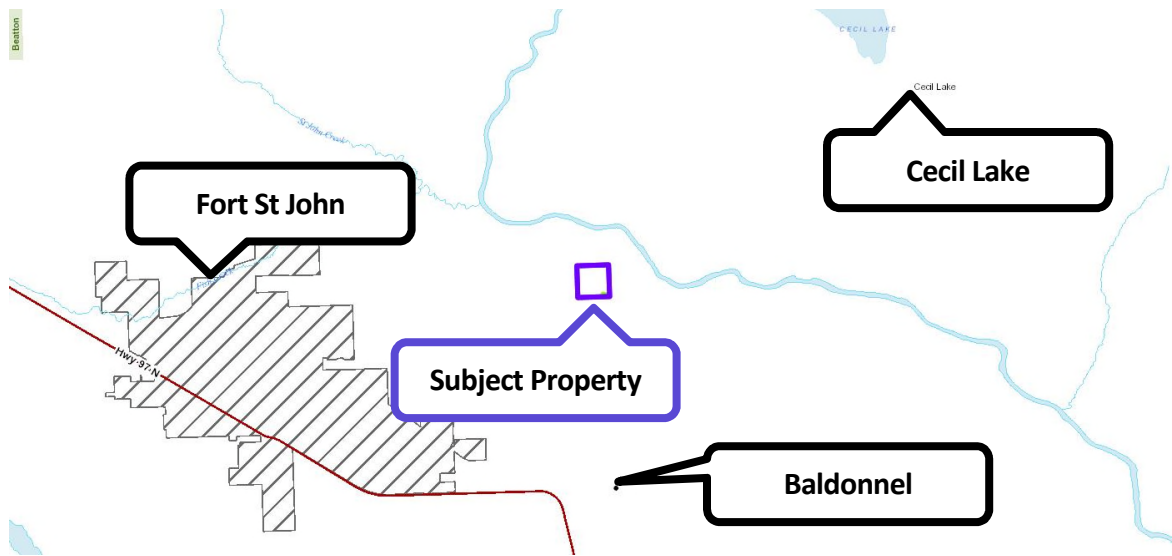
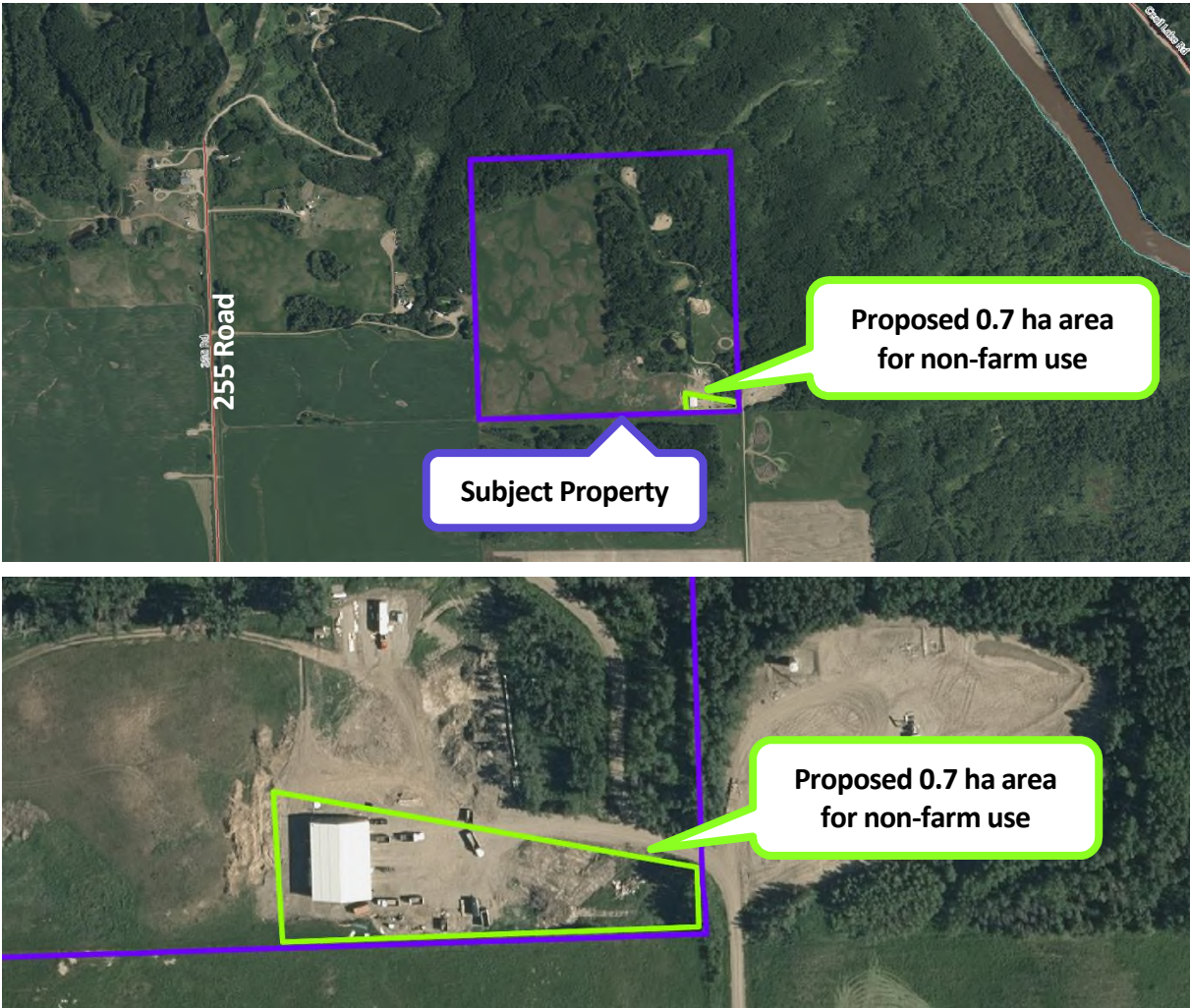


