



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62326

Application Status: Under LG Review

Applicant: Paul Walter

Local Government: Peace River Regional District

Local Government Date of Receipt: 02/17/2023

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

Proposal Type: Non-Farm Use

Proposal: To bring the parcel into compliance with all required regulations

Mailing Address :

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
Phone : [Redacted]
[Redacted]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 030-945-461

Legal Description : LOT A ST. JOHN INDIAN RESERVE NO. 172 TOWNSHIP 85 RANGE 18
WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP95788

Parcel Area : 373.2 ha

Civic Address : 13805 Rose Prairie Road

Date of Purchase : 11/01/2010

Farm Classification : Yes

Owners

1. **Name :** Paul Walter

Address :

[Redacted]
[Redacted]
[Redacted]
Phone : [Redacted]
[Redacted]

Current Use of Parcels Under Application

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

PID 030-945-461 : 336.5 ha is seeded to Red Fescue. 36.7 ha is currently either unfarmable land due to deep gullies and ravines, so it remains fully forested or is utilized by the owners as a Communal Farm Homestead. (The applicant will be following up with the Local Government to make application to rezone a 63ha portion of the property to Communal Farm Zone within PRRD Bylaw 1000, 1996 as this designation would also be supported under the PRRDs current OCP for this area)

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

Upon purchase of the parcel, the owner began by utilizing material from the homesite development and the creation of their initial driveway from the 242 Rd to the homes, to level the low spots to make the overall parcel more palpable for agricultural practices such as grain crops currently found on most of the property

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

This application is being submitted to bring the property into compliance with the ALC regulations and all commercial activity has been ceased.

The owner has a homesite in the Communal Farm fashion that includes three (3) residences and the playground in question. The playground was created by laying rubber matting over the ground and installing various types of childrens play equipment such as slides and swing sets.

The existing road was developed by deepening the existing ditches and bringing the clay onto the road to create a strong base.

The largest shop on the parcel was built by the previous owner on an existing oil and gas wellsite so should not be considered as part of the developed ground.

The building that has been described as the 4th structure is used for storage of children's play equipment on the ground floor with a workout facility on the second floor.

The Quonset is no longer being utilized for commercial sandblasting and the ALC is welcome to come re-inspect the property to confirm this.

The driveway required approximately 6520m² of gravel to finish prior to paving which was purchased from an aggregate quarry in Fort St John. The quantity of asphalt used was 335.25m³ that was also purchased from a company in Fort St John.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity : creeping red fescue

East

Land Use Type: Agricultural/Farm

Specify Activity : creeping red fescue

South

Land Use Type: Agricultural/Farm

Specify Activity : homes

West

Land Use Type: Agricultural/Farm

Applicant: Paul Walter

Specify Activity : creeping red fescue

Proposal

1. How many hectares are proposed for non-farm use?

20.23 ha

2. What is the purpose of the proposal?

To bring the parcel into compliance with all required regulations

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No as the family will benefit from employment and the ability to repair their own farming equipment

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

yes as the family will be able to repair their own farm equipment as well as support themselves financially

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Site Photo - 2010 file
- Site Photo - Google Earth Pic
- Proposal Sketch - 62326
- Certificate of Title - 030-945-461

ALC Attachments

None.

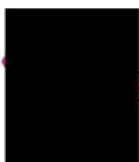
Decisions

None.

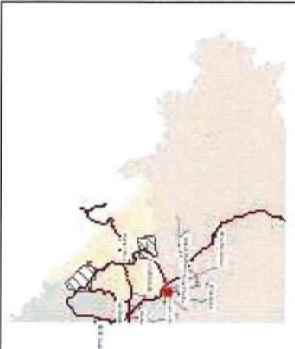
Applicant: Paul Walter



Peace River Regional District



20.2343 nec.



Legend

Evacuation Orders Currently is

- Alert
- Order
- Regional District Boundary
- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Parcels
- PRRD Electrical Utility
- PRRD Sewer Utility
- Sewer Line
- Storm Water Drainage
- PRRD Water Utility
- Highway
- Municipal Road
- Hard Surface
- Gravel
- Rural Road >1:250k
- Hard Surface
- Gravel
- Seasonal
- Driveway
- Rivers/Creeks
- Regional Park
- Locality
- Other Jurisdictional Boundary
- Municipal
- First Nation

1:9,028



Notes

458.6 0 229.31 458.6 Meters

WGS_1984 Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Untitled Map

Write a description for your map.

