

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62047

Application Status: Under LG Review

Applicant: Arthur Hadland , Austin Hadland

Agent: Cogitact Management Consulting

Local Government: Peace River Regional District

Local Government Date of Receipt: 01/17/2021

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

Proposal Type: Subdivision

Proposal: This proposal seeks to adjust the boundaries of 6 initial parcels to form 5 parcels whose boundaries fit with the contiguous farmable patterns of these lands. Due to the past expropriation of the Alaska Highway and the railway, combined with the existence of natural features such as the watercourse, these lands are not easily accessed or farmed along their current property boundaries. The land has been broken up in a piecemeal fashion by these and other industrial developments. Instead, as part of their agricultural stewardship goals, the applicants wish to adjust the boundaries to fit with the farmable fields, so that they remain practical as individually-farmable properties.

Agent Information

Agent: Cogitact Management Consulting

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 008-432-058

Legal Description: NE 1/4 OF SEC 14 TP 83 R 18 W6M PEACE RIVER

Parcel Area: 65 ha

Civic Address:

Date of Purchase: 09/23/1987

Farm Classification: Yes

Owners

1. **Name:** Arthur Hadland

Address:

[REDACTED]

Applicant: Arthur Hadland , Austin Hadland


2. **Name:** Austin Hadland
Address:



2. **Ownership Type:** Fee Simple
Parcel Identifier: 014-555-905
Legal Description: SW 1/4 OF SEC 13 TP 83 R 18 W6M PEACE RIVER EXC PTNS IN (1) PL A938 (2) PL A1633 (3) PL A2142 (4) PL BCP27222.
Parcel Area: 46.9 ha
Civic Address:
Date of Purchase: 05/13/1946
Farm Classification: Yes
Owners

1. **Name:** Arthur Hadland
Address:

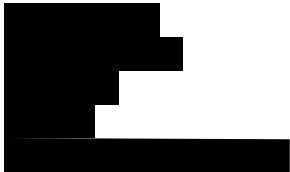


2. **Name:** Laurel Hadland
Address:



3. **Ownership Type:** Fee Simple
Parcel Identifier: 015-028-941
Legal Description: NW 1/4 OF SEC 13 TP 83 R 18 W6M PEACE RIVER EXC PTNS IN (1) PL A938 (2) PL A1633 (3) PL BCP27222.
Parcel Area: 40.6 ha
Civic Address:
Date of Purchase: 10/27/1989
Farm Classification: Yes
Owners

1. **Name:** Arthur Hadland
Address:



2. **Name:** Laurel Hadland
Address:



[REDACTED]

4. **Ownership Type:** Fee Simple

Parcel Identifier: 014-738-902

Legal Description: Parcel A (G4009), of the South West 1/4, Section 24, Township 83, Range 18, W6M, Peace River District

Parcel Area: 28 ha

Civic Address: 6678 Alaska Highway - 6 km east of the City of Fort St. John

Date of Purchase: 03/15/1938

Farm Classification: Yes

Owners

1. **Name:** Arthur Hadland

Address:

[REDACTED]

2. **Name:** Laurel Hadland

Address:

[REDACTED]

5. **Ownership Type:** Fee Simple

Parcel Identifier: 014-684-080

Legal Description: SE 1/4 OF SEC 14 TP 83 R 18 W6M PEACE RIVER EXC THE S 14 FT

Parcel Area: 65 ha

Civic Address:

Date of Purchase: 01/07/1976

Farm Classification: Yes

Owners

1. **Name:** Arthur Hadland

Address:

[REDACTED]

2. **Name:** Laurel Hadland

[REDACTED]

6. **Ownership Type:** Crown Lands

Parcel Identifier:

Legal Description: Land subject of Crown Grant offer File 8016076

Parcel Area: 3.2 ha

Civic Address:

Date of Purchase: 01/25/2021

Applicant: Arthur Hadland , Austin Hadland

Farm Classification: Yes

Owners

1. **Name:** Arthur Hadland



Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 026-920-522
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 68.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

-
2. **Ownership Type:** Fee Simple
Parcel Identifier: 026-920-514
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 77.6 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

-
3. **Ownership Type:** Fee Simple
Parcel Identifier: 028-298-179
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 30.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

-
4. **Ownership Type:** Fee Simple
Parcel Identifier: 014-534-436
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 65 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

-
5. **Ownership Type:** Fee Simple
Parcel Identifier: 010-022-252
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 50 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

-
6. **Ownership Type:** Fee Simple
Parcel Identifier: 011-233-915
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 11.3 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

