

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62228

Application Status: Under LG Review

Applicant: William Robert Atkinson , Sandra Jean Atkinson

Agent: Mike Thomas

Local Government: Peace River Regional District

Local Government Date of Receipt: 01/27/2021

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

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: To build a second small residence on the Home 1/4 to allow us to assist with and learn the day to day operations of the farm. We intend to take the farm over full time once Bob and Sandy are no longer able to remain at the farm. We wish to utilize the many years of experience Bob and Sandy have while they are still able to somewhat freely move around the property.

We require an additional residence as the current 2 bedroom home is not large enough to accommodate an additional family of three. The home is circa 1969 and is nearing the end of its useful lifespan and also has foundation problems. Once the home is no longer utilized by Bob and Sandy, our intention is to use it for storage or it most likely will be dismantled.

We have already built a large greenhouse, with additional hoop-houses and garden plots to be added in the Spring of 2021. This will enable us to have additional farming operations which include cut flowers and vegetables. We plan initially to sell our products and produce at local farmers markets, then if allowed, direct from the farm via a roadside stand.

We have plans to expand the family farm as we will be starting to build our cattle herd back up over the next few years.

We are planning to take over the haying operations once the current rental agreement for haying operations times out. (Currently on a five-year lease ending 2024)

We have been currently traveling from our residence in Montney to assist with the farming and maintenance. This is dramatically increasing the fuel costs and vehicle wear and tear, as well as taking time away from the work due to travel time incurred. Without being at the farm full time, we feel it will not be economically feasible.

Agent Information

Agent: Mike Thomas

Mailing Address:

[REDACTED]

Primary Phone:

Mobile Phone:

Email:

[REDACTED]

[REDACTED]

Applicant: William Robert Atkinson , Sandra Jean Atkinson

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 014-535-126

Legal Description: S.E. 1/4, SECTION 5, TOWNSHIP 88, RANGE 18, MERIDIAN W6, PEACE RIVER LAND DISTRICT

Parcel Area: 64.7 ha

Civic Address: 8786 266 rd

Date of Purchase: 03/31/1998

Farm Classification: Yes

Owners

1. **Name:** William Robert Atkinson

Address:

[REDACTED]

Phone: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

2. **Name:** Sandra Jean Atkinson

Address:

[REDACTED]

Phone: [REDACTED]

Cell: [REDACTED]

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple

Parcel Identifier: 014-542-242

Owner with Parcel Interest: William Robert Atkinson

Parcel Area: 64.7 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple

Parcel Identifier: 014-534-134

Owner with Parcel Interest: William Robert Atkinson

Parcel Area: 64.7 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple

Parcel Identifier: 014-542-218

Owner with Parcel Interest: William Robert Atkinson

Parcel Area: 64.7 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

Applicant: William Robert Atkinson , Sandra Jean Atkinson

Current Use of Parcels Under Application

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

79.5 acres in hay

15 acres of Home, Yard, Driveway, barn-yard, and machine/ equipment yard.

(See attached marked Maps)

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

Fencing as required and yearly field maintenance. Additional pasture clearing to make the 4-1/3 acre pasture/hayfield in the N.W. Area. (See map with fields labeled) No additional documentation to provide as same was completed by Bob with his own equipment.

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

None.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Horse ranch, hay farming

East

Land Use Type: Agricultural/Farm

Specify Activity: Cattle and hay Farming

South

Land Use Type: Agricultural/Farm

Specify Activity: Horse Farm and Hay

West

Land Use Type: Residential

Specify Activity: Hay farm

Proposal

1. What is the purpose of the proposal?

To build a second small residence on the Home 1/4 to allow us to assist with and learn the day to day operations of the farm. We intend to take the farm over full time once Bob and Sandy are no longer able to remain at the farm. We wish to utilize the many years of experience Bob and Sandy have while they are still able to somewhat freely move around the property.

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2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

Our Parents are currently farming some, and renting the remaining 79.5 acres of the 1/4 section to a neighbour to the North. This neighbor is also currently renting the other 3 quarter sections as well. The current crop is hay.

Bob and Sandy Atkinson were planning on leaving the farm and moving to town as looking after daily tasks were becoming too much as they are in their 70's. Bob also has Farmers Lung which makes basic farm tasks even harder.

We would like to build a smaller, more energy-efficient home on a heated pad. This would allow us to assist with day to day running of the farm, as well as to add further farming activities such as cut flower production and sales. We also plan on slowly building the cattle herd to 40-50 head over the first 5 years.