Legend

Google earth

© 2015 DigitalGlobe

Google

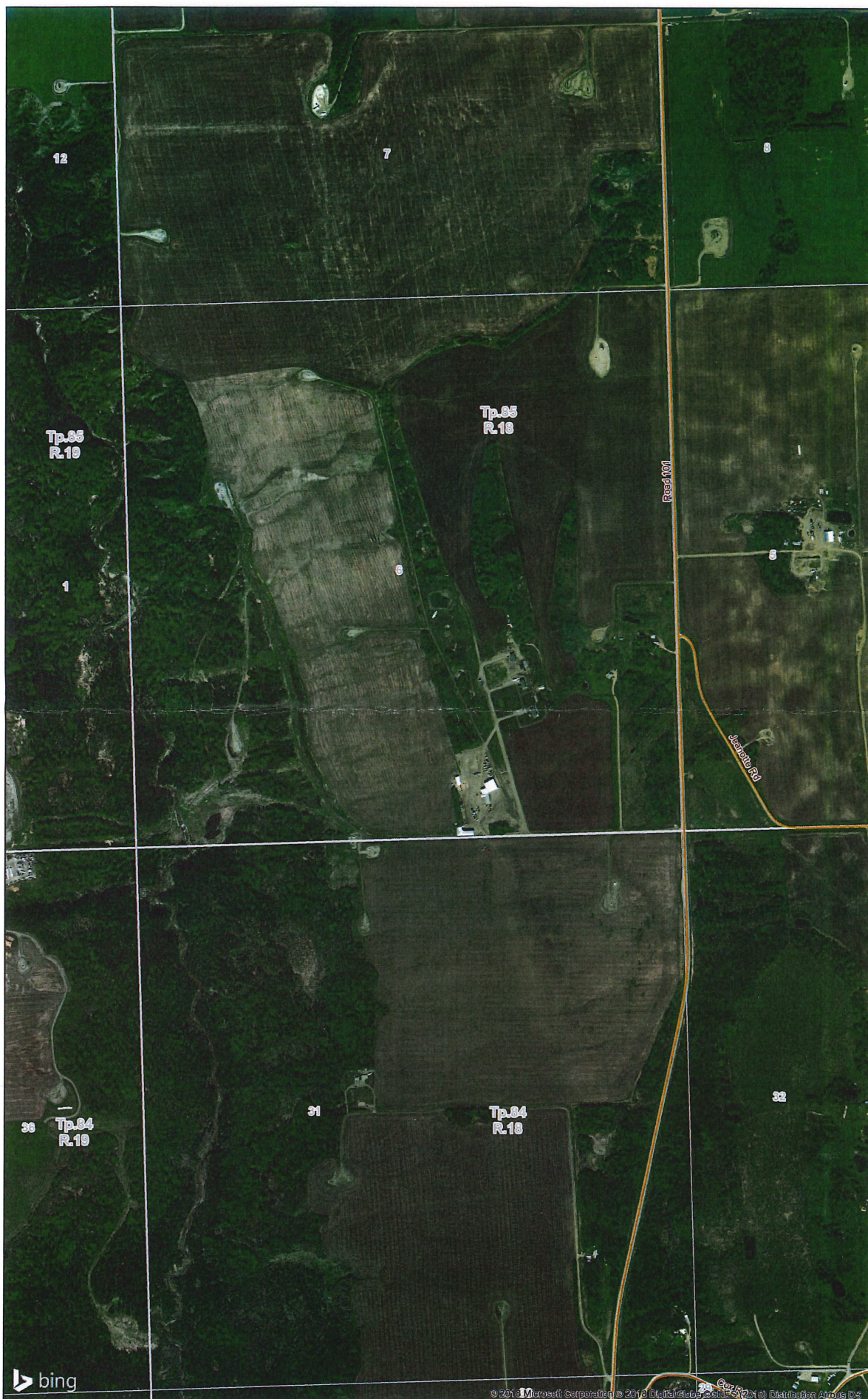
Rose Prairie Rd

1 km

261 R'd

N







ZONING AMENDMENT REPORT — SAMUEL RANCH LTD.

MAPS

FILE NO. 153/2010

Air Photo #94A.036



● Approximate location of
each existing 3 houses



Pipeline Status	Pipeline Substance	Facility	Well Surfacehole
Operating	Natural Gas	Oil Processing Plant	Unknown
Proposed	Sour Gas	Oil Battery	Gas
Suspended	Fuel Gas	Satellite	Capped/Potential Gas
Abandoned	Oil Effluent	Pump Station	Suspended Gas
Unknown	Crude Oil	Gas Plant	Abandoned Gas
Incidents	Sour Crude	Gas Gathering System	Oil
1	Salt Water	Gas Battery	Capped/Potential Oil
2 to 4	Fresh Water	Compressor Station	Bitumen
5 to 9	HVP Products		Suspended Oil
10+	LVP Products		Abandoned Oil
Survey	Misc. Gase		Water Injection
Dispositions/Surveys	Misc. Liquids		Abandoned Water Inj.
Cadastral			Location
			Suspended Undesignated
			Dry and Abandoned
			Service
			Abandoned Service
			Capped/Potent. (No Fluid)
			Drilling

Scale: 1:10000
Center: [56.33597,-120.83374]
Printed by: [REDACTED]



Converge Map





2015