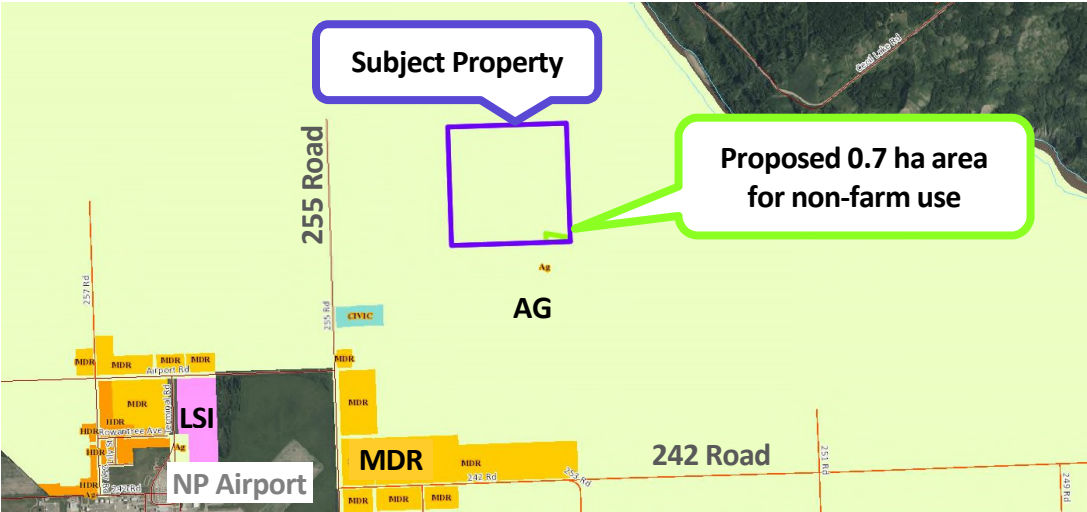
Location: Baldonnel area



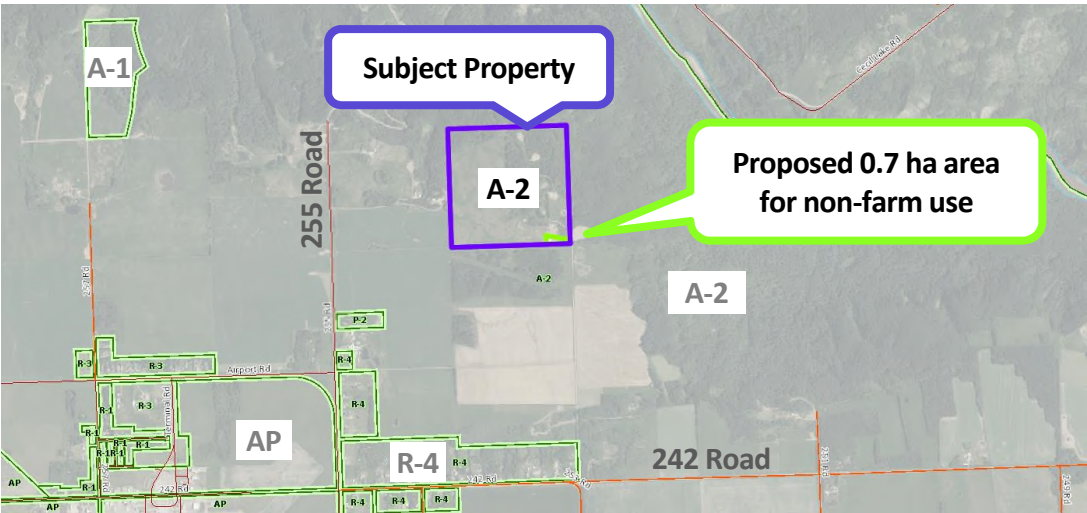
Aerial imagery



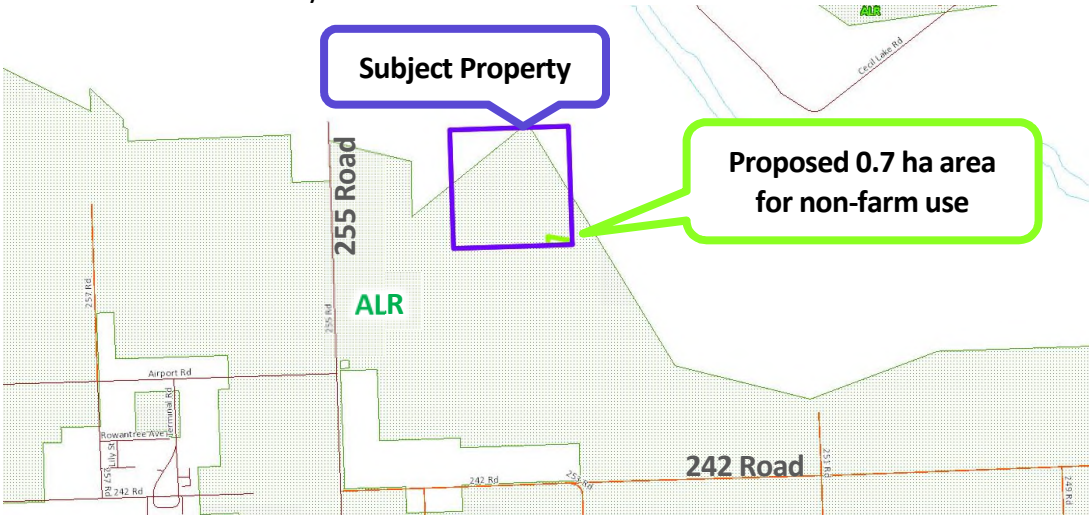
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:
Agriculture (AG)



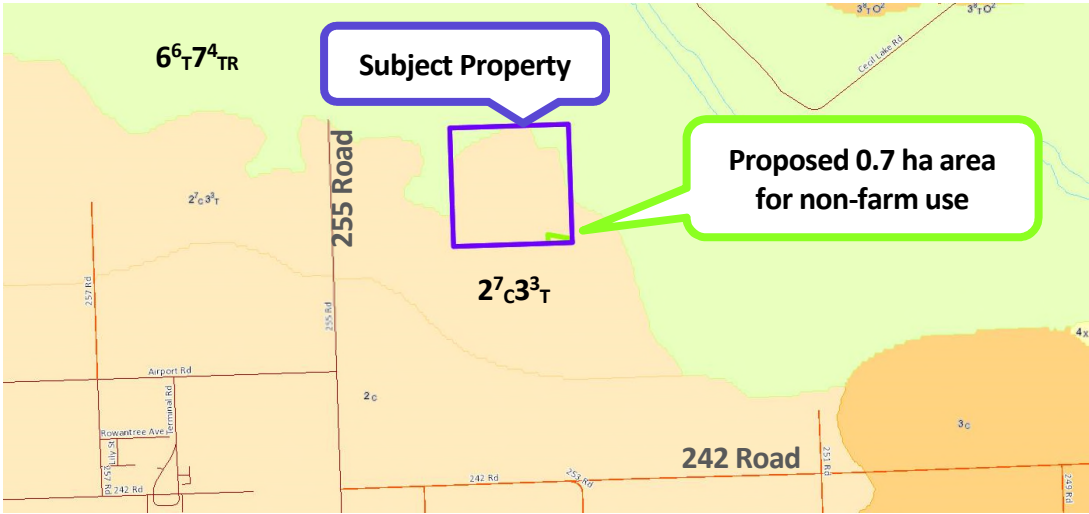
PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)