The current older home simply does not have the space for our additional family as it is a smaller two-bedroom, one bathroom single level home. We also note the home is 51 years old and is nearing the end of its lifespan. There are also foundation issues which are not cost-effective to complete. We wish to continue farming the property for our lifetimes and pass it on to our children. We have no intentions whatsoever to sell the home 1/4.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

The older farmhouse is an 1152 square ft. single-story home of 2x4 wood-framed construction on a concrete pony wall foundation. Exterior finishing is of vinyl siding with a sheet metal roof. Bob and Sandy Atkinson have resided in the residence for the last 22 years while actively farming and maintaining the property.

4. What is the total floor area of the proposed additional residence in square metres?

107 m²

5. Describe the rationale for the proposed location of the additional residence.

We have chosen this area as it is protected from the North Winds and has great sun exposure from the East, South and West. This will allow better production for the garden areas, greenhouses and Hoop-houses we need to grow our Flowers and vegetables.

As we will be growing some rare flowers and food crops, we would like to have the home near same so we may prevent unwanted access and theft from outside persons and animals.

There are not suitable building areas nearer the main home without building our residence in one of the hayfields and/or in the barnyard or pasture.

We are building the residence in the treed area near the greenhouse which has been built away from the animals and in a more protected location from the elements.

The home and small workshop will be built inside the treeline on the East side of the 5.25-acre meadow which is located in the Southwest corner of the Quarter. The driveway will be built along the East edge of the meadow on which is now a vehicle trail for access to the 30 acre hayfield to the North. This will allow us to not need to remove any further hay field from current use.

6. What is the total area of infrastructure necessary to support the additional residence?

House 100 m2

Workshop 75m2

Driveway 200m2

Parking 50m2

Lagoon 175m2

Total if use lagoon 600m2.

Total if use Septic Field 425m2.

We would prefer to utilize a Septic field for the Wastewater.

If this cannot be properly done (Ground material does not allow it properly), we will then utilize a septic lagoon or a septic tank if so required.

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Agent Agreement-Mike Thomas
- Site Photo-Home Quarter
- Site Photo-Arial Pic Acres Marked
- Site Photo-Proposed Area Marked
- Site Photo-Proposal Area
- Proposal Sketch-62228
- Site Photo-Facing North Along Proposed Driveway
- Site Photo-Proposed Driveway Entrance Facing N.W.
- Site Photo-Existing Greenhouse at North End of Proposed Area
- Site Photo-From NW Corner of Proposed Area Facing SE
- Site Photo-Facing North Along Proposed Driveway 2
- Site Photo-From Proposed Home Site to NW Corner
- Site Photo-From NE Corner facing South
- Site Photo-Prop Home Site to Right of East Treeline
- Site Photo-Greenhouse from East Bushline
- Certificate of Title-014-535-126

ALC Attachments

None.

Decisions

None.

SE 1/4 5-88-18 W/6N





Vegetable Gardens

Greenhouse 16' x 60'

