

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60120

Application Status: Under LG Review

Applicant: Thomas H Stahl , Tanza Elin Stahl

Agent: Thomas H Stahl

Local Government: Peace River Regional District

Local Government Date of Receipt: 05/08/2020

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

Proposal Type: Exclusion

Proposal: We (Thomas/Tanza), are requesting exclusion from ALR & subdivide of 10 acres from our personal property. The parcel under request for exclusion/subdivide of 10 acres is fully developed as a centralized, rural water treatment utility and bulk water dispensing terminal, which is open to the public dispensing potable drinking water to rural residents, farmers, potable water haulers, etc.

We emphasize, we have put forward significant investment to develop a water treatment utility & bulk water dispensing terminal on our private land to serve a long term, quality, sustainable supply of potable drinking water. There is an existing Non-Farm-Use (NFU) approval from ALC (laid out as "Non-transferable"), which imposes great restrictions on our business from future success and growth as a water treatment utility. In addition, the land on which the utility operations are situated is currently held in our personal name(s) which has made it extremely challenging for gaining financing approvals from financial institutions and imposes a risk to outside private investors.

Our water license is approved, and GOVERNED/REGULATED, by the Ministry of Forests Land Natural Resource Operations Rural Development (FLNRORD). We inform again, that we have put forward a significant financial investment, with specific focus on water treatment and water dispensing, providing an ESSENTIAL SERVICE to the rural communities, rural residents, farmers, and water haulers who haul potable water.

Therefore we propose exclusion from ALR and subdivide out 10 acres for the business to have it's own designated land title for it's operations, and given the infrastructure is already in place serving the public as a potable water utility, the approval to exclude from ALC and subdivide 10 acres would support cause to build - "stronger, sustainable, rural communities".

An approved exclusion from ALR and subdivide of 10 acres, will provide designated land title for the water treatment and dispensing operations and allow business succession as the business matures in the water utility space.

For business succession, the land, utility and water license is better suited under the business name.

Agent Information

Agent: Thomas H Stahl



Applicant: Thomas H Stahl , Tanza Elin Stahl



Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 013-507-311
Legal Description: SW 1/4 OF SEC 22 TP 85 R 20 W6M PEACE RIVER
Parcel Area: 64.7 ha
Civic Address: 14472 Stoddart Creek Road Montney BC V0C 1Y0
Date of Purchase: 05/31/2011
Farm Classification: Yes
Owners

- Name:** Thomas H Stahl



- Name:** Tanza Elin Stahl



Current Use of Parcels Under Application

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

14414 Stoddart Creek Road - Stoddart Creek Water; a water treatment utility & bulk water dispensing terminal.

Requesting exclusion from ALR and subdivide out 10 acres currently being used for Non-Agriculture activities.

We (Thomas/Tanza), have put forward a significant investment to develop a water treatment utility & bulk water dispensing terminal, which has an existing Non-Farm-Use (NFU) approval from ALC. The NFU is laid out as Non-transferable, thus restricts our business from future success and growth. As well, the land on which the utility operations is situated is currently in our personal names which has financial lending challenges for banks/private investors. For business succession the land, utility, water license is better suited in the business name therefore we propose exclusion from ALR and subdivide out 10 acres for the water treatment and dispensing operations.

14472 Stoddart Creek Road - remaining 150 acres of farm land with home site.

please note:

property is divided by subsidiary of Coffee Creek and natural drainage water shed areas.

The land is rented out.

Applicant: Thomas H Stahl , Tanza Elin Stahl

11.20 acres in hay
37 acres as cultivated field
18 acres as cultivated field
Some grazing areas as well.

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

14414 Stoddart Creek Road - Stoddart Creek Water; a water treatment utility and bulk water dispensing terminal.

Requesting exclusion from ALR and subdivide 10 acres currently being used for non-agriculture activities.

2017-2019 construction/commissioning of a water treatment utility and bulk water dispensing terminal, 2019-to date water treatment and dispensing potable water on a daily basis to rural residents, and water haulers. Continuous site maintenance and upgrades, graveling of site and civil work in mid to late 2020.

14472 Stoddart Creek Road - farmed land

With exemption of the water utility site/home site, the remainder of our land is farmed by a renter. The renter has made the below outlined areas in hay, grazing and planted pea/oat crops and cultivated land in 2018-2019 and made some fencing repairs.

