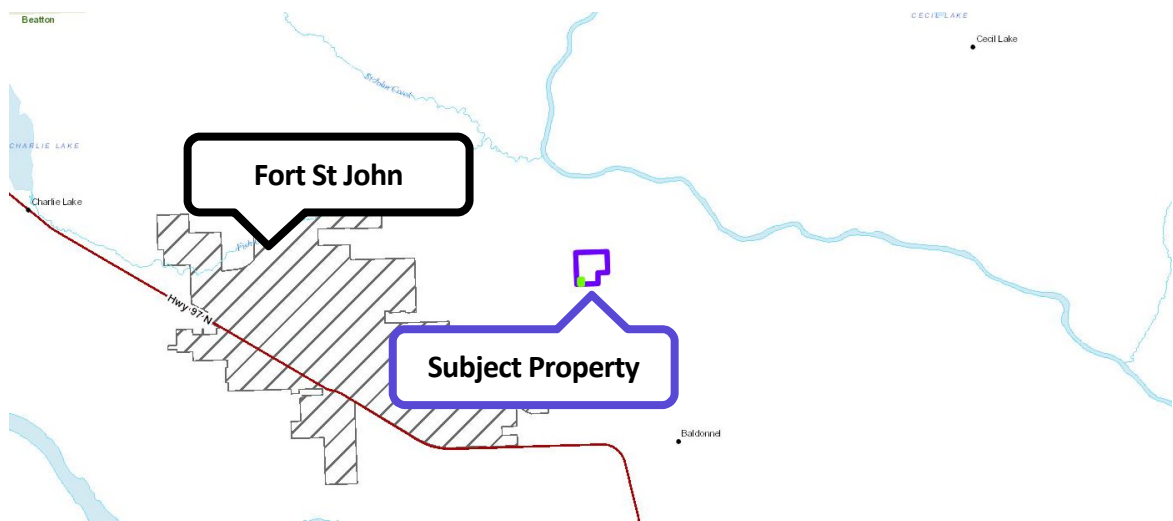


**Location:** Baldonnel area

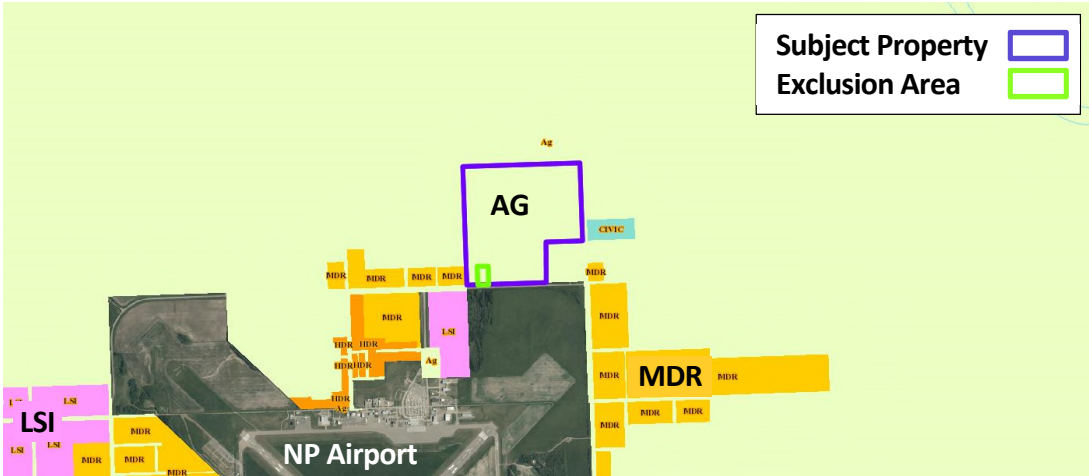


**Aerial imagery**

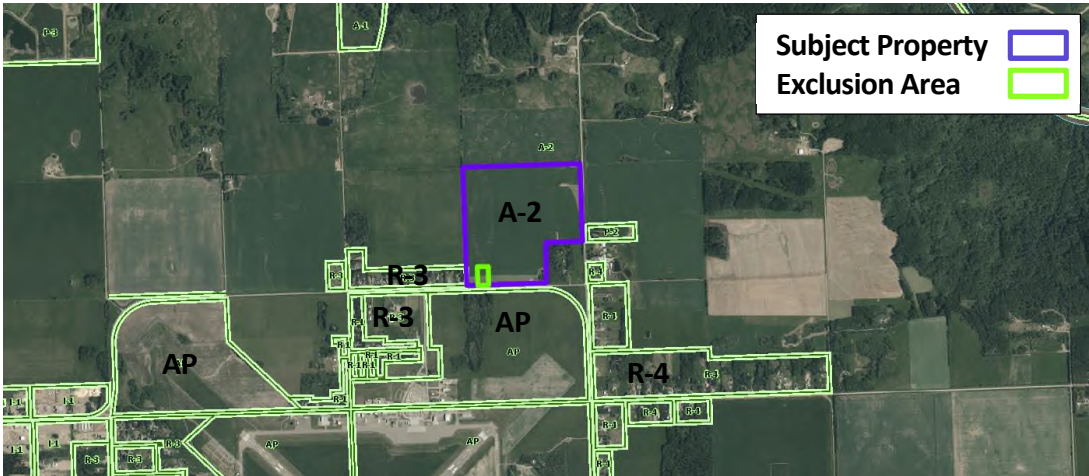


