

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 61318

**Application Status:** Under LG Review

**Applicant:** Gordon Wiebe

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 09/12/2020

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

**Proposal Type:** Subdivision

**Proposal:** Our community is growing more every year. We usually have 15 weddings a year. These young couples want to stay in this community. They are finding it increasingly difficult to find a place to live. Many of the couples end up squatting on their parents land. They have been asking for small lots that are more affordable for those that are just trying to get established.

**Mailing Address:**

[REDACTED]

**Primary Phone:** [REDACTED]

**Email:** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 004-012-046

**Legal Description:** District Lot 2516 Peace River District EXCEPT Plans 21383, 21704, 24605

**Parcel Area:** 101.8 ha

**Civic Address:** Prespatou

**Date of Purchase:** 07/22/1993

**Farm Classification:** Yes

**Owners**

1. **Name:** Gordon Wiebe

**Address:**

[REDACTED]

**Phone:** [REDACTED]

**Email:** [REDACTED]

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## Current Use of Parcels Under Application

**Applicant:** Gordon Wiebe

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

*Pasture land - grazing for cattle and horses*

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

*Plowed and reseeded it twice for pastureland.*

*Fenced and cross fenced 251.569 acres for cattle and horses.*

*Put in 4 cattle waterers and 3 dugouts.*

*Built corral holding pens.*

*Built a calving barn.*

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

*Used as a homestead.*

**Adjacent Land Uses**

**North**

**Land Use Type:** Residential

**Specify Activity:** General Store, Car/truck wash, church, single family dwellings on 8 acre lots

**East**

**Land Use Type:** Commercial / Retail

**Specify Activity:** Welding shop, restaurant, clothing shop and a bit of farm land

**South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Cattle farmers

**West**

**Land Use Type:** Residential

**Specify Activity:** Single family dwelling on 10 acre lots

**Proposal**

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

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

2 ha

73.8 ha

**2. What is the purpose of the proposal?**

*Our community is growing more every year. We usually have 15 weddings a year. These young couples want to stay in this community. They are finding it increasingly difficult to find a place to live. Many of the couples end up squatting on their parents land. They have been asking for small lots that are more affordable for those that are just trying to get established.*

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

*Our parcel is surrounded by residential and commercial lots. A large part of this parcel of land has already been subdivided into lots. As cattle farmers, we feel we are slowly being asked to make changes. We often get complaints about the smells that come from our farm, which are only the regular smells from the animals; we can't change those and as we are retirement age we feel the best step is to subdivide and provide places for young couples to live. Many have asked about our parcel because it is central to businesses, school and the churches in this community. We feel by keeping the young people in the community they will be able to contribute to the building of our community. Staying here gives them the opportunity to partner up with someone that has more land and they can continue farming but still have their own small place.*

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

*In the long term this will help young people stay in the community and continue to farm with their parents. Many of these young couples will, also, choose to raise their own vegetables and likely, chickens and goats.*

**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**

- Proposal Sketch - 61318
- Certificate of Title - 004-012-046

**ALC Attachments**

None.

**Decisions**

None.

