



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 59906

Application Status: Under LG Review

Applicant: Peter Walter , Agnes Walter

Agent: Sherry Gordon of K.B. Miller & Associates Ltd.

Local Government: Peace River Regional District

Local Government Date of Receipt: 01/09/2020

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

Proposal Type: Exclusion

Proposal: To exclude 10.79 ha (26.7 ac) from the 65.37 ha (161.5 ac) property for the purpose of subdividing into 5 lots. 4 lots of 2.04 ha (5.04 ac) and 1 of 2.64 ha (6.524 ac). The 2.64 ha lot will contain the main dwelling while the adjacent proposed 2.4 ha lot will contain the mobile home and shop. The other 3 proposed lots are vacant, low lying and wet, treed land. The use of these lots will be determined in consultation with the Regional District.

Agent Information

Agent: Sherry Gordon of K.B. Miller & Associates Ltd.

Mailing Address:

PO Box 45124 Ocean Park

Surrey, BC

V4A 9L1

Canada

Primary Phone: (604) 417-4562

Email: sl.gordon@telus.net

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-347-358

Legal Description: THE NORTH EAST 1/4 OF SECTION 4 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

Parcel Area: 65.4 ha

Civic Address: 11114 271 Road, Fort St John

Date of Purchase: 02/05/2013

Farm Classification: Yes

Owners

1. **Name:** Peter Walter

Address:



Applicant: Peter Walter , Agnes Walter

Phone: [REDACTED]

Email: [REDACTED]

2. **Name:** Agnes Walter

Address:

[REDACTED]
[REDACTED]
[REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

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

Approximately 3/4 of the 65.4 ha (161.52 ac) property is rented to a farmer in the area and used for growing either canola or wheat. The remaining acreage is unfarmable due to the low lying, wet nature of the land and the existing oil and gas leases.

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

There have been no agricultural improvements made to the property since the current owners acquired it. Historically there may have been trees cleared from the agricultural portion of the property.

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

2 areas of approximately 0.8 - 1.2 ha (3 - 4 ac) each are oil and gas leases. Approximately 12 - 14 ha (30 - 35 ac) are low lying, swampy and treed. In the low lying treed area in the NE of the property, which is also the area proposed for exclusion, there are 2 dugouts, a large home that is fenced and a mobile home and shop which are also fenced.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Residential and hobby farm agricultural. NE Industrial.

East

Land Use Type: Agricultural/Farm

Specify Activity: Residential and agricultural.

South

Land Use Type: Agricultural/Farm

Specify Activity: Residential and agricultural. SE medium density residential

West

Land Use Type: Agricultural/Farm

Specify Activity: Agricultural

Proposal

Applicant: Peter Walter , Agnes Walter

1. How many hectares are you proposing to exclude?

10.8 ha

2. What is the purpose of the proposal?

To exclude 10.79 ha (26.7 ac) from the 65.37 ha (161.5 ac) property for the purpose of subdividing into 5 lots. 4 lots of 2.04 ha (5.04 ac) and 1 of 2.64 ha (6.524 ac). The 2.64 ha lot will contain the main dwelling while the adjacent proposed 2.4 ha lot will contain the mobile home and shop. The other 3 proposed lots are vacant, low lying and wet, treed land. The use of these lots will be determined in consultation with the Regional District.

3. Explain why you believe that the parcel(s) should be excluded from the ALR.

The area proposed for the exclusion is low swampy land which was never developed for agriculture. The exclusion of this area would have no impact on the remainder of the property continuing to be used for agriculture and the other treed areas would remain available for construction of a home and farm buildings.

The area along the Alaska Highway from the west side of Fort St. John up to Charlie Lake is generally recognized as industrial/commercial. The properties in this area have limited potential for commercial agriculture due to the large acreage requirements of the agricultural uses suitable for this area. The main agricultural areas of Fort St. John do not include this area but others which have the larger acreage parcels better suited to commercial agriculture.

Applicant Attachments

- Agent Agreement - K.B. Miller & Associates Ltd.
- Proof of Signage - 59906
- Other correspondence or file information - Info submitted to adj. property owners
- Other correspondence or file information - Dec.26.19 Tearsheet
- Site Photo - Photo 1
- Site Photo - Photo 2
- Site Photo - Photo 3
- Site Photo - Photo 4
- Proof of Advertising - 59906
- Proof of Serving Notice - 59906
- Proposal Sketch - 59906
- Certificate of Title - 004-347-358

ALC Attachments

None.

Decisions

None.