Applicant: Arthur Hadland , Austin Hadland

7. **Ownership Type:** Fee Simple
Parcel Identifier: 011-236-434
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 11.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

8. **Ownership Type:** Fee Simple
Parcel Identifier: 004-934-229
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 65 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

9. **Ownership Type:** Fee Simple
Parcel Identifier: 014-776-189
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 65 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

10. **Ownership Type:** Fee Simple
Parcel Identifier: 004-934-172
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 65 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

11. **Ownership Type:** Fee Simple
Parcel Identifier: 014-776-171
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 65 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

12. **Ownership Type:** Fee Simple
Parcel Identifier: 014-680-866
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 63.4 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

13. **Ownership Type:** Fee Simple
Parcel Identifier: 016-387-759
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 52.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

14. **Ownership Type:** Fee Simple
Parcel Identifier: 014-670-313
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 4.7 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

Applicant: Arthur Hadland , Austin Hadland

15. **Ownership Type:** Fee Simple
Parcel Identifier: 014-911-701
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 2.7 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

16. **Ownership Type:** Fee Simple
Parcel Identifier: 014-911-680
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 5.6 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

17. **Ownership Type:** Fee Simple
Parcel Identifier: 014-885-476
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 13.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

18. **Ownership Type:** Fee Simple
Parcel Identifier: 014-885-468
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 20 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

19. **Ownership Type:** Fee Simple
Parcel Identifier: 010-387-510
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 64.3 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

20. **Ownership Type:** Fee Simple
Parcel Identifier: 014-551-543
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 39.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

21. **Ownership Type:** Fee Simple
Parcel Identifier: 014-551-535
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 58 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

22. **Ownership Type:** Fee Simple
Parcel Identifier: 007-850-751
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 52 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

Applicant: Arthur Hadland , Austin Hadland

23. **Ownership Type:** Fee Simple
Parcel Identifier: 014-676-273
Owner with Parcel Interest: Arthur Hadland
Parcel Area: 53.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Rental Agreement

Current Use of Parcels Under Application

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

PID 014-738-902: approx. 50% is tree covered, fenced, and has been used for horse pasture, while the southerly 50% is actively farmed with rotating crops. The portion used for horse pasture was previously too wet for cultivation, but over the decades has dried out. Portions of this parcel are farmed in conjunction with the neighboring parcels. There are some older farm buildings located at the north end of this parcel.

PID 008-432-058: approx 80% is actively farmed with rotating crops. An old wellsite (currently undergoing reclamation), steeper slopes and a BC Hydro transmission on the westerly side have discouraged further use of the land. Portions of this parcel are farmed in conjunction with the neighboring parcels.

PID 015-028-941: Over 80% of the parcel is actively farmed with rotating crops. A series of small watercourses on the easterly side break up that part of the parcel into several smaller fields. The railway R/W severs the parcel, preventing a contiguous farming use of the westerly side of the parcel. Portions of this parcel are farmed in conjunction with the neighboring parcels.

PID 014-684-080: Approx. 25% of this parcel (the northeasterly portion) is actively farmed with rotating crops. Portions of this parcel are farmed in conjunction with the neighboring parcels. The southerly and westerly portions of the parcel are unsuitable for agriculture due to a steeply-banked ravine and watercourse. Those portions appear to lie outside of the ALR.

PID 014-555-905: Approx. 45% of this parcel is actively farmed with rotating crops. Portions of this parcel are farmed in conjunction with the neighboring parcels. The farmable fields are dramatically broken up by the presence of the railway R/W and the steeply-banked ravine and associated watercourse.

Land that is the subject of Crown Grant File 8016076. This land was set aside during the original township survey for potential road allowance, but was never dedicated as road. The land has been used as an access trail in the past and includes some small windrows. Portions have also been farmed in conjunction with the use of neighboring parcels.

These lands have been used for over 80 years for the production of wheat, peas, canola, barley, grass & alfalfa seed, and hay. This block of land forms part of an overall 2400 acre farming operation, consisting of both owned and rented lands.

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

The landowners have expended considerable effort over many years to clear land, remove rocks and similar obstacles, and support the farm nature of the parcels by removing fallen trees, maintaining access trails, and general farming operations.

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

There is one industrial petroleum wellsite located on the subject parcels, but it is in the process of being decommissioned and reclaimed. A BC Hydro transmission line traverses westerly portions of the lands. The lands have been expropriated by both the Alaska Highway and the railway, which have severed the

parcels into parts. The lands are also traversed by several petroleum production and transmission pipelines.