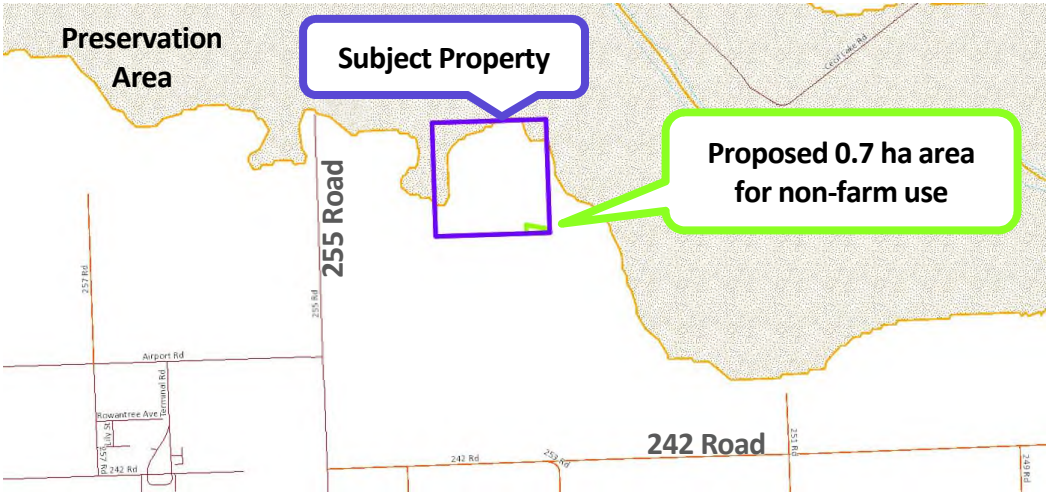
Agricultural Land Reserve: Partially Within



CLI Soil Classification: 2⁷C3³_T & 6⁶T7⁴_{TR}



Preservation Area: Partially Within





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60571

Application Status: Under LG Review

Applicant: Michael Haab , Suzanne Haab

Agent: Michael Haab

Local Government: Peace River Regional District

Local Government Date of Receipt: 03/10/2020

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

Proposal Type: Non-Farm Use

Proposal: The purpose of this proposal is allow for temporaty non farm use of approximately 0.7 ha of ALR land, currently being utilized for non-farm use to support the Haab Contracting business that supplements the Haabs' income from the agricultural activity on the parcel. The non-farm use consists of a shop building for truck storage and maintenance, as well as some farm storage and maintainance. There are also living quarters within the building.

Agent Information

Agent: Michael Haab

Mailing Address:



Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 009-627-359

Legal Description: The South East 1/4 of Section 12, Township 84, Range 18, W6M, Peace River District

Parcel Area: 65.6 ha

Civic Address: 5740 - 242 Road Baldonnel, BC

Date of Purchase: 11/25/2014

Farm Classification: Yes

Owners

1. **Name:** Michael Haab



Applicant: Michael Haab , Suzanne Haab

[REDACTED]
[REDACTED]
2. **Name:** Suzanne Haab
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 025-568-566
Owner with Parcel Interest: Michael Haab
Parcel Area: 1.8 ha
Land Use Type: Residential
Interest Type: Partial Ownership
-

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
~28 ha of this parcel is currently utilized as pasture.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
Within the subject ¼ Section, 5-10 % (3.25 to 6.50 ha) of the entire ¼ Section has previously been leveled and enhanced; with more work included in future planning. The ~28 ha currently utilized as pasture is fenced.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
At the present time approximately 0.72 ha (<2 acres) of ALR land is being utilized for light industrial purposes; Haab Contracting operations include highway tractor/trailer maintenance and storage. Haab Contracting operations occur within one maintenance and storage building (shop) approximately 22.56 m by 30.48 m and 5.49 m in height. A portion of the shop has living quarters, ground level and mezzanine; which are approximately 275 square metres (2960 square feet) in total area, plus a 6-foot wide staircase to enter the mezzanine.

The current subject property water supply is an underground cistern (near the shop) and the existing lagoon system (North-east of the shop) was constructed as per guidelines within the BC Municipal Wastewater Regulations including the installation of underground lines.

