



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 101922  
**Application Type:** Non-Farm Uses within the ALR  
**Status:** Submitted to L/FNG  
**Name:** Walter et al.  
**Local/First Nation Government:** Peace River Regional District

## 1. Parcel(s) Under Application

### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** THE SOUTH WEST 1/4 OF SECTION 6 TOWNSHIP 82 RANGE 13 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLAN 21596  
**Approx. Map Area** 63.22 ha  
**PID** 017-036-135  
**Purchase Date** May 10, 2023  
**Farm Classification** Yes  
**Civic Address** 118 Rousell Road (230 Road)  
**Certificate Of Title** TITLE-CB609463-PID-017-036-135.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Joe Walter	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable
Leonard Walter	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable



## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** No

## 3. Primary Contact

Type	Land Owner
First Name	Leonard
Last Name	Walter
Organization (If Applicable)	No Data
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

<b>Describe all agriculture that currently takes place on the parcel(s).</b>	Parcel 017-036-135 is owned by Hutterian Brethren Church of Doe River, which currently grain farm SW1/4 6-82-13. The abandoned home site includes granaries, a shop, a powerhouse, a power pole, and access to the home site. The only things in use at the home site are the power shed and granaries. They farm approximately about 153 acres of productive land (grain). The abandoned home site occupies the rest of the quarter.
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<b>Describe all agricultural improvements made to the parcel(s).</b>	No Agricultural improvements. They want to clean up the old home site to store gravel.
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**Describe all other uses that currently take place on the parcel(s).**

Excluding the abandoned home site, which includes a shop, power shed, granaries, and access road (2.59ha in size), the property is used for Farm use (Grain Farm and grain storage in the granaries.)

**Land Use of Adjacent Parcels**

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Agricultural / Farm	Grain Farming
<b>East</b>	Agricultural / Farm	Grain Farming
<b>South</b>	Agricultural / Farm	Grain Farming
<b>West</b>	Agricultural / Farm	Grain Farming

**6. Proposal**

**How many hectares are proposed for non-farm use?** 2.55 ha

**What is the purpose of the proposal?** Convert an old home site into a gravel storage and loading site. Doe River Sand and Gravel (a division of Hutterian Brethren Church of Doe River PID 017-036-135) has a gravel pit located 22-82-14-W6M. Doe River Sand and Gravel would like to stockpile gravel on 017-036-135 during the summer months to eliminate any gravel hauling in the winter months, as the Golata access is very steep. This is a safety factor for their truck drivers due to snow and ice.

**Could this proposal be accommodated on lands outside of the ALR?** No, as the surrounding area is all freehold land.

**Does the proposal support agriculture in the short or long term?** No, but it converts an existing home site that is not being utilized. The home site will be cleaned up of all debris. All trees and vegetation will be removed and graded so gravel can be stored on site. The existing access and power will remain and will be utilized for the non-farm use activity.

**Proposal Map / Site Plan** 240838OV1\_Overview.pdf

**Do you need to import any fill to construct or conduct the proposed** No

Non-farm use?

## 7. Optional Documents

Type	Description	File Name
Other files that are related	Site Sketch	240838OV2_Site_Sketch.pdf
Photo of the Application Site	Facing west towards the abandoned farm house	facing West towards the abandon house.jpg
Photo of the Application Site	Facing North	facing North looking at powershed_access_granaries_Shop.jpg
Other files that are related	Site plan	240838OV1_Overview.pdf
Other files that are related	Access from Gravel Pit to Stock Pile site (non farm use area)	240838AC1_Access.pdf