11.20 acres in hay
37 acres as cultivated field
18 acres as cultivated field
(see site map)

Please note:

The property does have it's challenges, due to low lying wetlands, water shed areas in conjunction with subsidiary of Coffee Creek dividing up the land. There is quite regular flooding in wet years since there are some fairly large low lying areas/water sheds which restrict access to certain areas on the property. However we would like the remainder of the property to remain as agriculture in the ALC and used for farming with exemption the water utility site.

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

14414 Stoddart Creek Road - Stoddart Creek Water Services Inc.

Requesting exclusion from ALR & subdivide 10 acres for the business - Stoddart Creek Water Services Inc

- A significant amount of time, energy and financial resources have been invested into developing a much needed centralized water treatment utility and bulk water dispensing terminal for the rural region.
- Stoddart Creek Water dispenses a superior quality of demineralized potable water to local potable water haulers and rural residents.
- Water treatment utility and bulk water dispensing terminal (website: www.stoddartcreekwater.com)
- The water treatment operations are inside a 40' x 100' building located on the site with a bulk water dispensing terminal attached to the building to allow for multiple trucks overhead loading and also smaller individual residential water haulers.
- The business has been in operation since March 20th 2019, certified by Northern Health with Permit to Operate, certified by EOCP as a Water Treatment Utility meeting all drinking water inspections/health authority inspections as a the water treatment utility.
- 2 water wells - approved WSA/FLNRORD water license.
- There is also a sewer lagoon on the property for the water treatment utility operations.
- civil work, gravel and compaction has been done to develop the site.
- water dispensing terminal for light and heavy traffic.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Applicant: Thomas H Stahl , Tanza Elin Stahl

Specify Activity: cultivated land

East

Land Use Type: Agricultural/Farm

Specify Activity: hay crop

South

Land Use Type: Agricultural/Farm

Specify Activity: hay crop, residential

West

Land Use Type: Agricultural/Farm

Specify Activity: hay crop, grazing

Proposal

1. How many hectares are you proposing to exclude?

4.1 ha

2. What is the purpose of the proposal?

We (Thomas/Tanza), are requesting exclusion from ALR & subdivide of 10 acres from our personal property. The parcel under request for exclusion/subdivide of 10 acres is fully developed as a centralized, rural water treatment utility and bulk water dispensing terminal, which is open to the public dispensing potable drinking water to rural residents, farmers, potable water haulers, etc.

We emphasize, we have put forward significant investment to develop a water treatment utility & bulk water dispensing terminal on our private land to serve a long term, quality, sustainable supply of potable drinking water. There is an existing Non-Farm-Use (NFU) approval from ALC (laid out as "Non-transferable"), which imposes great restrictions on our business from future success and growth as a water treatment utility. In addition, the land on which the utility operations are situated is currently held in our personal name(s) which has made it extremely challenging for gaining financing approvals from financial institutions and imposes a risk to outside private investors.

Our water license is approved, and GOVERNED/REGULATED, by the Ministry of Forests Land Natural Resource Operations Rural Development (FLNRORD). We inform again, that we have put forward a significant financial investment, with specific focus on water treatment and water dispensing, providing an ESSENTIAL SERVICE to the rural communities, rural residents, farmers, and water haulers who haul potable water.

Therefore we propose exclusion from ALR and subdivide out 10 acres for the business to have it's own designated land title for it's operations, and given the infrastructure is already in place serving the public as a potable water utility, the approval to exclude from ALC and subdivide 10 acres would support cause to build - "stronger, sustainable, rural communities".

An approved exclusion from ALR and subdivide of 10 acres, will provide designated land title for the water treatment and dispensing operations and allow business succession as the business matures in the water utility space.

For business succession, the land, utility and water license is better suited under the business name.

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

1. The 10 acre parcel is NOT being used for agriculture related activities, is fully developed and

Applicant: Thomas H Stahl , Tanza Elin Stahl

operating as a centralized, rural, water treatment utility & water dispensing terminal, open to the public dispensing potable drinking water.

2. We, either a) directly serve the majority of the rural residents in the area who haul their own water (i.e. rural residents have a prepay water account setup with us directly and haul their own potable water), or, b) provide water INDIRECTLY (i.e. rural residents, farmers, etc request our grade of water from 3rd party water haulers given our grade of water is Reverse Osmosis, therefore dependency has been placed on the Stoddart Creek Water Utility to provide an ESSENTIAL SERVICE to the rural communities in this area.

