

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 60917

**Application Status:** Under LG Review

**Applicant:** Graeme Trevor Wright

**Agent:** Aspen Grove Property Services

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 06/09/2020

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

**Proposal Type:** Subdivision

**Proposal:** The purpose of this proposal is a Homesite Severance, to provide a retirement site for the owner of this property, Graeme Trevor Wright. Mr. Wright has lived in this community for 77 years. Mr. Wright's parents homesteaded this parcel of land in 1945 and in 1949, the family moved into a small house where the present-day residence is located.

## Agent Information

**Agent:** Aspen Grove Property Services

**Mailing Address:**

[REDACTED]

**Primary Phone:** [REDACTED]

**Email:** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 014-459-833

**Legal Description:** SW 1/4 OF SEC 13 TP 80 R 17 W6M PEACE RIVER

**Parcel Area:** 64.8 ha

**Civic Address:** 4788 - 220 Road

**Date of Purchase:** 05/11/1983

**Farm Classification:** Yes

**Owners**

1. **Name:** Graeme Trevor Wright

**Address:**

[REDACTED]

**Phone:** [REDACTED]

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**Applicant:** Graeme Trevor Wright

## **Current Use of Parcels Under Application**

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

*Currently there are approximately 150 acres of crop land being farmed - grain/wheat alternating by year with Canola.*

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

*Dugout, lagoon, picked rocks and roots, cleared and cultivated approximately 155 acres of land.*

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

*Residence.*

*Orphan Well site (approximately 2 ha) - there is an abandoned well located in the SE quadrant of the parcel. The Oil and Gas Commission states that this Orphan site has undergone an investigation to determine the environmental quality of the soil and the OGC is now in the process of restoring the surface contours at the site of the Orphan Well. This soil restoration is scheduled to be completed by March 2021 and once restored, typically takes about 2 growing seasons until the soil is considered suitable for agriculture.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Agriculture, residential, bush, Oil and Gas

### **East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Agriculture

### **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Agriculture, residential, bush

### **West**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Residential, bush

## **Proposal**

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

3.9 ha

60.9 ha

### **2. What is the purpose of the proposal?**

*The purpose of this proposal is a Homesite Severance, to provide a retirement site for the owner of this property, Graeme Trevor Wright. Mr. Wright has lived in this community for 77 years. Mr. Wright's parents homesteaded this parcel of land in 1945 and in 1949, the family moved into a small house where*

**Applicant:** Graeme Trevor Wright

*the present-day residence is located.*

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

*This parcel is suitable for subdivision as there is already an existing homesite on the parcel.*

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

*Yes, this proposal supports agriculture in both the short and long term as the farming operations will continue in the same manner they are currently managed. At this time, approximately 150 acres of crop land are being farmed - grain/wheat alternating by year with canola. This land has been leased and cropped by the same farmer for the past 11 years.*

*If this proposal is accepted by the Agricultural Land Commission, this farmer intends to purchase the parcel of crop land and continue to farm the land in the same manner it is presently being managed. Therefore, agriculture will be supported in both the short and long term.*

*This farm has been owned and managed by the Wright family since 1945. The proposal presented in this application will have no negative impact on surrounding agricultural operations. If approved, this proposal will preserve agricultural land and encourage farming on agricultural land for the future.*

**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.**

*Yes*

**Applicant Attachments**

- Agent Agreement - Aspen Grove Property Services
- Homesite Severance Qualification - 60917
- Other correspondence or file information - Homesite Severance Qualification item #2
- Other correspondence or file information - Letter of Intent to purchase
- Other correspondence or file information - Proposal & surrounding land uses
- Other correspondence or file information - Subject & surrounding Oil & Gas activity
- Other correspondence or file information - Orphan Well
- Other correspondence or file information - BCOGC report
- Other correspondence or file information - Well detail
- Proposal Sketch - 60917
- Other correspondence or file information - Proposal - labelled view
- Other correspondence or file information - Proposal - close up view
- Other correspondence or file information - Title
- Certificate of Title - 014-459-833