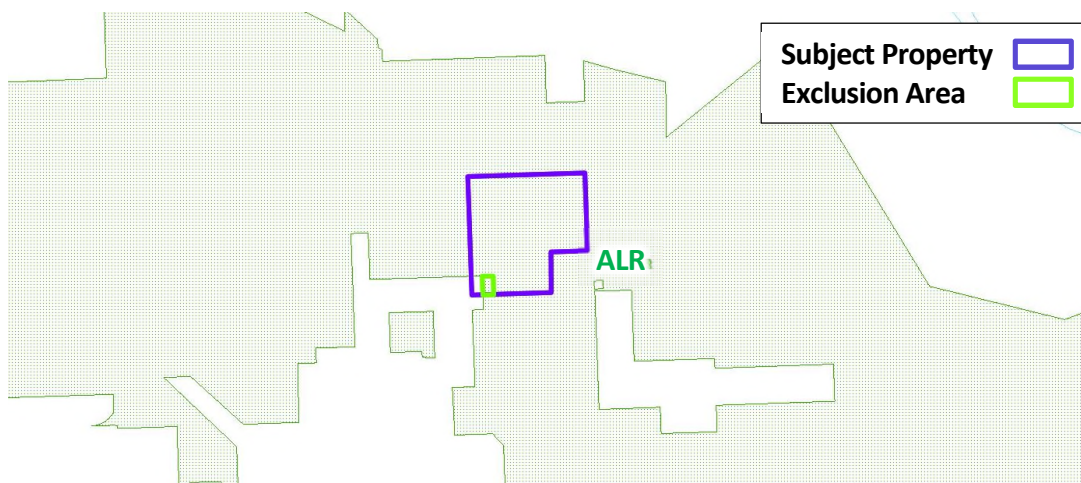
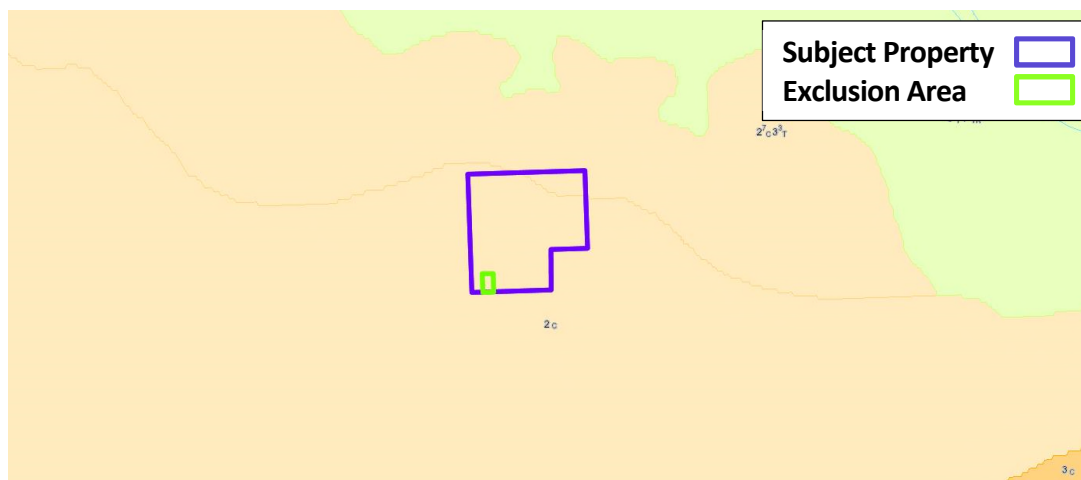
**PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:**

