

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60768

Application Status: Under LG Review

Applicant: Derrik Backmeyer

Agent: Aspen Grove Property Services

Local Government: Peace River Regional District

Local Government Date of Receipt: 05/01/2020

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

Proposal Type: Subdivision

Proposal: The purpose of this proposal is to subdivide a parcel of 64.7 ha of land from the subject parcel in order to sell this subdivided property. Selling this subdivided parcel will provide the finances needed to develop and manage the agricultural activities on the existing farm parcel. The intended purchaser is considered a partner in the ongoing and expanding farming operations who has aided the owner of the subject parcel with all of the land clearing and enhancement - including manual labour, help in attaining, transporting and operating the required equipment for all improvements to the land and buildings, roadwork, irrigation, agriculture enhancement, logging and destumping, purchasing, transporting and planting the orchard, seeding the pasture and maintenance of these agricultural areas. Subdividing and selling the parcel of land will enable more investment in the subject property farming operations to fully develop the agricultural potential of this land with the purpose that the subject property becomes a fully operational and viable farm unit - with orchards and hay pasture to sell. The buyer would continue to be involved in the present farming practice and plans to cultivate his own land as part of this farm business. Owning a piece of the agricultural farm unit will give the buyer an investment in the farm business and the potential to develop his own viable farm. For Mr. Backmeyer, the sale of this parcel of land will enable him to have the financial and physical resources to continue to develop his land into a productive and successful farming practice.

Agent Information

Agent: Aspen Grove Property Services

Mailing Address:

#104 - 1001 - 102 Avenue

Dawson Creek, BC

V1G 2B9

Canada

Primary Phone: (250) 782-1088

Email: sheila@aspengrovepropertyservices.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 010-978-623

Legal Description: DL 2444 PEACE RIVER

Parcel Area: 257.8 ha

Civic Address: 9971 Sukunka FSR

Applicant: Derrik Backmeyer

Date of Purchase: 04/22/2009

Farm Classification: No

Owners

1. **Name:** Derrik Backmeyer

Address:

[REDACTED]

Phone:

Email:

[REDACTED]

Current Use of Parcels Under Application

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

Currently, there is a 2 acre "Test Orchard" consisting of Cherry, Apricot, Plum and Apple trees, grapes, kiwi vines and berry bushes.

There are also approximately 40 acres of land that has been reclaimed by turning over and reworking the soil in preparation for cultivation as a productive hay pasture.

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

Logged and destumped land and planted Test Orchard. Acquired equipment - tractor, discs, mower, field cultivator to rework 40 acres of old pasture in preparation for seeding as a productive hay pasture.

Re-established the old homesite in 2013 and built a dwelling for a permanent residence and a pole shed (28'x36') for farming equipment storage. Upgraded the water tower for use in the garden and test orchard, cleared and maintain recreational trails through the property for hiking, horses, X-country skiing.

Built access road into the property to transport equipment to clear and enhance the land for Agricultural purposes. Improved drainage including flood mitigation work. Presently in the process of applying and acquiring multiple water licences. The future plan is to use the elevation of water sources to build a Micro-hydro off-grid electrical system for power. Installed a gate on the access road to discourage trespassers. Cleared 140 acres of cutblock with the intention of turning this land into a hay pasture for sales.

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

Small dwelling which is a primary residence, small storage shed.

Other non-agricultural uses include hiking trails and horse trails for recreational enjoyment.

