



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 107230
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Bouchard
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 10 Township 78 Range 16 West of 6th Meridian Peace River District, Except Parcel A (77036M) and Plan 23119, Manufactured Home Reg. #95382
Approx. Map Area 56.53 ha
PID 014-330-971
Purchase Date Sep 20, 2007
Farm Classification No
Civic Address 3723 Road 208 and 11360 Road 231
Certificate Of Title State of Title Certificate WX2172992.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Tracy Bouchard	Not Applicable	[REDACTED]	[REDACTED]	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	Tracy
Last Name	Bouchard
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).	3723 Road 208 PID: 014 330 971 - 5 small hay crops - appr. 25% of land (14.1 ha of 56.53 ha) - garden - primarily vegetables: beans, beets, carrots, lettuces, onions, peas, potatos, radishes and rhubarb - fruits - plants, shrubs & trees: apple, blueberry, saskatoons, strawberries and tomatos - transplanting of large spruce trees on previously cleared land 11360 Road 231 PID: 014 330 971 - wild strawberries
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Describe all agricultural improvements made to the parcel(s).

- raspberries

3723 Road 208 PID: 014 330 971

- cleared and removed trees from around homesite
- removed old sheds, coops, barns and other derelict buildings near homesite area
- removed old fence wires and posts around homesite and around hay crop areas
- heavy plowed all hay crop areas to rid of overgrown grasses and cultivate and re seed hay crop areas
- landscape around homesite to widen driveway accesses and driveway and landscape to the west to allow for adequate drainage of property. Graveled driveway.
- hauled in composted soil for garden and prepared garden area
- built large dugout close to homesite, garden area and bottom field (hay crop)
- have water pumps, generators and 3 inch water hoses to water transplanted trees and garden area
- cleared, removed and mulched trees on North side of property along Road 208
- constructed large soil berms on North side of homesite to create a noise and safety buffer due to close proximity of house to extremely busy traffic from Road 208 with limited visibility due to hill
- cleared trees directly to the west of the homesite in order to continue with landscaping, additional dugout water source, drainage of property and transplanting of large evergreen trees for landscape structure and wind break
- cleared several trails into various wooded areas to be able to pull out dead wood and bring close to homesite to buck and split as the house is primarily heated by wood stove
- regularly monitor and maintain all hay crops, homesite and wooded areas for blowdown trees
- regularly use a pull behind swisher to maintain previously cleared areas

11360 Road 231 PID: 014 330 971

- removed tons of household garbage, old furniture and appliances, old vehicles, old campers, etc.
- removed several trees in order to widen driveway access

- cleared and removed trees around old homesite area
- cleared and removed trees around new homesite area
- extended driveway to new homesite area and graveled
- landscaped and seeded lawn area around new homesite
- regularly monitor for blowdown trees and use a swisher to maintain previously cleared areas

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

Residential Uses:

3723 Road 208 PID: 014 330 971

- Totally renovated existing house - 1 and 1/2 storey - 2 bedroom, 2 bathroom, 1453 sq foot, with 712 sq ft covered deck and 288 sq ft enclosed porch. Completed in 2022 with 200 amp service. (see 2007 pictures and 2021 Appraisal report.)
- Sunroom, facing south (236 sq ft), requires insulation, vapor barrier, wall treatment, flooring and finish exterior siding. Materials to finish are on site in sea can.

11360 Road 231 PID: 014 330 971

- purchased and placed a 2008 - 16' x 78' Manufactured home (1,248 sq ft) 3 bedroom and 2 bath, on screw piles and skirted, complete with hydro and natural gas, water cistern and septic lagoon. Daughter had originally purchased and lived there. Is presently empty awaiting cleaning and minor repairs - painting and kitchen lino replacement from damage in original transport. (see 2007 pictures and 2021 Appraisal report)

Other uses:

3723 Road 208 PID: 014 330 971

- transport dead and fallen trees from property to bucking and splitting area to provide split and dried wood for residential use.
- purchased a 14' x 40' (560 sq ft) mobile addition which will be used as an "outdoor kitchen" in order to wash, prepare and freeze, dry and/or can all garden, greenhouse and fruit products. Will also be used to mill grain into various flour types, extract honey from frames and seal in jars and or pails, and process chickens after butchering - complete plucking, washing and

freezing. Presently is situated in driveway and have removed all existing panel board, insulation, wiring and flooring in order to totally replumb, rewire, reinsulate and refinish prior to setting on screw piles between dugout and garden/greenhouse area.