Agriculture (AG)



**PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)**



**Agricultural Land Reserve: Partially within****CLI Soil Classification:  $2_c$  &  $2^7_c3^3_T$** 



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 58529

**Application Status:** Under LG Review

**Applicant:** 0813983 BC LTD

**Agent:** 0813983 BC LTD

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 02/28/2020

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

**Proposal Type:** Exclusion

**Proposal:** In the southwest corner of property, NE 1/4 Sec 2 Tp 84 R 18 W 6, there is an 1 hectare parcel that is already out of the ALR zoning. An inquiry was made to subdivide this 1 hectare parcel out of the above property to create a residential site. The size of the parcel would not comply with the present minimum requirements for a lagoon system. It was suggested that the best route would be to apply for an addition of land to be added to this 1 hectare parcel in order that it would comply with current guidelines for a rural sewer system.

## Agent Information

**Agent:** 0813983 BC LTD



## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 003-997-618

**Legal Description:** NE 1/4 OF SEC 2 TP 84 R 18 W6M PEACE RIVER EXC PL 28134

**Parcel Area:** 57.2 ha

**Civic Address:** 6043 Airport Road

**Date of Purchase:** 01/20/2009

**Farm Classification:** Yes

**Owners**

1. **Name:** 0813983 BC LTD



**Applicant:** 0813983 BC LTD



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## Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 009-627-499  
**Owner with Parcel Interest:** 0813983 BC LTD  
**Parcel Area:** 128 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership

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2. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 014-572-711  
**Owner with Parcel Interest:** 0813983 BC LTD  
**Parcel Area:** 64.1 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership

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3. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 014-572-729  
**Owner with Parcel Interest:** 0813983 BC LTD  
**Parcel Area:** 65.3 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).**  
*54 hectares is in grain production and approximately 3 hectares is oil lease site or modular home sites.*
- 2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**  
*There are 4 grain bins for storage on site and access in 3 places off of primary roads to accommodate movement of equipment.*
- 3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**  
*There is an abandoned orphan well site, a gas line valve site and two 16X78 ft. modular homes on this parcel.*

## Adjacent Land Uses

### North

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** grain farmland

### East

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** grain farmland and farm yard

**Applicant:** 0813983 BC LTD

## South

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Fort St John airport

## West

**Land Use Type:** Agricultural/Farm

**Specify Activity:** residential subdivision and hayland

## Proposal

### 1. How many hectares are you proposing to exclude?

*1 ha*

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

*In the southwest corner of property, NE 1/4 Sec 2 Tp 84 R 18 W 6, there is an 1 hectare parcel that is already out of the ALR zoning. An inquiry was made to subdivide this 1 hectare parcel out of the above property to create a residential site. The size of the parcel would not comply with the present minimum requirements for a lagoon system. It was suggested that the best route would be to apply for an addition of land to be added to this 1 hectare parcel in order that it would comply with current guidelines for a rural sewer system.*