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity: Bush, Crown Land

East

Land Use Type: Agricultural/Farm

Specify Activity: Sukunka River, Hay land

South

Applicant: Derrik Backmeyer

Land Use Type: Other

Specify Activity: Sukunka River, Bush, Crown Land

West

Land Use Type: Other

Specify Activity: Bush, Crown Land

Proposal

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

64.7 ha

193.1 ha

2. What is the purpose of the proposal?

The purpose of this proposal is to subdivide a parcel of 64.7 ha of land from the subject parcel in order to sell this subdivided property. Selling this subdivided parcel will provide the finances needed to develop and manage the agricultural activities on the existing farm parcel. The intended purchaser is considered a partner in the ongoing and expanding farming operations who has aided the owner of the subject parcel with all of the land clearing and enhancement - including manual labour, help in attaining, transporting and operating the required equipment for all improvements to the land and buildings, roadwork, irrigation, agriculture enhancement, logging and destumping, purchasing, transporting and planting the orchard, seeding the pasture and maintenance of these agricultural areas. Subdividing and selling the parcel of land will enable more investment in the subject property farming operations to fully develop the agricultural potential of this land with the purpose that the subject property becomes a fully operational and viable farm unit - with orchards and hay pasture to sell. The buyer would continue to be involved in the present farming practice and plans to cultivate his own land as part of this farm business. Owning a piece of the agricultural farm unit will give the buyer an investment in the farm business and the potential to develop his own viable farm. For Mr. Backmeyer, the sale of this parcel of land will enable him to have the financial and physical resources to continue to develop his land into a productive and successful farming practice.

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

This parcel is suitable for subdivision as the proposed subdivision meets the parcel size criteria for A-2 Zoning - Large Agricultural Holding Zone - minimum 63 hectares, under the Peace River Regional District, Chetwynd Rural Zoning Bylaw No. 506, 1986 and would also meet the requirements of the PRRD OCP Rural Zoning Bylaw 1940, 2011 zoning Ag-rural "Within the Agricultural-Rural designation the minimum parcel size will not be less than 63 ha".

The Peace River Block was primarily Crown Granted in quarter sections in the 1930's and the quarter section remains a standard and viable agricultural unit. By subdividing a quarter section to sell to an invested partner, a viable tract of land becomes available for the purchaser to develop his own farming practice and together with the current owner, expand the scope of their combined farming operations. The lands surrounding the property, including the proposed subdivision, are primarily bush and Crown Lands with Agricultural to the East of the subject. Therefore, the subdivision would have no negative impact on existing agricultural values, rather, the subdivision would contribute to agricultural and farming growth in this area.

This parcel of land is also suitable for subdivision as there is a Road permit in place on a Forestry Service Road for vehicle and equipment access. The owner of the subject parcel intends on granting an Easement across his lands for access to the proposed subdivision. The proposed subdivision parcel has river frontage that allows for boat access to the property as well the overland road access.

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

Yes, this proposal supports agriculture in the short and long term by providing financing and encouraging collaboration to develop the current farming operation. As well, this proposal provides an opportunity for expansion and development of this farm by having a second farmer and farming unit

Applicant: Derrik Backmeyer

adjacent to the subject property to share the cost and management of the farming operations.

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.

No

Applicant Attachments

- Agent Agreement - Aspen Grove Property Services
- Proposal Sketch - 60768
- Other correspondence or file information - Crown Grant
- Other correspondence or file information - Crown Grant image
- Other correspondence or file information - Road Permit
- Other correspondence or file information - Letter of Intent to Purchase
- Other correspondence or file information - Survey Plan
- Other correspondence or file information - Road easement
- Other correspondence or file information - Surrounding land uses
- Other correspondence or file information - Sat photo -clearing & easement
- Other correspondence or file information - Hay fields
- Other correspondence or file information - Orchards
- Other correspondence or file information - Water and irrigation
- Other correspondence or file information - Subject map
- Certificate of Title - 010-978-623

ALC Attachments

None.

Decisions

None.

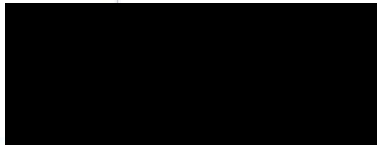
Letter of Agency

To Whom It May Concern:

Re: DISTRICT LOT 2444
PEACE RIVER DISTRICT
PID 010-978-623

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 24th day of April, 2020 at Dawson Creek, B.C.

A black rectangular box redacting the signature of Derrick Jacob Backmeyer.

DERRICK JACOB BACKMEYER

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Agricultural Land Commission
c/o Peace River Regional District
PO Box 810,
1981 Alaska Avenue
Dawson Creek, B.C. V1G 4H8

Re ALC application to Subdivide within the Agricultural Land Reserve re BACKMEYER
DL 2444, PRD – PID 010-978-623

I hope that you will give a favourable approval to this Subdivision application.

Cole McCullough



No. 1827

1089

LAND ACT

 PROVINCE OF
BRITISH COLUMBIA.