3. We have invested significant amounts of financial resources to develop the needed infrastructure to provide an ESSENTIAL SERVICE to the public, are under approved Permit to Operate by Northern Health & certified by EOCP as a water treatment utility.

4. For business succession moving forward it is ABSOLUTELY ESSENTIAL for the business to have its own designated land title for its operations, in order to provide a sound foundation to financial institutions from a borrowing perspective as the business further matures in the water utility space.

5. The parcel is well suited for a centralized rural water treatment utility & water dispensing terminal; given the long term satisfactory aquifer yields, acceptable raw water qualities for potable water treatment, and a great centralized location to a growing rural population where water characteristics are challenging if not limited in some areas. The water utility infrastructure is centrally located to the majority of rural water users, is already providing drinking water to the public and is an economic benefit for many given the centralized location and demineralized water quality we provide.

7. An approved exclusion from ALR and subdivide of 10 acres, will provide designated land title for the water treatment and dispensing operations and allow business succession as the business matures in the water utility space.

Applicant Attachments

- Agent Agreement - Thomas H Stahl
- Site Photo - Proof of signage at access
- Proof of Signage - 60120
- Proof of Serving Notice - 60120
- Site Photo - proof of signage in terminal room
- Proof of Advertising - 60120
- Proposal Sketch - 60120
- Other correspondence or file information - Water Utility ERP Map
- Professional Report - EOCP Certificate
- Professional Report - Northern Health Permit
- Certificate of Title - 013-507-311

ALC Attachments

None.

Decisions

None.



Peace River Regional District

* Proposed Exclusion & Subdivide

Stoddart Creek Water



Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parcels
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
- Driveway
- PRRD_Sewer_Systems
 - Sewer Line
 - Water Line
- Streams/Rivers
- Locality
- ☒ Municipal Boundary
- ☐ Regional District Boundary
- DC City
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- North Peace Fringe
 - Red: Band_1
 - Green: Band_2

1:5,000



254.0 0 127.00 254.0 Meters

NAD_1983_UTM_Zone_10N
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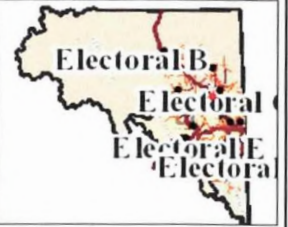
Notes

stoddart creek water site



Peace River Regional District

* Showing Formed areas



Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parcels
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
- Driveway
- PRRD_Sewer_Systems
 - Sewer Line
 - Water Line
- Streams/Rivers
- Locality
 - ☒ Municipal Boundary
 - ☐ Regional District Boundary
- DC City
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- North Peace Fringe
 - Red: Band_1
 - Green: Band_2

1: 10,000



508.0 0 254.00 508.0 Meters

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Notes

stoddart creek water site

Yard
for Sjo Idart
Creek Water
Services Inc.

