



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 103264  
**Application Type:** Subdivide Land in the ALR  
**Status:** Submitted to L/FNG  
**Name:** Erickson  
**Local/First Nation Government:** Peace River Regional District

## 1. Parcel(s) Under Application

### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** THE NORTH WEST 1/4 OF SECTION 31 TOWNSHIP 77 RANGE 16 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT  
**Approx. Map Area** 64.28 ha  
**PID** 016-276-043  
**Purchase Date** May 1, 1973  
**Farm Classification** Yes  
**Civic Address** 13136 237 RD, Arras, BC  
**Certificate Of Title** Erickson\_title.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Carol Erickson	Not Applicable			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** Carol  
**Last Name** Erickson  
**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

**Describe all agriculture that currently takes place on the parcel(s).** There are 3 hayfields (approximately 20 acres 5 acres and 10 acres) and 2 pastures on the land currently. The hayfields are leased and hayed annually. One fenced pasture (2 acres) receives occasional grazing and the other that is located in the proposed subdivision parcel, is currently unused and slowly growing in. My vegetable garden/berry growing area is approximately 0.5 acres.

**Describe all agricultural improvements made to the parcel(s).** When we got the land in 1973 the hayfields and pasture were growing in. We cleared/brushed and cultivated (plowed, disced, and seeded) them. The old fences needed repair and we removed old fences and replaced them where needed for our horses, donkeys, and pigs. We raised chickens, pheasants, miniature donkeys and pigs. We cleared a new pasture near the current homesite, and where a pipeline goes on the west side of the land, we cultivated this field and seeded into a hay crop. We built a hayshed and

corral as well as animal shelters and a chicken coop.

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

Around the homesite, currently, I garden and until recently had chickens and occasional horses. I lease the hayfields every year and the yield is reliable as the fields are located in areas that are sheltered. Each field has protective windbreaks and trees.

**Land Use of Adjacent Parcels**

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Hayfield, cattle, residence (10 acre subdivision).
East	Agricultural / Farm	hayfield, horses, and residence.
South	Other	Bear Mountain Community Pasture
West	Agricultural / Farm	Hayfield, horses, and residence.

**6. Proposal**

**Proposed Lot Areas**

#	Type	Size
1	Lot	4.047
2	Lot	60.233

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

I am applying for a 10 acre subdivision off my current land to allow my son to move onto the property with me, allowing me to stay at home longer (with his support). This will allow him to own land and practice small scale farming (chickens, horses, pigs, hay). This will increase the existing agricultural use and ensure that the hayfields and pasture land are kept open and tended to. The proposed subdivision site, has a cabin that was built around 1945 by the Moorman family, the original homesteaders. This original homesite was also our first homesite. Unfortunately, we had a chimney fire in December of 1981 and our log home was destroyed. We decided to build our new home in a different location on the quarter section where I currently live. So ultimately, the proposed subdivision is already separate from my home and has its own driveway, power, dugout, and pasture land. Any new house built by my son will be in the footprint of the original homestead (so no new footprint, but it will likely be slightly larger).

As mentioned above, this subdivision will improve the existing agricultural use (hay) by adding a hobby farm in the existing homesteading cabin footprint. The subdivision will also allow me a chance to stay at home longer. I am a homesteader and this is my home. Senior care spaces in the closest town, Dawson Creek, are bursting at the seams and waitlists can be over 2 years. Statistics show it is cheaper (less of a burden on the taxpayer) to keep seniors living in the home longer and that there are mental benefits for rural seniors to stay in a rural setting.

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

The parcel that I propose to subdivide already has a driveway, homesteaders cabin, power to the site, dugout and pasture area. It is entirely separate from my current homesite and associated facilities (I have a dugout, lagoon, driveway and power to my house that is separate from the proposed subdivision). This would allow both parcels to operate independently without much change to anything on the land. My son would likely build a new home with a slightly larger footprint than the homesteader cabin and would add a cistern and lagoon, but not much else would change, except that he would maintain and improve the existing pastures and may hay the land (or would at least ensure it was leased for hay). He would also add small scale agricultural improvements such as chickens, pigs, horses and vegetable gardens, which would provide a family a much more sustainable lifestyle.

This subdivision proposal is identical in nature to a successful one on a quarter section diagonal to mine. The applicant (Ingebjorg Jean Hansen) and her parents (Harald and Janice Hansen) applied about a decade ago. The subdivision allowed Harald and Janice to live their lives to the end in the home they loved, while their daughter has continued to care for and improve the land by keeping fields and fences clear and functional, leasing the land for hay, and small-scale farming (chickens, pigs, horses).