Compared.

Deputy Minister of Lands.

ELIZABETH THE SECOND, by the Grace of God, of the United Kingdom, Canada
and Her other Realms and Territories, Queen, Head of the Commonwealth,
Defender of the Faith.

To all to whom these presents shall come, Greeting:

Know ye that We do by these presents, for Us, Our heirs and successors, in consideration of the sum of
Nine hundred and four & 50/100 Dollars to Us paid, give and grant unto
RODERICK LAVERNE MILLIKEN

his heirs and assigns
All that Parcel or Lot of Land situate in **PEACE RIVER** District,
and more particularly described on the Map or Plan hereunto annexed and coloured red, and numbered **Lot Two thousand four
hundred and forty-four (2444)**

on the Official Plan or Survey of the said Parcel or Lot in the Province of British Columbia, to have and to hold the said
Parcel or Lot of Land, and all and singular the premises hereby granted, with their appurtenances, unto the said
RODERICK LAVERNE MILLIKEN

his heirs and assigns for ever:
PROVIDED NEVERTHELESS that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our
or their authority, to resume any part of the said lands which it may be deemed necessary to resume for making roads, canals, bridges, towing-paths, or other works of
public utility or convenience; so, nevertheless, that the lands so to be resumed shall not exceed one-twentieth part of the whole of the lands aforesaid, and that no
such resumption shall be made of any lands on which any buildings may have been erected, or which may be in use as gardens or otherwise for the more convenient
occupation of any such buildings:
PROVIDED also that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting under Our or their authority, to enter
into and upon any part of the said lands, and to raise and to get thereout any minerals, precious or base, including coal, petroleum, and any gas or gases, which may
be thereupon or thereunder situate, and to use and enjoy any and every part of the same land, and of the easements and privileges thereto belonging, for the purpose
of such raising and getting, and every other purpose connected therewith, paying in respect of such raising, getting, and use reasonable compensation.
PROVIDED also that it shall be lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take and occupy such water
privileges, and to have and enjoy such rights of carrying water over, through, or under any parts of the hereditaments hereby granted, as may be reasonably required

for mining or agricultural purposes in the vicinity of the said hereditaments, paying therefor a reasonable compensation to the aforesaid

RODERICK LAVERNE MILLIKEN

his heirs and assigns:
PROVIDED also that it shall be at all times lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take from or upon any
part of the hereditaments hereby granted, without compensation, any gravel, sand, stone, lime, timber, or other material which may be required in the construction,
maintenance, or repair of any roads, ferries, bridges, or other public works:
PROVIDED also that all highways, within the meaning of the *Highway Act*, existing over or through said lands at the date hereof shall be exempted from
this grant.

— PROVIDED also that this Grant is issued and accepted on the understanding that the Grantor assumes no
obligation whatsoever to provide access to the said land.
— PROVIDED also that this Grant is issued and accepted on the understanding that the holder of same
shall have no right nor claim for compensation by reason of the land or any portion thereof being sub-
merged or damaged by erosion or otherwise affected by flooding.