It is worth noting there are several non-agricultural uses of the land adjacent to these parcels that have carved up these lands and made them less suitable for agriculture over time. The Alaska Highway and the railway have severed/split several of these parcels while multiple petroleum pipelines have served to further break up the lands' use.

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: Edgewood trailer park, plus additional farm lands

East

Land Use Type: Agricultural/Farm

Specify Activity: Farm lands of the same character, plus the Alaska Highway

South

Land Use Type: Agricultural/Farm

Specify Activity: Farm lands and the railway

West

Land Use Type: Unused

Specify Activity: Steep ravines and tree covered

Proposal

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

15.5 ha

35.4 ha

23.2 ha

115 ha

59.6 ha

2. What is the purpose of the proposal?

This proposal seeks to adjust the boundaries of 6 initial parcels to form 5 parcels whose boundaries fit with the contiguous farmable patterns of these lands. Due to the past expropriation of the Alaska Highway and the railway, combined with the existence of natural features such as the watercourse, these lands are not easily accessed or farmed along their current property boundaries. The land has been broken up in a piecemeal fashion by these and other industrial developments. Instead, as part of their agricultural stewardship goals, the applicants wish to adjust the boundaries to fit with the farmable fields, so that they remain practical as individually-farmable properties.

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

This proposed lot reconfiguration fits with the ALC's goals of preserving agricultural land and encouraging its use for agriculture in larger, contiguous parcels. The proposed lot reconfiguration will help turn 6 parcels into 5 parcels.

This application aligns with the intent of the ALR General Regulation Sec. 3(1)(b), with the exception of dealing with 6 parcels, not 4.

Applicant: Arthur Hadland , Austin Hadland

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

The proponent family of this application has been farmers of these lands and others in the Baldonnel area since 1928. They strongly desire to preserve the agricultural character of these lands. The land will continue to be used for agricultural purposes and the land will be more amenable to farming after the lot reconfiguration as practical field units. This helps to ensure future agricultural use of these lands.

The applicant recognizes that one or more of the proposed parcels end up being smaller in size than permitted for current zoning and the Official Community Plan. Some of the existing parcels were made smaller than specified by zoning and the OCP by expropriations for the Alaska Highway and railway and were therefore beyond the control of the landowners. The applicant confirms that any rezoning or OCP amendment application will be for a different classification of agricultural purposes only, ie from A-2 to A-1.

In addition, the proposed lot reconfiguration will reduce the potential future need for additional crossings of the railway, and extra road network, plus the safety risks associated with each of those.

The proposal does represent the applicants' efforts at achieving a balance in favor of agricultural use. Two difficult decisions reflected in the proposal include:

1) The permanent severing of a small field west of the railway in the Rem SW 1/4 Sec.13, to become part of proposed Lot 5. Access to this field has been via a poorly-maintained railway crossing at the site, but safety concerns of this crossing have put the applicant in the position of ceasing agricultural use on that small field. Eventually, brush and trees will regrow and take over.

2) The choice of the southerly boundary for proposed Lot 1 fits with the historical land-use change from treed pasture to the cultivated field while fitting with minimum parcel size for agricultural zoning. While the proposed Lot 1 encompasses a smaller area, it is an excellent candidate for an intensive agricultural operation such as poultry or similar livestock facility due to its proximity to highway access and local communities. This is arguably a more agriculturally-desirable solution than attempting to clear and cultivate land that was not previously valuable enough to grow crops.

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-Cogitact Management Consulting
- Proposal Sketch-62047
- Certificate of Title-008-432-058
- Certificate of Title-014-555-905
- Certificate of Title-015-028-941
- Certificate of Title-014-738-902
- Certificate of Title-014-684-080

ALC Attachments

None.

Decisions

Applicant: Arthur Hadland , Austin Hadland

None.

(1) PARCEL A (G4009) OF THE SW 1/4 OF SECTION 24, EXCEPT PLAN EPP1641;
(2) THE NE 1/4 OF SECTION 14;
(3) THE SE 1/4 OF SECTION 14, EXCEPT THE SOUTH 14 FEET;
(4) THE NW 1/4 OF SECTION 13, EXCEPT PORTIONS IN PLANS A938, A1633, AND BCP27222;
(5) THE SW 1/4 OF SECTION 13, EXCEPT PORTIONS IN PLANS A938, A1633, A2142, AND PLAN BCP27222;
AND LAND SUBJECT TO CROWN GRANT UNDER FILE 8016076;
ALL WITHIN TOWNSHIP 83, RANGE 18, W6M, PEACE RIVER DISTRICT.

Note:
All areas and legal boundaries shown are approximate
only and are subject to field survey for confirmation.