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

*The parcel to be excluded would enable the owner to develop the current hectare of land that is already outside of the ALR. At present the size of the parcel outside of the ALR is not large enough to develop due to the current guidelines in place. It may be noted that many of the existing parcels directly to the west along the Airport Road are smaller than the current parcel that is being considered.*

### 4. Describe any economic values you believe are applicable to the application.

*The owner is willing to do a swap of land into the ALR from the northeast portion of W 1/2 Sec 6 Tp 84 R 17 W 6, PID:9627499. There is land in this area that is outside the ALR that has been actively farmed for many years.*

*There will be an economic value to this region if a new residential site is enabled in an area that is close to the town, along a paved road with hydro, gas and communication infrastructure at the property line.*

### 5. Describe any cultural values you believe are applicable to the application.

*The current trend is towards cutting down greenhouse gas emissions. It makes sense to help meet this goal, to plan for allowing people to live close to their place of employment, school or shopping etc. The shorter the commutes to town, the less fuel used.*

### 6. Describe any social values you believe are applicable to the application.

*This is an area that has a good school, short commute to town and is a desirable neighbourhood. This helps make it a good place to add a residence into this region.*

### 7. Describe any regional and community planning objectives you believe are applicable to the application.

*The idea of doing a swap would ensure that the ALR wasn't losing land base and at the same time allowing an existing parcel, that is currently out of the ALR, the ability to be developed, by meeting current government guidelines in place.*

## Applicant Attachments

**Applicant:** 0813983 BC LTD

- Agent Agreement - 0813983 BC LTD
- Other correspondence or file information - Proof of Serving Notice #2
- Proof of Signage - 58529
- Proof of Advertising - 58529
- Other correspondence or file information - Company Directors Part1
- Proposal Sketch - 58529
- Proof of Serving Notice - 58529
- Other correspondence or file information - Proof of advertising #2
- Other correspondence or file information - Certificate of Title Part 2
- Other correspondence or file information - Certificate of title Part 3
- Other correspondence or file information - Company Directors Part 2
- Other correspondence or file information - Proposed Swap Site
- Other correspondence or file information - Certificate of Title For Inclusion #1
- Other correspondence or file information - Certificate of Title for Inclusion #2
- Certificate of Title - 003-997-618