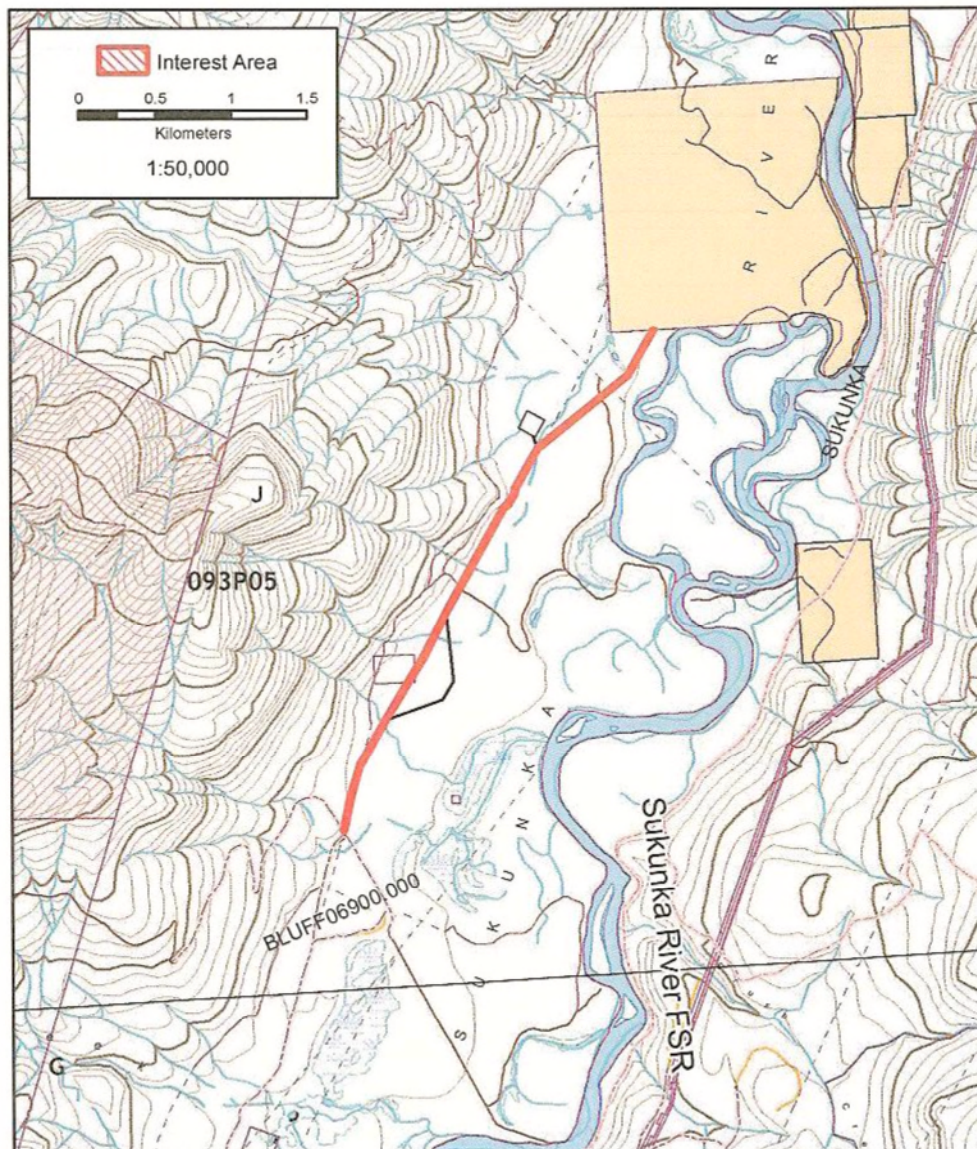
In testimony whereof, We have caused these Our Letters to be made Patent, and the Great Seal of OUR PROVINCE OF BRITISH
COLUMBIA to be hereunto affixed: WITNESS, His Honour **JOHN ROBERT NICHOLSON, P.C., O.B.E., LL.D., LL.B.**
Lieutenant-Governor of Our said Province, at Our Government House, in Our City of Victoria, this **Third**
day of **September**, in the year of our Lord one thousand nine hundred and **Sixty-eight**
and in the **Seventeenth** year of Our Reign.

By Command.

Deputy Provincial Secretary.

LEGAL DESCRIPTION SCHEDULE

THAT PARCEL OR TRACT OF UNSURVEYED CROWN LAND IN THE VICINITY OF THE SUKUNKA RIVER (WITHIN UNITS 16, 17, 25, 26, 35, 36, 44 & 45, BLOCK J, 93-P-05), PEACE RIVER DISTRICT, CONTAINING 8.04 HECTARES, MORE OR LESS.



