



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 64864

Application Status: Under LG Review

Applicant: Randal Haney

Local Government: Peace River Regional District

Local Government Date of Receipt: 05/18/2022

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: The purpose of this subdivision is to separate 3.5 hectares from the original hectares so as to retain the original homesite and sell the remaining 61.1 hectares to a neighboring land-owner who is an established farmer and who has been farming the agricultural portion of the land for the last 12 years. Additionally, I have had informal conversations with other local farmers who expressed a greater interest in the land if it is subdivided. I feel the best way to maintain the agricultural utility of the lot would be to subdivide the parcel. If, in the future, the property is sold as a single parcel, there is no guarantee that the new owners would maintain the agricultural utility of the land.

Mailing Address:

[REDACTED]

Primary Phone:

[REDACTED]

Email:

[REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 010-806-342

Legal Description: THE SOUTH EAST 1/4 OF SECTION 25 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

Parcel Area: 64.6 ha

Civic Address: 8345 213 Road

Date of Purchase: 10/28/2015

Farm Classification: Yes

Owners

1. **Name:** Randal Haney

Address:

[REDACTED]

Phone:

[REDACTED]

Email:

[REDACTED]

Applicant: Randal Haney

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Currently 56% of the land (36.4 Ha) is producing grains. Biennial crops of canola/barley. 25% of the land (16.2 Ha) is under hay production.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Improvements to the land include building of exclusive access to agricultural portion of property, installation of drainage ditches, installation of dugouts, rock removal, clearing of deadfall, hauling of topsoil up to eroded areas of hillsides, subsequent seeding with hay to stop erosion of hillsides.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Non agricultural uses of the land are homestead, large detached garage, outbuildings, gardens, ponds

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Agricultural/Farm

East

Land Use Type: Agricultural/Farm

Specify Activity: Agricultural/Farm

South

Land Use Type: Agricultural/Farm

Specify Activity: Agricultural/Farm

West

Land Use Type: Agricultural/Farm

Specify Activity: Agricultural/Farm

Proposal

1. Enter the total number of lots proposed for your property.

3.5 ha

61.1 ha

2. What is the purpose of the proposal?

The purpose of this subdivision is to separate 3.5 hectares from the original hectares so as to retain the original homesite and sell the remaining 61.1 hectares to a neighboring land-owner who is an established farmer and who has been farming the agricultural portion of the land for the last 12 years. Additionally, I have had informal conversations with other local farmers who expressed a greater interest in the land if it is subdivided. I feel the best way to maintain the agricultural utility of the lot would be to subdivide the parcel. If, in the future, the property is sold as a single parcel, there is no guarantee that the new owners would maintain the agricultural utility of the land.

3. Why do you believe this parcel is suitable for subdivision?

Applicant: Randal Haney

This parcel has been my home since I was a young child. I have strong ties to the homesite and the community. Many of my family members live here, my business is located here, and I wish to live here for my remaining years. The 3.5 ha homesite is located on the southeast corner of the quarter section. It contains my house, my shop, my outbuildings, gardens, trails and dugouts that are used for swimming and skating at family get-togethers. Much of the homesite is heavily treed which acts as a shelterbelt and also serves as a natural boundary separating the subject property from the homesite. This parcel is suitable for subdividing as it will ensure that the agricultural portion of the land remains undisturbed.

4. Does the proposal support agriculture in the short or long term? Please explain.

This proposal supports agriculture production both in the short and long term and satisfies the intent of s. 6 of the ALCA. The agricultural portion of the land has been farmed by my family since the original date of purchase in 1962 and I have endeavored to maintain and improve the agricultural viability of the farmland as outlined in section 4(b) of this application. If this application is approved, the prospective purchaser will be able to continue farming the land as they have done so for the last 12 years.

Considering the property has prime agricultural capability, the prospective buyer would have the option to clear some of the mature trees on the property, thus increasing agricultural production. Subdividing the property would have no impact on the agricultural utility of the property.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant Attachments

- Proposal Sketch-64864
- Certificate of Title-010-806-342

ALC Attachments

None.

Decisions

None.



