

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62056

Application Status: Under LG Review

Applicant: LORNA SMITH , DALE SMITH

Agent: LORNA SMITH

Local Government: Peace River Regional District

Local Government Date of Receipt: 12/27/2020

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

Proposal Type: Subdivision

Proposal: We would like to sub-divide off the home site parcel for the following reasons:

Given the economic upset of the CoVid 19 pandemic, we have decided to retire and remain on the original home site. The balance of the farming operation and activities could then be available to accommodate younger farmers who could build their own, more viable operation.

The Home Lot has a natural topographic divide on its north side created by the Tupper Creek which, in turn, does not allow us direct access to the Quarter Lot. Access is only by way of the 188 Road, across the bridge and then onto the property. The high creek banks make it impossible to access the balance of the property from the Home Lot.

The majority of the Home Lot is intermittently flooded by the Tupper Creek, making it unuseable for permanent structures, including fences. When the Walper Bridge was washed out in the 2016 flood, there was no access at all to the Quarter Lot. As the majority of the Home Lot acreage is low-lying flat land, it is impacted heavily by this major flooding which occurs approximately every five years.

With a separate title for the Quarter Lot, new, younger farmers would have the opportunity build a residence on it while still allowing us to remain on the Home Lot.

Agent Information

Agent: LORNA SMITH

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 010-635-432

Legal Description: SE 1/4 OF SEC 4 TP 26 PEACE RIVER

Parcel Area: 64.5 ha

Civic Address: Box 135, 316 - 188 Road

Date of Purchase: 06/27/2019

Applicant: LORNA SMITH , DALE SMITH

Farm Classification: Yes

Owners

1. **Name:** LORNA SMITH

Address:

[REDACTED]

Phone:

[REDACTED]

Email:

[REDACTED]

2. **Name:** DALE SMITH

Address:

[REDACTED]

Phone:

[REDACTED]

Current Use of Parcels Under Application

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

The main portion of the quarter (53.5 hectares) on the north side of the creek (Quarter Lot) is steep, rough land and is currently covered in re-growth poplar and some evergreens. It is used exclusively for grazing livestock and includes a hay shed, corrals, and other older buildings.

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

The quarter of land has fencing and cross-fencing, a hay shed, several corrals and a few small sheds; it also has a flowing artesian well which supplies the stock tanks.

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

The balance of the quarter (8.4 hectares) on the south side of the creek (Home Lot) has a residence, a shop and a few storage sheds on it. This is mostly in a floodplain that does flood approximately every five years, except for the immediate yard site.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Livestock Grazing/Hay Land

East

Land Use Type: Agricultural/Farm

Specify Activity: Livestock Grazing

South

Land Use Type: Agricultural/Farm

Specify Activity: Livestock grazing/Hay land

West

Applicant: LORNA SMITH , DALE SMITH

Land Use Type: Agricultural/Farm
Specify Activity: Livestock grazing

Proposal

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

53.5 ha

11 ha

2. What is the purpose of the proposal?

We would like to sub-divide off the home site parcel for the following reasons:

Given the economic upset of the CoVid 19 pandemic, we have decided to retire and remain on the original home site. The balance of the farming operation and activities could then be available to accommodate younger farmers who could build their own, more viable operation.

The Home Lot has a natural topographic divide on its north side created by the Tupper Creek which, in turn, does not allow us direct access to the Quarter Lot. Access is only by way of the 188 Road, across the bridge and then onto the property. The high creek banks make it impossible to access the balance of the property from the Home Lot.

The majority of the Home Lot is intermittently flooded by the Tupper Creek, making it unuseable for permanent structures, including fences. When the Walper Bridge was washed out in the 2016 flood, there was no access at all to the Quarter Lot. As the majority of the Home Lot acreage is low-lying flat land, it is impacted heavily by this major flooding which occurs approximately every five years.

With a separate title for the Quarter Lot, new, younger farmers would have the opportunity build a residence on it while still allowing us to remain on the Home Lot.

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

The Home Lot is suitable for sub-division because it does not compliment the current farming operation. Most of it is in a floodplain, there is no direct access to the main portion of the land and it would be better to use the north property as a functional farming operation. The access to the north Quarter Lot was rebuilt when the Ministry of Transport replaced the Walper Bridge in 2018; 2.02 Hectares were sub-divided off at that time (ALC File 56872) to re-shape the flood area and install the new bridge. The distinct topographic features of the area create a natural creek border that accommodates this sub-division within the ALR.

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

This will assist young farmers to get farmable land in an established agricultural area at a more reasonable price. Many are interested in the land, but not the yard site. It will help new and current farmers to work together and continue the farming tradition in this area.

The floodplain on the Home Lot would still be suitable for a small farming operation such as a vegetable garden or the raising of chicken, goats or sheep.

