

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61754

Application Status: Under LG Review

Applicant: Andrew Wiebe , Margaret Wiebe

Agent: Andrew Wiebe

Local Government: Peace River Regional District

Local Government Date of Receipt: 11/20/2020

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

Proposal Type: Subdivision

Proposal: The reason that we are requesting the subdivision for this parcel of land is that we would like to give two young families the opportunity to each purchase a piece of farming property. We believe that it is important to help local young people to become farmers. We know that in our area, it is difficult for young people to purchase large parcels of land as they are at such a very high price. We know that having been farmers for the last 30 years ourselves, we need to continue to have young farmers not only wanting to continue this way of life, but that they need to be given the opportunity to get "their foot in door" and by providing them with the opportunity to purchase smaller and more affordable pieces of property, we look forward to having young farmers continue this vital way of life.

Agent Information

Agent: Andrew Wiebe

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Mobile Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 013-533-070

Legal Description: TNE S 1/2 OF DL 648 PEACE RIVER

Parcel Area: 127.1 ha

Civic Address: 20070

Date of Purchase: 04/01/2020

Farm Classification: Yes

Owners

1. **Name:** Andrew Wiebe

Address:

[REDACTED]

Applicant: Andrew Wiebe , Margaret Wiebe

[REDACTED]

Phone: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

2. **Name:** Margaret Wiebe

Address:

[REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple

Parcel Identifier: 013-136-623

Owner with Parcel Interest: Andrew Wiebe

Parcel Area: 128.7 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple

Parcel Identifier: 013-533-070

Owner with Parcel Interest: Andrew Wiebe

Parcel Area: 127.1 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple

Parcel Identifier: 017-216-885

Owner with Parcel Interest: Andrew Wiebe

Parcel Area: 127.9 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

4. **Ownership Type:** Fee Simple

Parcel Identifier: 013-397-265

Owner with Parcel Interest: Andrew Wiebe

Parcel Area: 129.4 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

5. **Ownership Type:** Fee Simple

Parcel Identifier: 011-207-400

Owner with Parcel Interest: Andrew Wiebe

Parcel Area: 100.4 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

6. **Ownership Type:** Fee Simple

Parcel Identifier: 014-745-631

Applicant: Andrew Wiebe , Margaret Wiebe

Owner with Parcel Interest: Andrew Wiebe
Parcel Area: 128.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

7. **Ownership Type:** Fee Simple
Parcel Identifier: 014-745-640
Owner with Parcel Interest: Andrew Wiebe
Parcel Area: 129.5 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

8. **Ownership Type:** Fee Simple
Parcel Identifier: 014-750-465
Owner with Parcel Interest: Andrew Wiebe
Parcel Area: 127 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

9. **Ownership Type:** Fee Simple
Parcel Identifier: 014-750-490
Owner with Parcel Interest: Andrew Wiebe
Parcel Area: 126.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

10. **Ownership Type:** Fee Simple
Parcel Identifier: 013-532-979
Owner with Parcel Interest: Andrew Wiebe
Parcel Area: 127.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

11. **Ownership Type:** Fee Simple
Parcel Identifier: 013-533-070
Owner with Parcel Interest: Andrew Wiebe
Parcel Area: 127.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

12. **Ownership Type:** Fee Simple
Parcel Identifier: 011-780-754
Owner with Parcel Interest: Andrew Wiebe
Parcel Area: 120.4 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
This parcel has approximately 100 acres that are used for cattle pasture. This parcel also includes approximately 40 acres that are used for seeding grain.

Applicant: Andrew Wiebe , Margaret Wiebe

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

We installed a four-wire cattle fence, added two dugouts and and prepared some land for seed-bed conditions.

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

None

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Grain farming

East

Land Use Type: Agricultural/Farm

Specify Activity: Grain farming

South

Land Use Type: Agricultural/Farm

Specify Activity: Cattle farming

West

Land Use Type: Agricultural/Farm

Specify Activity: Fescue farming

Proposal

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

63.6 ha

63.5 ha

2. What is the purpose of the proposal?

The reason that we are requesting the subdivision for this parcel of land is that we would like to give two young families the opportunity to each purchase a piece of farming property. We believe that it is important to help local young people to become farmers. We know that in our area, it is difficult for young people to purchase large parcels of land as they are at such a very high price. We know that having been farmers for the last 30 years ourselves, we need to continue to have young farmers not only wanting to continue this way of life, but that they need to be given the opportunity to get "their foot in door" and by providing them with the opportunity to purchase smaller and more affordable pieces of property, we look forward to having young farmers continue this vital way of life.

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

This parcel of property has good access as it has a public highway on both the West and North sides. This parcel also has hydro along both the public highways. The local school bus uses both of these highways daily that school is in session. Another supporting feature is that there are no creeks and rivers that run through this property.

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

This proposal supports agriculture for the long term. As this property is located on the outskirts of the Prespatou community, this location is ideal for the young families to start their farming careers as there may be more opportunity to acquire more farming land in the area as they become established with their

Applicant: Andrew Wiebe , Margaret Wiebe

farming practices.

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 - Andrew Wiebe
- Proposal Sketch - 61754
- Certificate of Title - 013-533-070

ALC Attachments

None.

Decisions

None.

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Subdivide

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