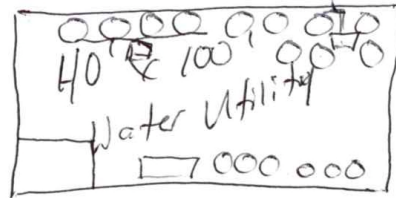
Sewer
lagoon

Traffic

PW #1
Well

Bulk
Water
Dispensing

Traffic



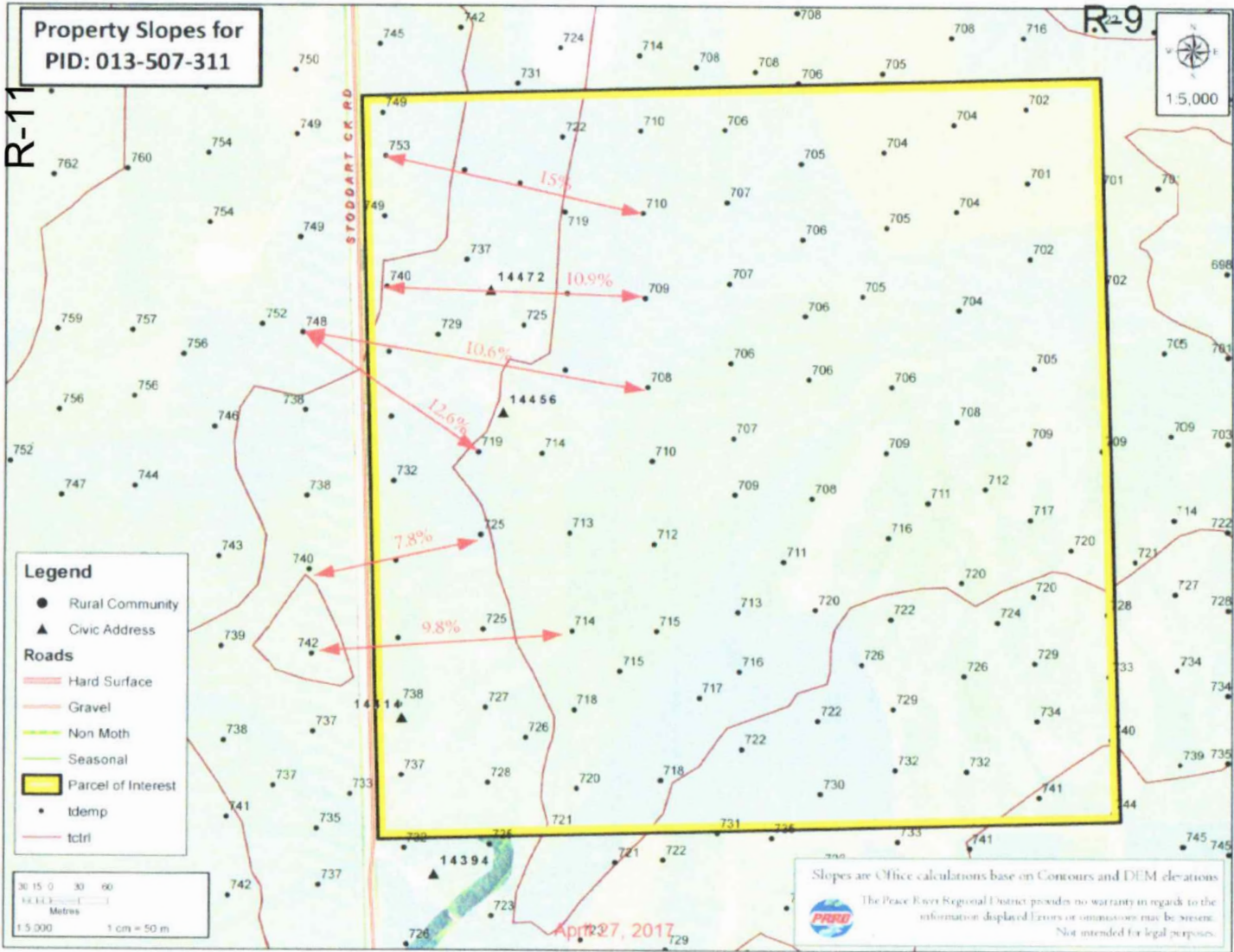
Hydro
pole

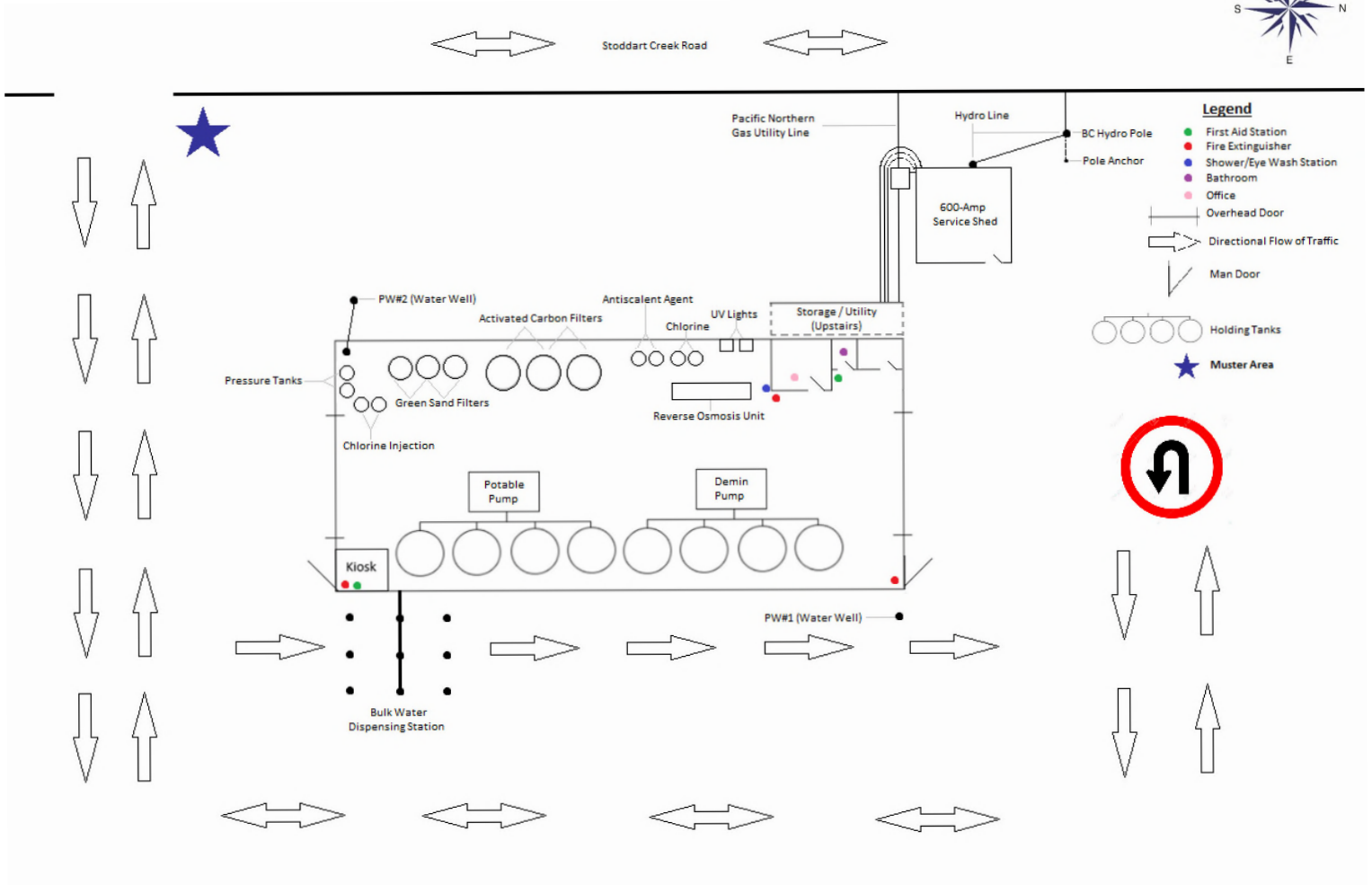
Power
shed

PW #2
Well

Traffic

Sjo Idart Creek Road





PERMIT

TO OPERATE

A Drinking Water System with 2-14 Connections

System Name: Stoddart Creek Bulk Water Dispensing Location
Physical Location : 14414 Stoddart Creek Road
Montney BC

Owner Name: Stoddart Creek Water Services Inc.

Conditions of Permit

- > Clean, disinfect and flush storage tanks at least on an annual basis.
- > Maintain a minimum free chlorine residual of 0.2 ppm throughout the distribution system.
- > Maintain a minimum of one water bacteriology sample per month unless the Environmental Health Officer requests a greater frequency.
- > Maintain an up-to-date Emergency Response Plan.
- > Submit water chemistry data every 3 years, unless the Environmental Health Officer requests a greater frequency.
- > Maintain an activity log and keep it available for inspection.
- > Operator must have successfully completed a Small Water System Operator's course, recognized by Northern Health. Should the system be classified by the Environmental Operators Certification Program (EOCP) the operator must be trained and certified to the level specified by the EOCP.
- > Operator must submit an annual report to Northern Health and make it available to water users. Annual report should include:
 - Summary information for source protection, operator certification, water quality monitoring, long term plan for system improvements (as needed), Emergency Response Plan revision dates, operator education and training that has occurred in the previous year, any emergency situations or events that occurred in the previous year.

21-Dec-2018
Effective Permit Date

[Redacted Signature]
Environmental Health Officer

*This permit must be displayed
in a conspicuous place and is non-transferable*



northern health
the northern way of caring