*Within the ¼ section and also within the ALR boundary, two oil and gas wells are present:
CNRL 6-+13-84-18 WA #03462 Drilled in 1974 Abandoned Well Status
CNRL 8-12-84-18 & A8-12-84-18 Drilled in 1981 Active Well Status*

Adjacent Land Uses

Applicant: Michael Haab , Suzanne Haab

North

Land Use Type: Residential

Specify Activity: Multiple dwellings

East

Land Use Type: Other

Specify Activity: Forested with oil and gas activity near the subject parcel

South

Land Use Type: Agricultural/Farm

Specify Activity: Cropland, grazing/improved pasture, dairy farm and multiple dwellings

West

Land Use Type: Agricultural/Farm

Specify Activity: Cropland and grazing

Proposal

1. How many hectares are proposed for non-farm use?

0.7 ha

2. What is the purpose of the proposal?

The purpose of this proposal is allow for temporaty non farm use of approximately 0.7 ha of ALR land, currently being utilized for non-farm use to support the Haab Contracting business that supplements the Haabs' income from the agricultural activity on the parcel. The non-farm use consists of a shop building for truck storage and maintenance, as well as some farm storage and maintainance. There are also living quarters within the building.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No the proposal cannot be accommodated outside of the ALR as the shop building has already been constructed and no other lands are owned by the landowners for development. The current economy doesn't provide the stability for further investment. This area was selected due to the hilly nature and poor soil quality in this portion of the parcel as well as the proximity to the road and the existing oil and gas access road in place. A portion of the area used for the non-farm use was also forested previously and not available for agriculture. A portion of the parcel is outside of the ALR however it has been previously improved and leveled and represents higher quality arable land.

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

The Haabs run three trucks with trailer out of the shop building, although their contracting work takes place off the parcel. The equipment can be utilized to improve the agricultural capability of the parcel and also to improve the access road which has also benefited other agricultural operations in the area.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement - Michael Haab
- Proposal Sketch - 60571

Applicant: Michael Haab , Suzanne Haab

- Other correspondence or file information - Letter from owners
- Other correspondence or file information - Letters of support
- Certificate of Title - 009-627-359