**ALC Attachments**

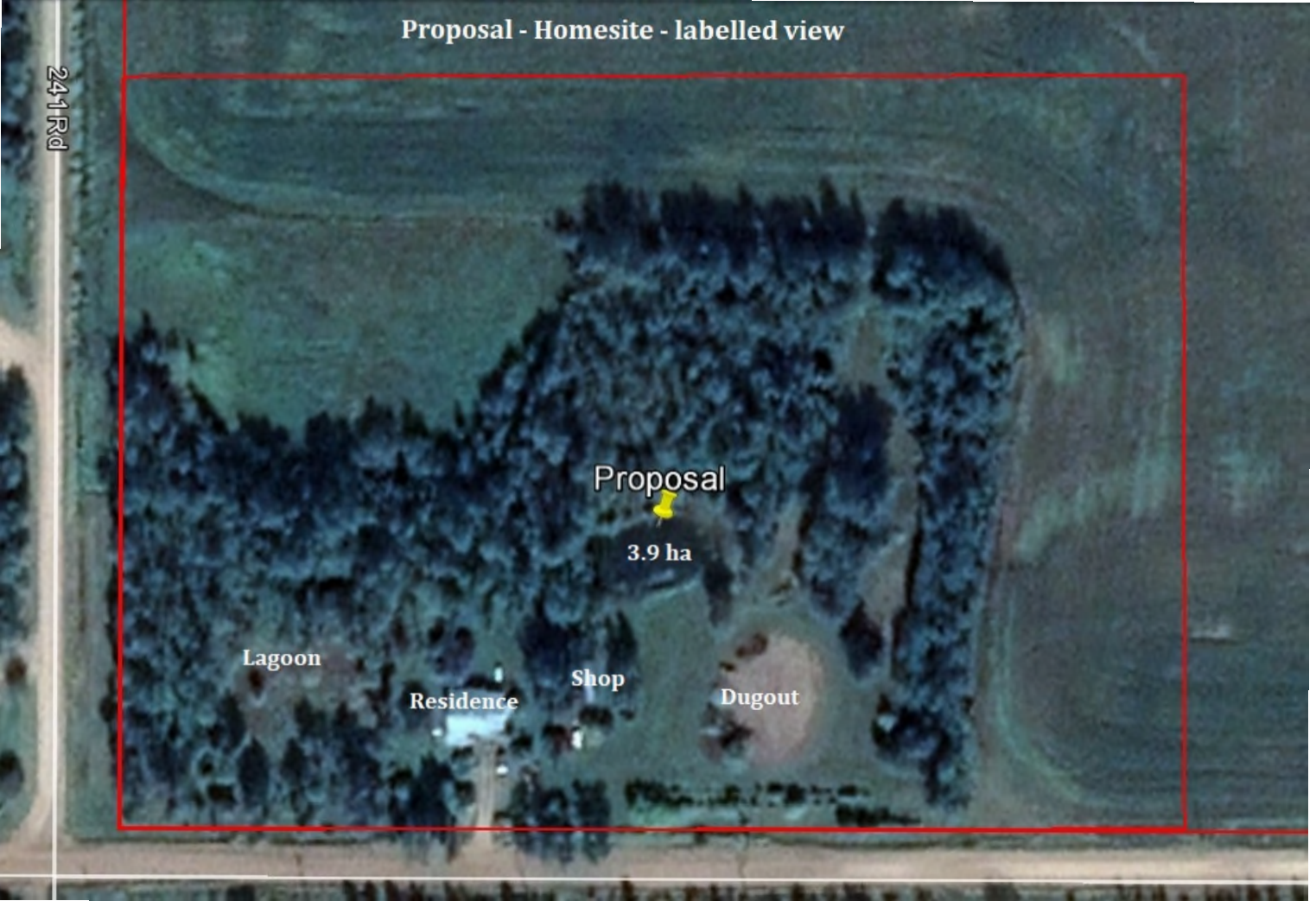
None.

**Decisions**

None.

Proposal - Homesite - labelled view

241 Rd



Proposal

PID 014-459-833

60.9 ha

Proposal

3.9 ha

24th Rd







# Letter of Agency

To Whom It May Concern:

Re: THE SOUTHWEST ¼ OF SECTION 13 TOWNSHIP 80 RANGE 17  
WEST OF THE 6<sup>TH</sup> MERIDIAN PEACE RIVER DISTRICT  
PID 014-459-833

This letter authorizes Anne Clayton and Sheila Murray of Aspen Grove Property Services, #104 – 1001 – 102 Avenue, Dawson Creek, B.C. V1G 2B9, 250-782-1088 to act as my agent(s) in an application to the Peace River Regional District and the BC Agricultural Land Commission for the purpose of subdividing within the Agricultural Land Reserve. This letter of agency extends to making representation on my behalf at Regional District Board meeting(s) and meeting with the Agricultural Land Commission Panel on site if required.

Dated this <sup>24<sup>th</sup></sup> day of April, 2020 at Dawson Creek, B.C.



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GRAEME TREVOR WRIGHT