Area ‘D’
Roland & Carol Handfield (Email)
Local Government Report  
under the Agricultural Land Reserve Use, Subdivision and Procedure Regulation

Information supplied by:  
__________________________________________  
Peace River Regional District  
Local Government

In respect of the application of:  
__________________________________________  
Roland & Carol Handfield  
Name of Applicant

PLANS and BYLAWS  (Attach relevant sections of bylaws)

Community Plan or Rural Land Use Bylaw name and designation: PRRD Rural Official Community Plan 1940, 2011- Ag-Rur (Agriculture Rural)

Zoning Bylaw name and designation: Dawson Creek Zoning By-law No. 479, 1986, A-2 (Large Agricultural Holdings)

Minimum Lot Size: 63 ha (155 acres)

Uses permitted: See Section 6.11 of Zoning Bylaw

Are amendments to Plans or Bylaws required for the proposal to proceed?  
Plan  ☒ Yes  ☐ No  
Bylaw  ☐ Yes  ☒ No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?  
☒ Yes  (If yes, please attach resolution or documentation)  ☐ No

COMMENTS AND RECOMMENDATIONS  (Include copies of resolutions)

Board or Council: See attached Resolution #RD/13/3/14

Advisory Planning Commission: N/A

Agriculture Advisory Committee: N/A

Planning staff: Report Attached

Others: N/A

Signature of Responsible Local Government Officer  

[Signature]

Date  
March 21st, 2013
MOVED, SECONDED and CARRIED:

that the Regional Board support ALR Subdivision Application 013/2013 of Roland and Carol Handfield, to subdivide a 15.8 hectare (39 acre) portion from the North ½ of Section 26, Township 79, Range 17, W6M, PRD for a residence for their son; and authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the Official Community Plan and Zoning bylaws.

CERTIFIED a true and correct copy of a resolution as passed by the Regional Board of the Peace River Regional District at a meeting held on March 14, 2013.

Fred Banham, Chief Administrative Officer
PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES

REPORT ON SUBDIVISION WITHIN THE
AGRICULTURAL LAND RESERVE (ALR)
FILE No. 013/2013

OWNER: Roland & Carol Handfield
AREA: Electoral Area D
LEGAL: N1/2, Section 26, Township 79, Range 17, W6M, PRD
LOT SIZE: 129.5 ha (320 ac)
LOCATION: Farmington

DATE: February 28th, 2013

PROPOSAL
To subdivide a 15.8 ha (39 ac) portion from the parent parcel for residence for son.

RECOMMENDATION: OPTION 1
THAT the Regional Board support & authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the OCP and Zoning bylaws.

OPTIONS
OPTION 1: THAT the Regional Board support & authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the OCP and Zoning bylaws.

OPTION 2: THAT the Regional Board refuse the application as submitted.

LAND USE POLICIES AND REGULATIONS
OFFICIAL COMMUNITY PLAN (OCP): Ag-Rural (Agriculture Rural) PRRD Rural Official Community Plan 1940, 2011
ZONING: A-2 (Large Agricultural Holdings), Dawson Creek Zoning By-law No. 479, 1986
AGRICULTURAL LAND RESERVE (ALR): Within
BUILDING INSPECTION AREA: Outside

SITE CONTEXT
The subject property is located within the Farmington area in between 241 Rd and 243 Rd. The parcel consists of hay crop land, pasture land, oil and gas development and two residences. Coal Creek splits the eastern portion from the remainder 1/2 section, which is in agricultural production with oil and gas facilities. The surrounding area consists of hay land and crop, rural residential and gas leases with pockets of forested area.

SITE FEATURES
LAND: The subject property is approximately 75% pastured crop land with 25% remainder forested
STRUCTURES: There are two existing residences, power sheds, & outbuildings. Two well sites are situated on the parcelled land with a pipeline.

ACCESS: Residential east access is from the 241 Rd and the west access is from 243 Rd. There is no access that connects the East properties and the west as the Coal Creek creates topographical restraints and flooding events makes road conditions impassable.

March 14, 2013
SOIL: Class 3w and 4s. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Subclass w denotes excess water. Subclass x denotes soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

FIRE: Outside all fire protection Zones

PREVIOUS APPLICATIONS – SUBJECT PROPERTY

No Applications on Subject Property

PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M

APPLICANT: EnCana Corporation
LEGAL: 2-14-78-17W6M to 9-27-79-17W6M
PROPOSAL: Compressor Electrification Project
DECISION: ALC is in receipt of application, no decision

APPLICANT: EnCana Corporation
LEGAL: NE¼ of Sec 27, Twp 79, Rge 17, W6M, PRD
PROPOSAL: 16 ha for the placement of a compressor station
DECISION: ALC approved application resol#70/2009

APPLICANT: Mr. J.K. Browne
LEGAL: SE½ Sec 26, Twp 79, Rge 17, W6M, Exc PL 18828
PROPOSAL: Subdivide 10 acres out of the 155 ac parent parcel
DECISION: ALC approved application resol #13464/79

APPLICANT: Dakota Contracting Ltd.
LEGAL: SW¼, Sec 26, Twp 79, Rge 17, W6M, PRD Exc. PL 18828
PROPOSAL: To build a water reservoir, water handling facility and access road.
DECISION: Regional Board refused application to proceed to the ALC

COMMENTS AND OBSERVATIONS

OWNERS: It is the intent of the landowners to subdivide 15.8 ha (39 ac) portion from the parent parcel to provide a residence lot for their son and family who has been residing on the land.

ALR: The subject property lies within the Agricultural Land Reserve. Therefore, Agricultural Land Commission approval is required.

Note: Pursuant to the Agricultural Land Commission Act, an application may not be considered by the ALC unless the Regional Board authorizes the proposal to proceed to the ALC. This is intended to provide local governments with latitude to consider and weigh the local community interests of each application, in addition to its zoning and official community plan. Should the Regional District forward the application to the ALC, the information and recommendation offered by the Regional District is taken into consideration by the Commission but should not be construed as being binding on the Commission’s opinions or decisions.
PRRD Rural Official Community Plan 1940, 2011 (Map 22)

Dawson Creek Rural Area Zoning Bylaw 477, 1986 (Map 1-A)
Airphoto Map
2007 Natural Colour - Ortho
Map Scale: 1:30,000

ALC File #: 53163
Mapsheet #: 93P.088
Map Produced: April 11, 2013
Regional District: Peace River
Agricultural Capability Map

Map Scale: 1:50,000

Mainsheet #: 93P.088

Map Produced: April 11, 2013

Regional District: Peace River

Properties

Owned by Applicant

005-672-368
007-595-743
007-595-603

* Note - Subject property location is approximate. Accuracy not guaranteed

Subject Property

ALR

Properties

Owned by Applicant

005-672-368
007-595-743
007-595-603