British

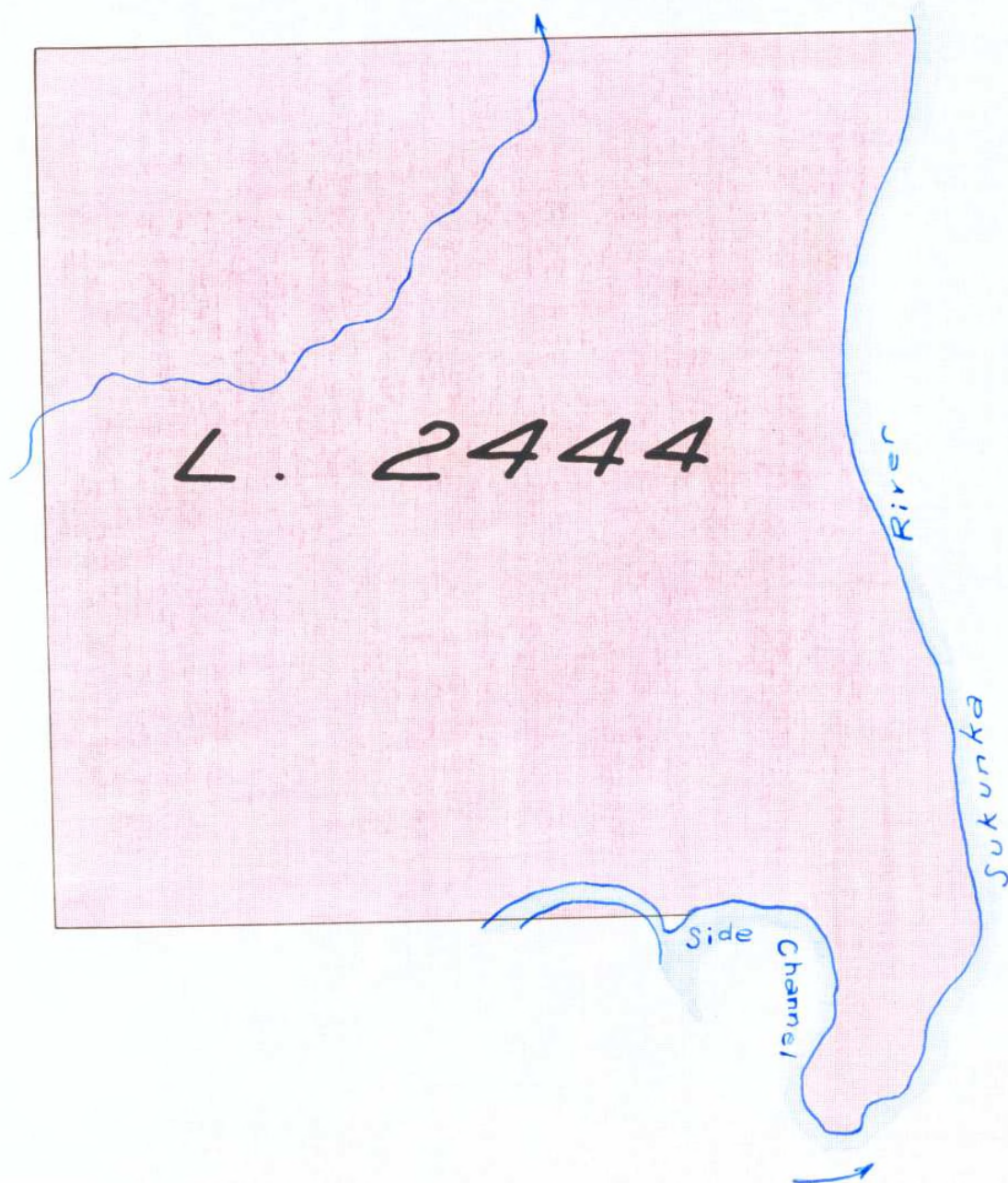




Columbia

Crown Grant No $\frac{1827}{1089}$

PEACE RIVER DISTRICT
Roderick Laverne Milliken

Scale, One Inch = 1000 Feet



DS
- De stumping Needed - 
Ready ~~to~~ Pasture - 

May



▨ - 1st Commercial planting

■ - Test orchard

▨ - De stamped for 2nd Commercial planting



ORchard

Water pipes / Irrigation

- 1 - Gravity feed
- 2 - pump
- 3 - pump



Proposal

Proposed Subdivision parcel

64.7 ha

Subject

DL 2444

PID 010-978-623

Sukunka Forest Service Rd







iMapBC Mapping

Legend

■ Surface Ownership - Tantali

0 0.73 1.47 km

1: 36,112

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Datum: NAD83
Projection: WGS_1984_Web_Mercator_Auxiliary Sphere

Key Map of British Columbia





Subject

DL 2444

PID 010-978-623

Surrounding land uses