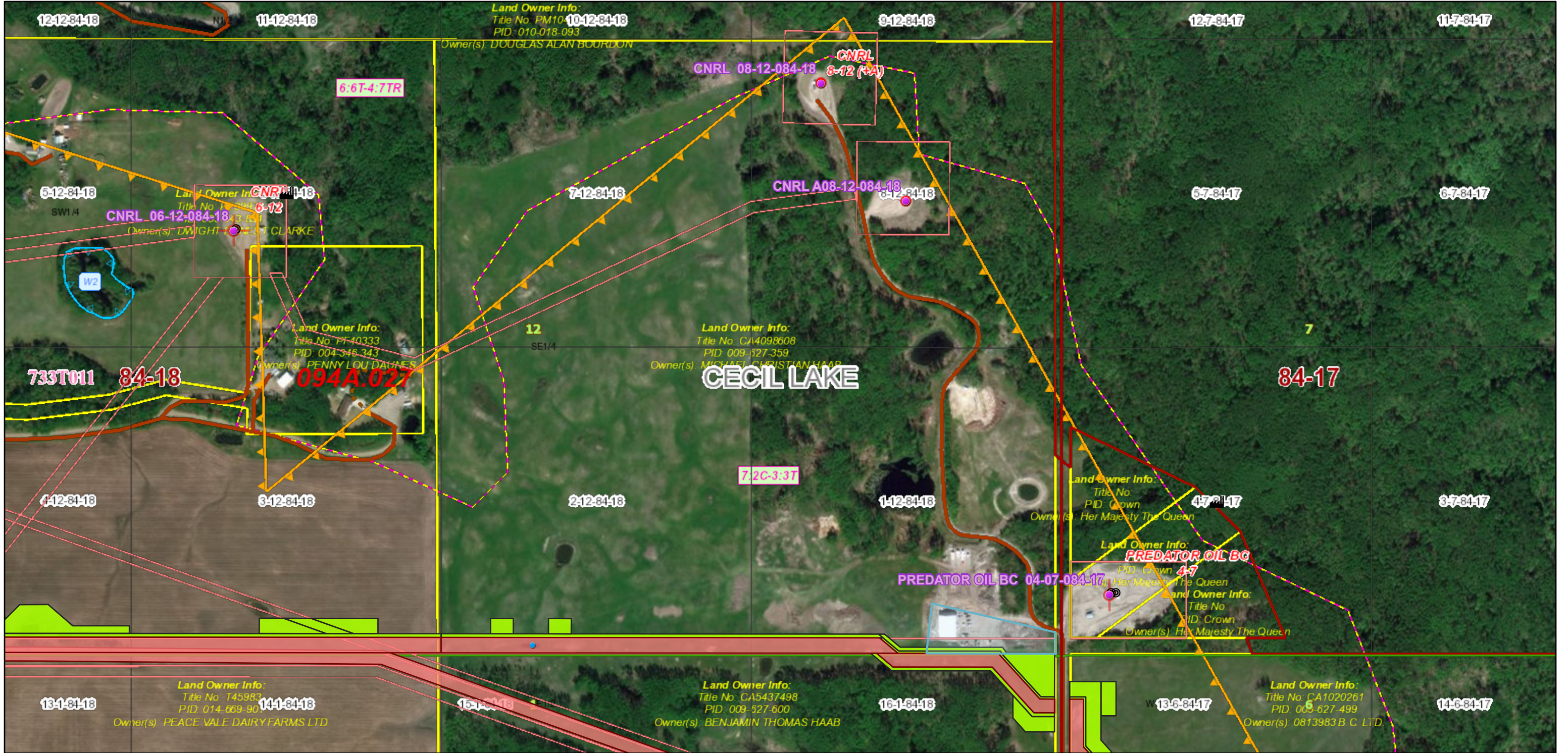
ALC Attachments

None.

Decisions

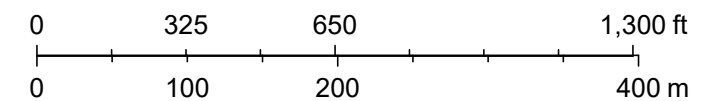
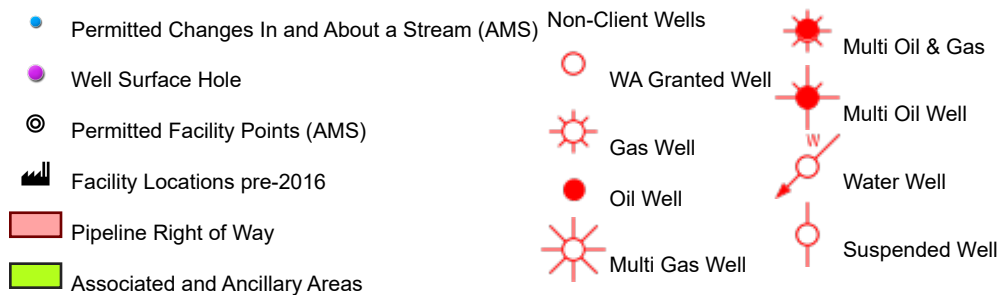
None.

File 60571_Site Drawing



3/9/2020, 11:27:35 AM

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

I am writing to you about application #60571, SE Sec 12-84-18 W6M (PID #:009-627-359).

This is information or considerations we would like to provide in support our application:

- We have gathered letters supporting our business, as it operates currently, from nearby residents (see attached examples).
- We have met with Tory Bumby, one of the nearest residents, and the conversations have been positive, and we have been able to lay to rest many of his previous concerns.
- We have had ongoing dialogue with many other nearby residents.
- The engagement with neighbours has resulted in a positive overall impact to our relationships.
- As stated before, we ask that the letter from April and Quinn Podolski should possibly be reconsidered in light of the fact that they own the 140 acres in Baldonnel, but live in town and have subdivided out 60 acres which they sold as an acreage. This subdivision has two residences on it, one that is used for rental income which is all in the ALR. It would seem to indicate it is OK for them to profit from farmland used non-agriculturally. Also, we learned of a past "rift" between the two Pioneer landowner grandparents (this would be their parents and my husband's grandparents) and wonder if this tainted their position especially considering they do not live on the property.
- We have reviewed the footprint of our application area and minimized the required area as much as possible (0.72 ha) and is less than the area of a standard oil and gas wellsite.
- The current and future focus for the use of the land is agricultural through raising and grazing beef, and other potential agricultural uses in the future.
- We have recently received farm status for the property (file reference 008670.000).
- The PRRD will be including a limitations to the operational size of the business to ensure that there are parameters in place regarding the number of trucks to be stored at this site and to maintain the area as primarily ALR use. This may include specific limitation to the number of trucks able to be stored at the property at any given time, number of employees, etc. overall limiting the growth potential of the business operations at this location. This addresses any concerns that we have heard during conversations with neighbours.
- This area was selected to minimize the overall impact to the agricultural land use, by selecting an area already impacted by industrial development of the roads to the wellsites that are within the ALR portion of the property. In addition, a portion of this area was historically treed, and not used for agricultural purposes.
- The area also supports the current and future agricultural use of the land for livestock, storage, farm maintenance work etc., and is not limited to industrial uses.
- We currently are, and will always be, committed to operating our business in a neighbourly and respectful manner.
- The use of said lands for the operation of the trucks from this location was not done out of malicious intent. It probably came out of a combination of Michael's "get-er-done" pioneering spirit as well as the sheer busyness of raising eight kids and running a business, and also the fact that this is an incredibly common practice in the north east corner of BC.
- We hired an agent to help us with this process for two purposes, one was their understanding of processes and language and the other was the emotional weight of the whole thing.