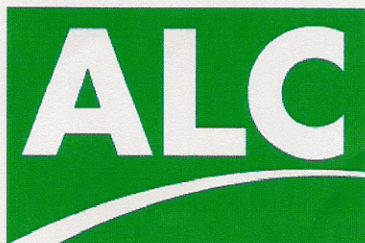
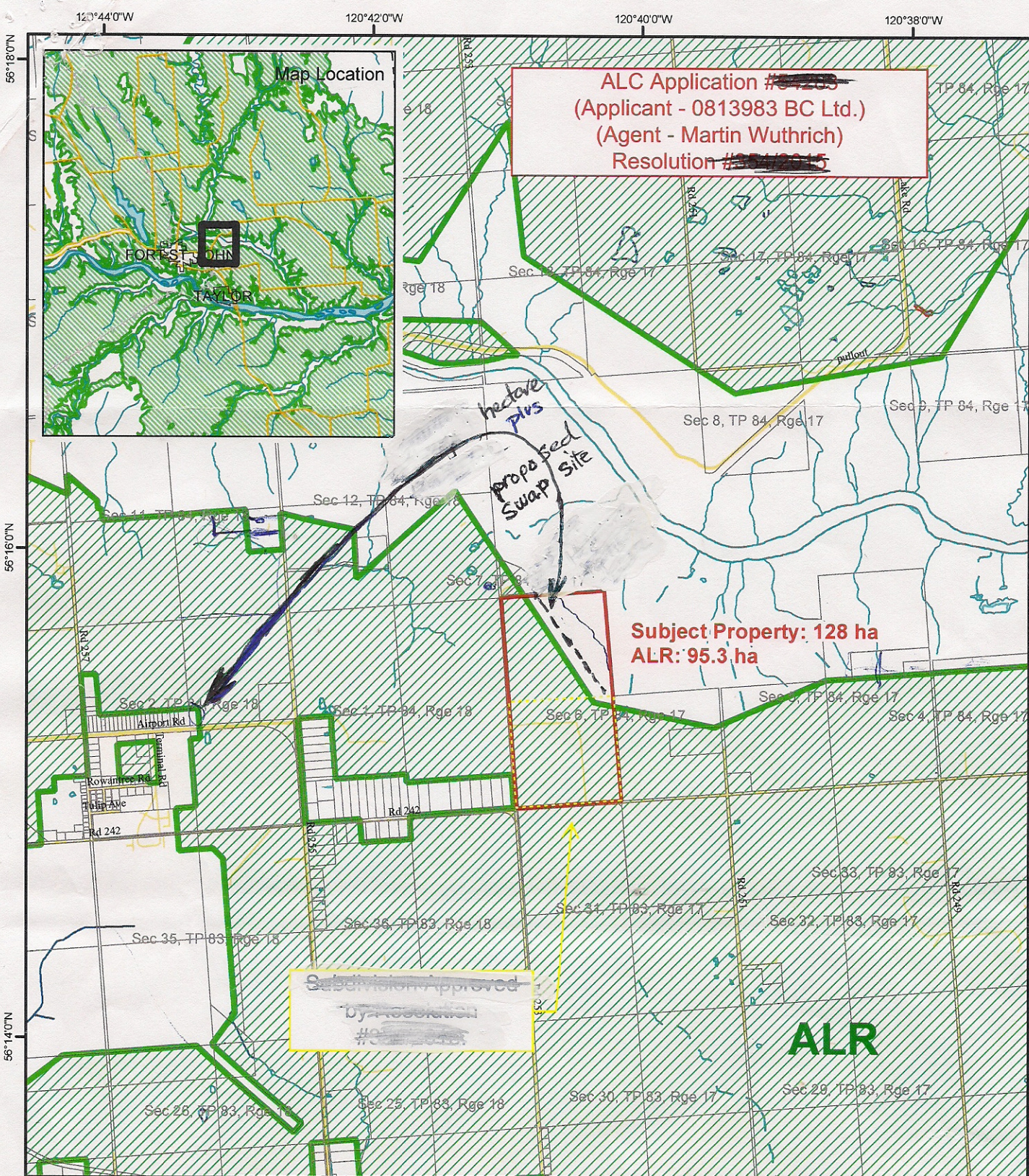
## **ALC Attachments**

None.

## **Decisions**

None.