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

- Agent Agreement - LORNA SMITH
- Proposal Sketch - 62056
- Site Photo - MAP 1 FULL QUARTER

Applicant: LORNA SMITH , DALE SMITH

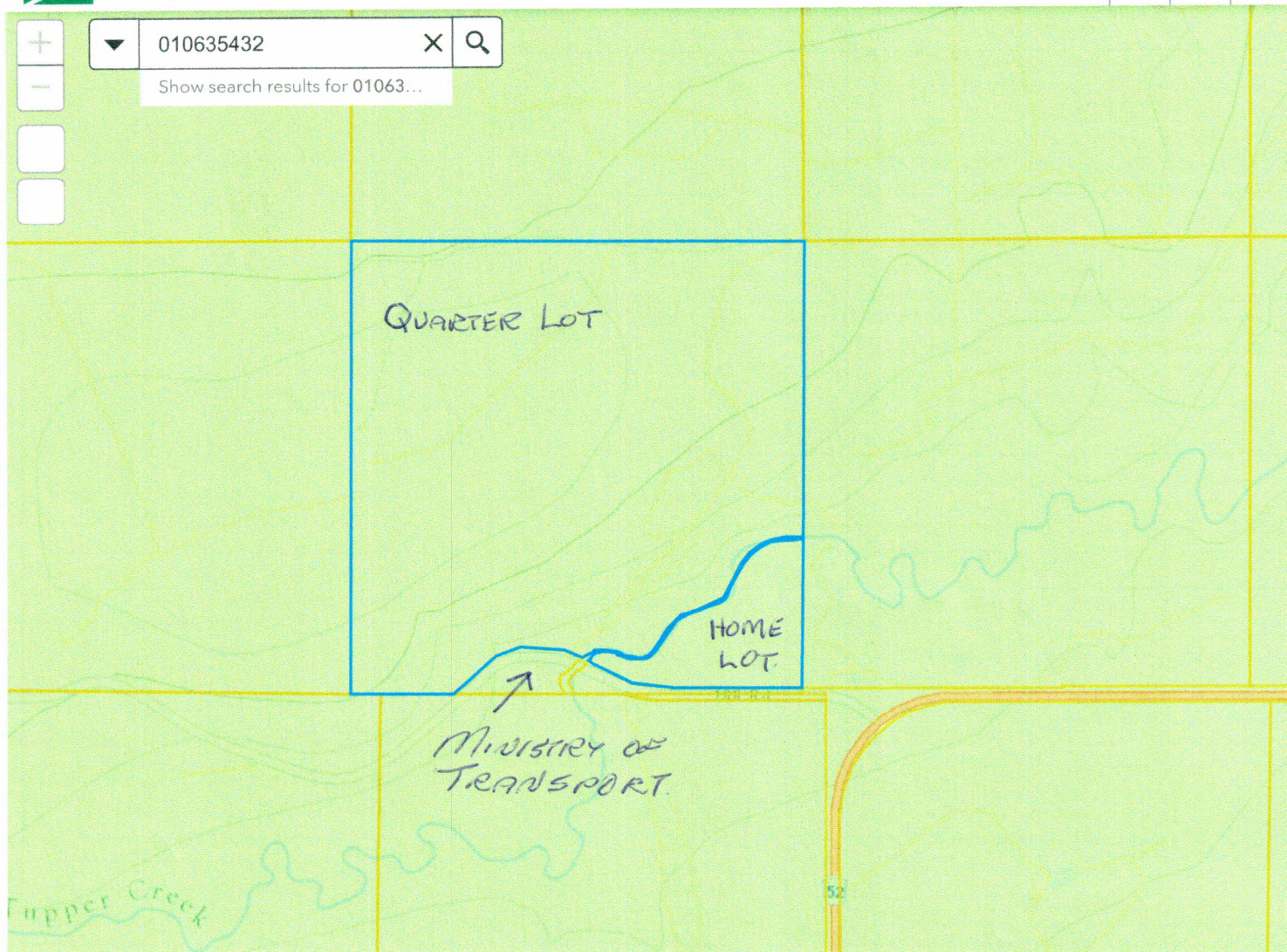
- Site Photo - TOPOGRAPHIC
- Site Photo - CREEK BANK 1
- Site Photo - CREEK BANK 2
- Site Photo - CREEK BANK 3
- Site Photo - CREEK BANK 4
- Site Photo - WALPER BRIDGE
- Certificate of Title - 010-635-432

ALC Attachments

None.

Decisions

None.





FULL QUARTER



Imagery ©2020 CNES / Airbus, County of Grande Prairie No. 1, Maxar Technologies, Map data



Ministry of
Transportation
and Infrastructure

Walper Bridge

- Located 44 km south of Dawson Creek
- Replacement of existing culverts with a 25m bridge
- Construction: 2018



June 28, 2018