For us, this is more than just an application, but rather has a very human aspect as we still support and feed five of our eight children at home and literally re-mortgaged our home to build a shop for our business. We only have three dump trucks (for which no spill kit is necessary) and when my husband does any other civil work he rents equipment and goes to the site so it doesn't involve the shop at all. A site visit by the ALC might've been helpful. Also to note, we have more than one farmer who drives truck for us who could not live from just their farming income alone.

We really appreciate the consideration if this application, as this is our livelihood and daily bread hanging in the balance and we want to work with the ALC and PRRD to ensure compliance and to work towards protecting agricultural land use, neighbourhood harmony as well as our investment.

Suzanne Haab

November 26, 2019,

To Whom it May Concern,

We are Chris and Esther Haab former owners. Our son and daughter in law Michael and Suzanne Haab own SE 1/4 Sec 12 Twp 84 R 18 W6M, which was one of the quarters that belonged to Peace Vale Farm when we were dairy farmers. As part of our estate planning we wanted to keep the farm land intact with the family so that they could cooperate together to have enough land base to make a go of it. We tried to the best of our ability to be fair to all our children. Having one quarter alone is not enough to make a living but as they pool the land together it gives Pam and Aaron Tjepkema (our daughter and son in law) the beef herd care givers, a fighting chance to pursue their dream of value enhanced produce with grass fed beef and chickens processed through their meat cutting facility, and organic garden produce sold at their farm stand. The community's response has been amazing because of our close proximity to Ft St John. Without the land base it would not be possible to grow this vision.

The other option for our estate would have been to sell all the quarters and then divided the funds to our children instead of land.

We knew that if the land was divided to other owners rather than family the productivity of the farm land would have been lost for lack of viability. Preserving farm land and productivity is the goal for the ALR, that is our goal as well.

Sincerely Chris and Esther Haab

FROM THE DESK OF

PEACE VALE FARM - 250-329-7268

November 14, 2019

To whom it may concern:

This is a letter of support for my brother and sister-in-law and their current circumstances with farm land and their small family business. As I understand they have been rejected on attempts to exclude land or hold a temporary use permit for their small trucking company on farm land.

I wanted to explain our family farm succession in hopes that it helps in coming to a workable solution that preserves the agricultural land reserve and allows our family farm to continue.

Peace Vale Dairy Farms Ltd. began in the 1950's. Over the years, the farm has changed from a pioneering dairy farm with my grandfather, to a grain and feed farm with my father and Uncle. When my Uncle and Father retired that changed the face of the farm dramatically. Farm land was divided between partners and our family divided land up between my siblings. We bought into the remainder of the farm owning 230 Acres. We have ambitious farming plans that largely rely on my siblings 'sharing' the use of their family farm land with us. As our parents retired, the agreement was that each child could own a piece of the family farm land, but the expectation was that my husband and I would have access to farm each piece.

We run a cow/calf breeding program, hay sales, farm gate sales of beef, chicken and produce. Our first years have been successful, but not without a lot of sweat and support from family. My brothers lease us their property and assist us at a moments notice. They all understand that my husband also works full time while we are establishing the farm as a viable venture. My brother Mike has even bought bred cattle to raise with us and supports us with feeding, putting cows back in fences, pregnancy checking, cow/calf health checks and weed management in the pastures. Mike grew up on the family farm and is a valuable asset with a wealth of knowledge in farm mechanics and animal husbandry. I rely heavily on his help when my husband is not available. Mike and his wife Suzanne also oversee the cattle while we need to be out of town. I can not even begin to state how valuable it is to have a competent hand when we need it. It protects every investment into the farm that we have made.

More than once the presence of the trucking company has been a saving grace for us. The company staff are always on the look out for our animals and alert us if they see cows/calves out of the fence or something out of the ordinary. We truly appreciate the extra eyes watching out for us.