Hoop-Houses
Spring 2021

Septic Field
or Lagoon

Driveway

Future Workshop

Home

Power Pole

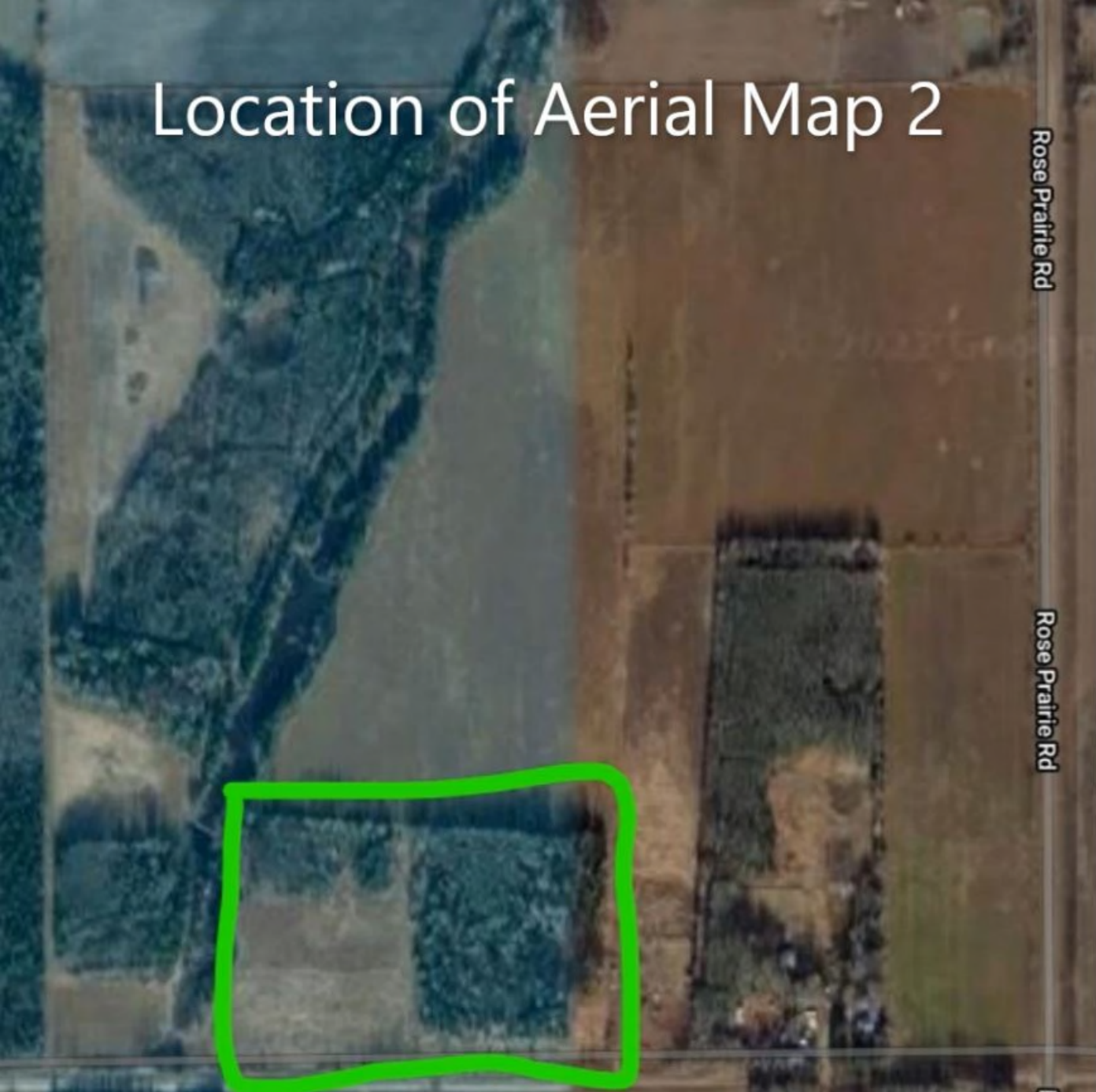
266 Rd

266 Rd

266 Rd

2

Location of Aerial Map 2



S.E 1/4 of S. 88-18 W6M

1011 Rose Prairie Road

E
N + S
W

* Real Is Proposed
Area of Infrastructure *

Current
Residence
8786 - 266 Rd

177m

177m

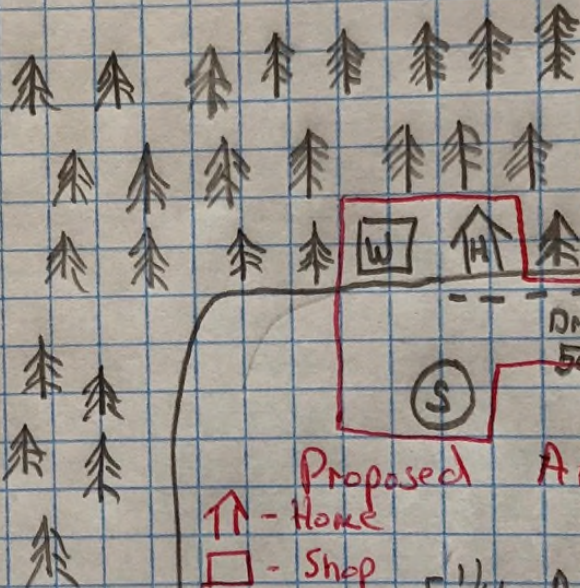
520m

266 Rd

4 7/8 Acre
Pasture

Machine
Yard

30 Acre
HAY



Proposed Area

↑ - Home

□ - Shop

○ - Sewer

- - - Driveway

5 1/4 Acre

Pasture/Hay

Seasonal Creek
Beaver Ponds

2 2/3
Acre

1 1/3
Acre
HAY