## ALC Context Map

Map Scale: 1:40,000

0 340 680 1,020 1,360 1,700 2,040

Meters

ALC File #: 54283

Mapsheets #: 94A/02 & 94A/07

Map Produced: Oct 20, 2015

Regional District: Peace River





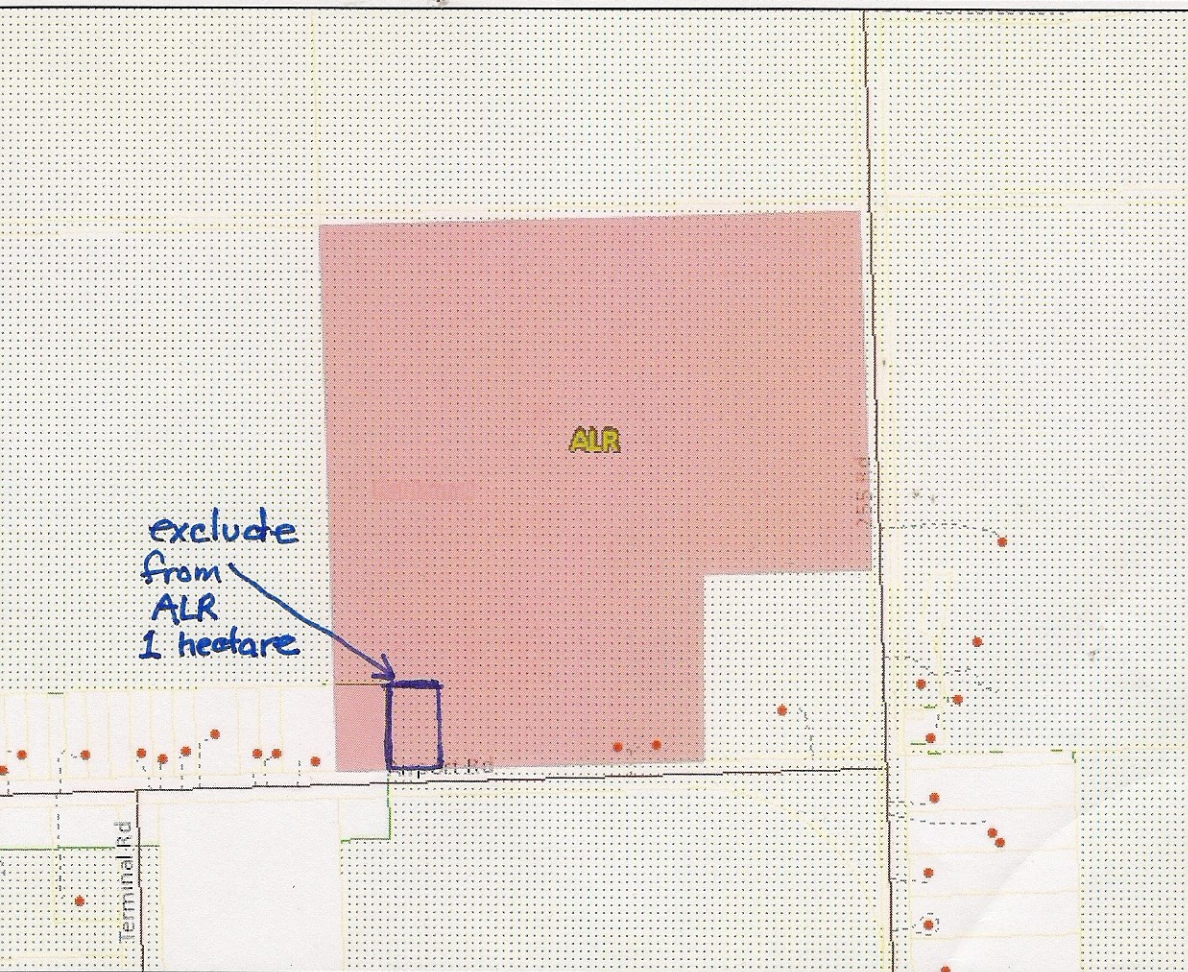
# Peace River Regional District

20-Feb-2020

PID: 003997618  
Roll Number: 760-008368.000  
Legal Description: THE NORTH EAST 1/4 OF SECTION 2 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLAN 28134

## Parcel Size

57.08 Hectares 141.05 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.



## Jacqueline Burton

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**From:** Chair Brad Sperling  
**Sent:** Wednesday, March 4, 2020 1:45 PM  
**To:** Planning Department  
**Cc:** PRRD\_Internal  
**Subject:** Re: PRRD File No. 20-002-ALREX | Please respond by March 17

Ok to proceed

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**From:** Planning Department  
**Sent:** Tuesday, March 3, 2020 3:19:29 PM  
**To:** Chair Brad Sperling  
**Cc:** PRRD\_Internal  
**Subject:** PRRD File No. 20-002-ALREX | Please respond by March 17

Good afternoon Chair Sperling,

Please review the attached document regarding an ALR Exclusion application in Area C. If you have any questions or comments, please respond to this message by March 17, 2020.

Best,

**Development Services**

PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200

[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)



PEACE RIVER REGIONAL DISTRICT



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