We are very thankful for the opportunity to continue to farm Peace Vale Farm with the generous assistance of my siblings. They all want to see us succeed. I want to support them in return by asking for your assistance to help them navigate the zoning issues with their family trucking business that runs on a small portion of his land. We could not farm successfully without access to his land. We would not be able to purchase it at full real-estate value for farm use if they were forced to sell. They are in this position because they keep the land available for us to farm, but also need to support their own family with their trucking business.

Please assist our family by providing options instead of denial statements. We're not fully aware of all the types of zoning options/applications/exclusions/temporary use permits that are available. Please help us find a solution that keeps the land a part of the family farm but allows my brother to put food on his families table as well.

Please feel free to contact me with questions.

Sincerely yours,

Pamela Tjepkema

Owner of Peace Vale Farm

To whom it may concern:

Dec 5, 2019

Re: Haab Contracting Ltd. (HCL)

Please accept this correspondence as a formal letter of support for HCL operating at 5740 242 Road. We are one of the last residences before the road to Haab Contracting Ltd. We reside at 5816 242rd.

Over the past year we have had only one instance, where we called Mike Haab(Haab Contracting) and they immediately dealt with the issue. They are committed to keep things positive in our area. They have also added some recycled ash vault to their road to drastically reduce the dust.

We have no issues with Haab Contracting operating in our area.

Sincerely,

Shawn and Yvonne Dyck

Dear Whom It May Concern;

November 13, 2019

Re: **Haab Contracting Ltd. (HCL) Letter of Support**

Please accept this correspondence as a formal letter of support for HCL operating at 5740 242 Road. We are the closest neighbours residing at 5764 242 Rd, our property of 270 acres (Sec.1 E ½ TWP 84 R 18 Plan: except PL 9743) adjoins the HCL yard and property.

Over the past 3 years, we have never had an issue with this business operating down our road. HCL is not a large company, therefore, road traffic is reasonable and drivers have been respectful. In fact, we have been pleased with the efforts made by HCL to make road improvements and clear snow. This is a benefit to all families that reside along this road.

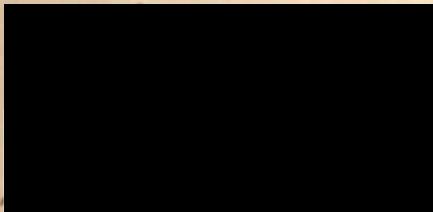
Speaking to the impacts on agriculture, HCL has always been respectful. When a road maintenance project sent rocks into a field; the owner, Mike Haab, spent time ensuring the rocks were removed. Ditches were dug deeper along the entire length of road which reduces any risk of field flooding and even allows farmers to access fields in less-than-favourable conditions. In addition, resources are spent ensuring weeds are controlled. As our property adjoins, this does impact us favourably. As generationally owned farmland, respect of agriculture is of utmost importance to Mr. Haab.

We take no issue with this business continuing to operate out of this location and support them in their endeavours.

Sincerely,

Benjamin and Johanna Haab

I Jacob Janzen write. In the North Peace. Peace River District you have to have another job to subsidize for your farm! I have many relatives that own a truck or 2 to help support their farm, cuz its impossible to make a living off farming on just one or 2 quarter sections. I have been farming for quite a few years and always had to have a side job as well! This summer I worked for Mike Haak since the logging was so slow.



Loni Evans

From: suzanne haab <[REDACTED]>
Sent: December 12, 2019 11:17 AM
To: Loni Evans
Subject: Fwd: wade letter of support

Sent from my iPhone

Begin forwarded message:

From: Michael Haab <[REDACTED]>
Date: December 12, 2019 at 10:33:54 AM MST
To: [REDACTED]
Subject: Fwd: wade

Sent from my iPhone

Begin forwarded message:

From: wade hocking <[REDACTED]>
Date: December 11, 2019 at 8:12:39 PM MST
To: [REDACTED]
Subject: wade

I Wade Hocking am writing this letter on behalf of the Haab family as to who it may concern.

As a farmer, Owner of Whiplash Farms which is currently farming a thousand Acres of fuscue, knowing the struggles it takes to operate a farm in which doing so I also own and operate a tri axle tri trailer truck, subcontracted to HCL industries, so I can continue farming. other wise I could not make ends meet.

it would be appericiated if the Haab family, owners of HCL industries are aloud to continue there trucking business as is , which would allow them to use there land in a sustainable manner other wise they could not.