



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100830
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Applicant: RICHARDSON INTERNATIONAL LIMITED, INC. NO. A0089077
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description PARCEL A (N19341) OF THE SOUTH WEST 1/4 OF SECTION 18 TOWNSHIP 78 RANGE 14 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLAN 28448
Approx. Map Area 5.31 ha
PID 014-206-951
Purchase Date May 1, 2013
Farm Classification No
Civic Address 10684 - 213 ROAD
Certificate Of Title CB346536.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
DEVON SMITH	RICHARDSON INTERNATIONAL LIMITED,	[REDACTED]	[REDACTED]	Corporate Summary &

INC. NO. A0089077

Directors.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? Yes

Describe the other parcels including their location, who owns or leases them, and their use. 006-026-494 - owned by Richardson International, vacant property in Dawson Creek
012-523-232 - owned by Richardson International, vacant property in Dawson Creek
015-990-692 - leased to Richardson International, port on Federal lands

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? No

Type Third-Party Agent
First Name FRANK
Last Name SCHNEIDER
Organization (If Applicable) Northline Equipment Ltd.
Phone [REDACTED]
Email [REDACTED]

4. Government

Local or First Nation Government: Peace River Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).

014-206-951

This property is currently not in use, 0% has been used for farming practices since at least 1977 when it was approved for non-farm use. It was used as a grain elevator and for agricultural product retail until January 2023. Due to the size, the location between a rail line, main highway and secondary highway, this property is not suitable to broad acre farming commonly practiced in the area.

Describe all agricultural improvements made to the parcel(s).

This property is fenced on two sides, includes a grain elevator, storage sheds and rail access on the property. Property is also on city water.

Describe all other uses that currently take place on the parcel(s).

This currently vacant agricultural industrial property is zoned I-3 within the Peace River Regional District.

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Commercial / Retail	Seed Cleaning Co-op & Feed Retail
East	Agricultural / Farm	Grain storage facility
South	Unused	Overgrown
West	Other	College farm which includes a rodeo training facility

6. Proposal

How many hectares are proposed for non-farm use?

5.31 ha

What is the purpose of the proposal?

This particular property was permitted in 1977 for non-farm use as a grain handling facility, but it is currently vacant. Therefore, the purpose of this proposal is to have the permit amended to allow an agricultural dealership and agricultural repair shop to operate in this location. This amendment will prevent the dilapidation of the property, allow for its sale, and the expansion of our existing agri-business to better serve the needs of the local farming community. An offer to purchase is currently in place pending

this approval.

Could this proposal be accommodated on lands outside of the ALR?

The unique combination of location and size of this property is extremely difficult to find outside of the ALR and is perfectly suited to our agri-business. An agricultural dealership and repair shop requires enough space to safely load and unload trucks delivering equipment, display equipment and assemble and test large agricultural equipment. With the location of this property equipment can be dropped off and picked up safely while remaining outside city limits.

Does the proposal support agriculture in the short or long term?

This proposal absolutely supports agriculture in both the short and long term. Having been rooted in the agriculture industry for over ten years, the approval of this application and subsequently the purchase of this property would secure a long-term future for our business supporting farmers and ranchers in the area.

Proposal Map / Site Plan

PROPERTY MAP.pdf

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

No

7. Optional Documents

Type	Description	File Name
Other files that are related	Overview of the area	LOCATION MAP.pdf



South Peace Grain

Richardson Pioneer
Dawson Creek

SUBJECT PROPERTY

Dawson Creek
Transfer Station

Mountainview Safety Svc

Performance

Spirit River Highway

Rolla Rd

Rolla Rd

Rolla Rd

Dawson Creek Trestle

SMJV dawson creek

Peter's Bros Construction

Google