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

This is a short term and long term benefit to the agricultural activities in the area. My son was born and raised on this land and would like to move back onto it for the long term. He also has two daughters, one who is now a young adult, and both routinely spend time out here and love the rural area. He has never left the community (lives in Dawson Creek currently) and longs to return to his rural roots. His father and I essentially homesteaded the land and built our own home, cleared land and improved the site for agriculture in the 1970s and 1980s. He grew up with the agricultural work ethic and has basic agricultural skills.

As mentioned above, my son will add to the existing agricultural use of the land by maintaining what is currently here and adding small scale

agriculture (chickens, pigs, horses, hay).

**Proposal Map / Site Plan**

Erickson Subdivision Overview.jpg

**Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?**

No

## 7. Optional Documents

Type	Description	File Name
Other files that are related	map of 10 acre subdivision showing homesteaders cabin and pastures	Erickson Subdivision Detail.jpg
Other files that are related	map of existing infrastructure on 1/4 section with proposed subdivision	Erickson Subdivision Overview Markup.jpg
Other files that are related	overview map of subdivision showing proposed lot	Erickson Subdivision Overview.jpg





206 Rd

206 Rd

206 Rd

206 Rd

206 Rd

206 Rd

237 Rd

237 Rd

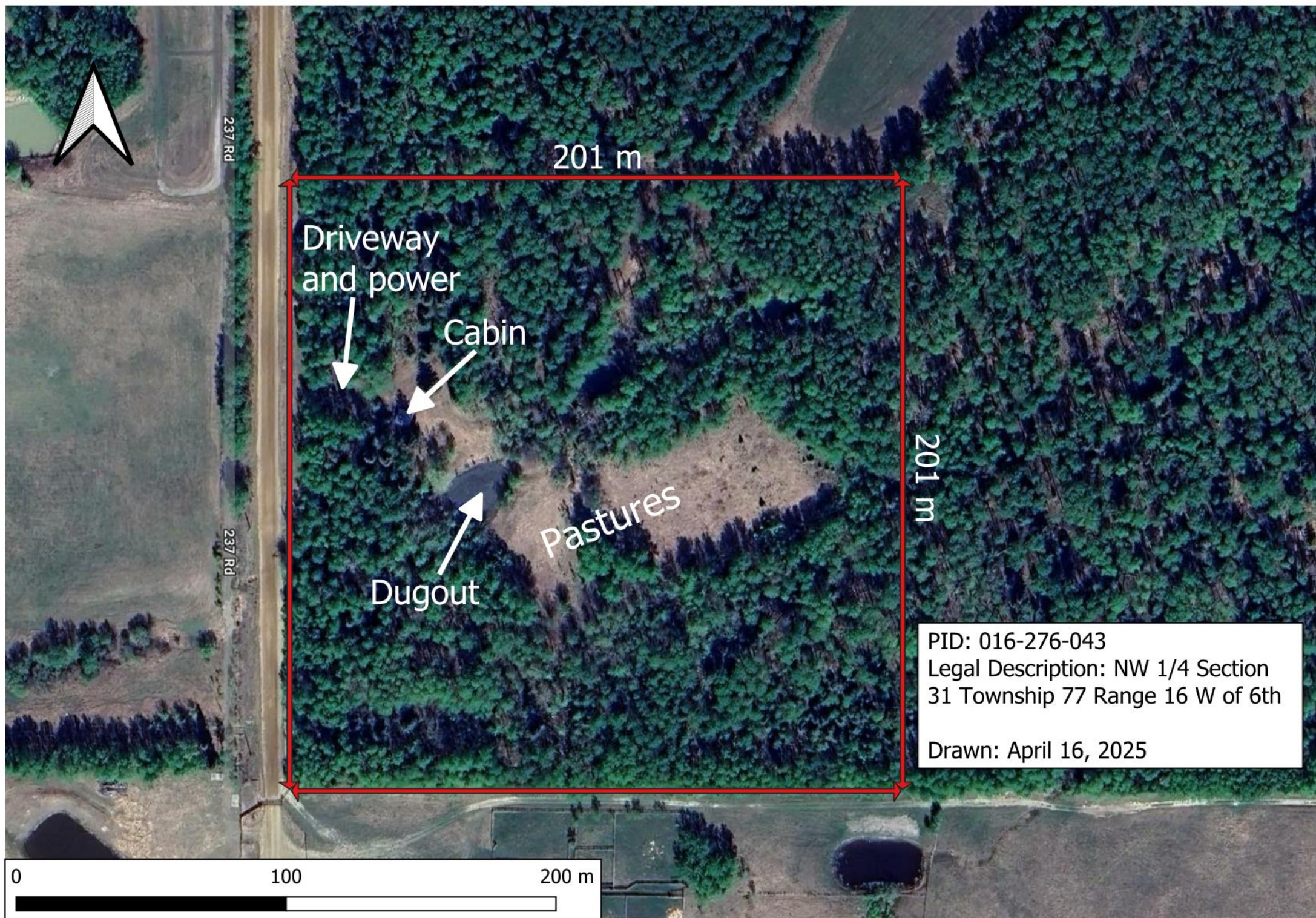
237 Rd

Proposed  
subdivision

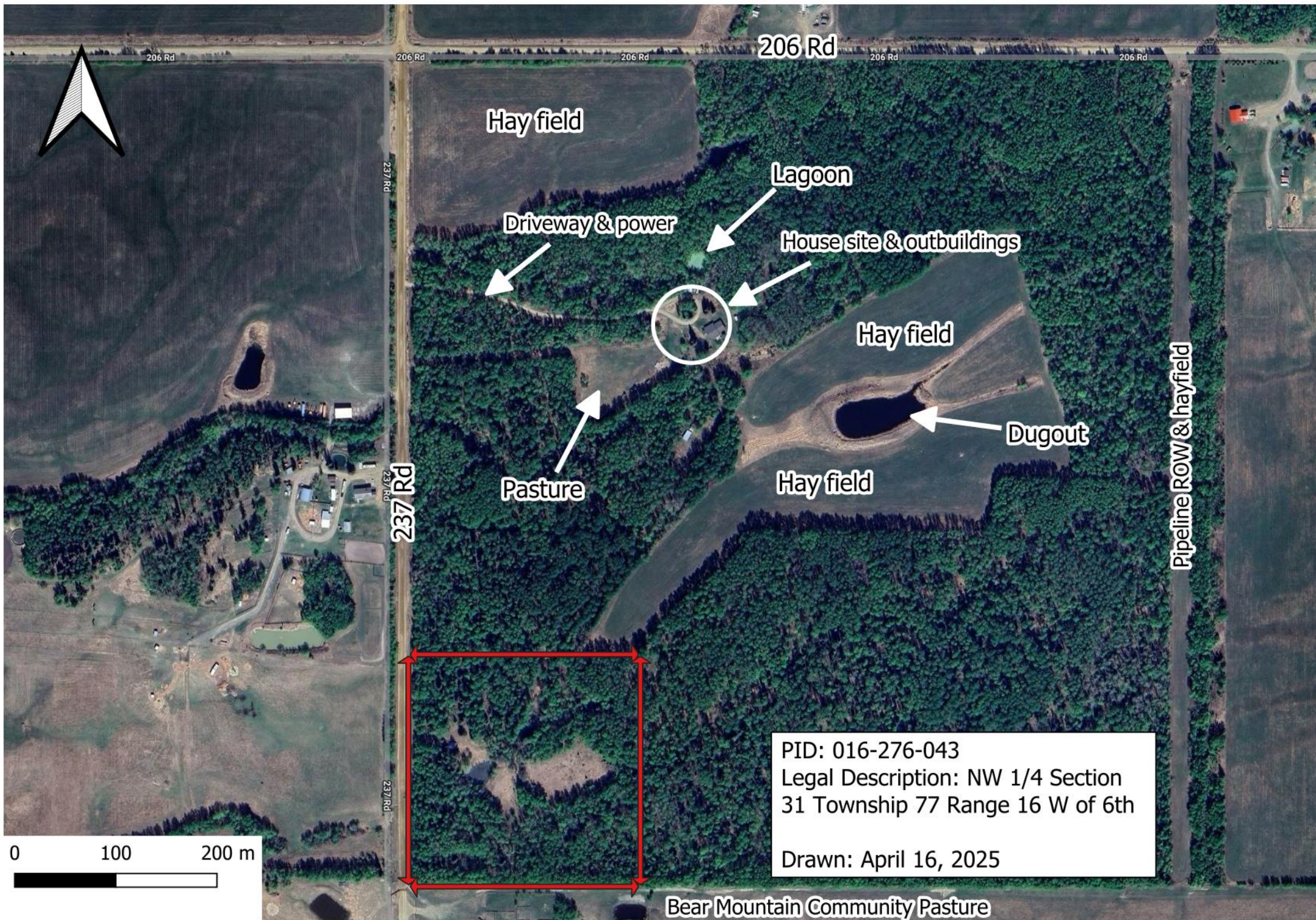
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Legal Description: NW 1/4 Section  
31 Township 77 Range 16 W of 6th  
Drawn: April 16, 2025

0 100 200 m









206 Rd

206 Rd

206 Rd

206 Rd

206 Rd

206 Rd

Hay field

Lagoon

Driveway & power

House site & outbuildings

Hay field

Dugout

Hay field

Pasture

237 Rd

Pipeline ROW & hayfield

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0 100 200 m

Bear Mountain Community Pasture