- have 2 sea cans (1 - 40' 1 - 20') presently used for storage (building materials and supplies, kayaks and paddle boards, small tools, yard work tools, Christmas decorations, outdoor furniture, etc.) Sea cans will be used for lawn mowers, whipper snippers, swisher, rototillers, wood chipper, quad, skidoo, etc. after building materials used up.
- have allowed neighbors to toboggan on hay crop hill, access to skidoo on property and to walk on land and trails

11360 Road 231 PID: 014 330 971

- old power shed (2nd hydro connection) used for storage - chains, tires, etc.
- old Atco trailers (old homesite) - used for storage of building materials, doors, windows, cupboards, greenhouse and gardening tools and supplies, bee hives, camping equipment, etc. Old Atco trailers will be removed when building materials used up.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Residential and hay crops
East	Agricultural / Farm	Residential and hay crops
South	Agricultural / Farm	Residential and hay crop
West	Agricultural / Farm	NW 2 - 4 ha (9.89 acre) lots RR-2 designation - residential and hay/pasture areas. SW - Residential and hay crops and pasture with horses.

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	40.53
2	Lot	16

What is the purpose of the proposal?

The purpose of this proposal is to encourage and preserve farming on agriculture land. Have been responsible for two residences while farming the 56.53 hectares since 2007. Am nearing retirement, and still have a lot of energy and a lot of plans for this land and will now have more time to execute them, but at the same time realize that I won't be able to do it all in my lifetime. I would prefer in the short term to make ready the larger lot of 40.53 ha with my outdoor kitchen, greenhouse, larger garden area, more fruit shrubs and trees, additional water sources, set up my bee hives, chicken coops, holding pens, animal shelters and fencing pastures for livestock. I am requesting the second lot size of 16 ha as it may be possible to redesignate it as AG-S (Small-AG). This may allow all the land to remain as undersized A-2 and remain Agriculture designated. I realize that both the OCP and the Zoning Bylaw state that the minimum parcel size of A-2 land is 63 ha, and since it is presently undersized, if this subdivision is approved it would require an amendment both to the OCP and the Zoning Bylaw.

Why do you believe this parcel is suitable for subdivision?

This proposal is suitable for subdivision because it would ensure that farming would continue and increase on Lot #1 and hopefully on Lot #2 as well. Both lots could be considered as undersized A-2 and Agriculture designated parcels. I had considered applying for Lot #2 to be 4 ha in size and adjacent to the south of the 2 existing 4 ha lots, which would be completely ready for occupancy but, also realize that it is really not enough land to sustain long term farm plans. I had also considered applying for Lot #2 to be 8 ha but because of the significant slope on the South West corner, it may still not be suitable for long term farm plans. And both considerations of either a 4 ha or 8 ha Lot #2 would be considered as a RR (Residential zone). My proposal for Lot #2 at 16 ha would allow it to be considered AG-S, which is (Small-AG) designation. A 16 ha lot is suitable for small farming purposes. It has a homesite ready to be occupied with enough cleared area to be able to begin gardening, building greenhouses, and still has some old fencing and chicken coops that could be repaired and used in the short term. There are several trails in the wooded area that could be used to remove blown down and dead trees for firewood purposes and could be expanded for removing trees in the longer term. Lot #2 also has an existing driveway off Road 231. Am confident that younger peoples interested in farming, while living close to town (11km) and in close proximity of an elementary school (7 km), would find a 16 ha lot, with a beautiful South slope with plenty of trees providing wind protection a dream ready to be pursued. I have lived in the neighborhood since

2001, and have good relationships with all of the surrounding neighbors and it still is a wonderful place to raise a family, enjoy the benefits of agriculture while easily maintaining job opportunities within a short driving distance.

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

Yes, this proposal supports short term and long term agriculture benefits. Both lots could be considered as undersized A-2 and Agriculture designated parcels. Both lots are fully ready and prepared for further improvements which would allow further farming and agriculture capabilities. Please see attached documents: North South Elevation of West Boundary showing slope of SW corner of Proposed Lot #2 and Soil Classification showing majority soil of Class 5C (green) and Class 3C (orange) for both Proposed lots.

Proposal Map / Site Plan

Site Plan (Proposal Sketch).pdf

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

No

7. Optional Documents

Type	Description	File Name
Professional Report	2026 BC Assessment - 3723 Road 208	2026 BC Assessment 3723 208 Road.pdf
Professional Report	Soil Classification	Soil classification PID 014 330 971.JPG
Professional Report	North South Elevation of West Boundary	North South Elevation of West Boundary - 3723 Road 208 11360 Road 231.JPG
Photo of the Application Site	2007 Pictures of 11360 Road 231	11360 fencing.JPG
Photo of the Application Site	2007 Pictures of 11360 Road 231	11360 trailer.JPG
Photo of the Application Site	2007 Pictures of 3723 Road 208	3723 outbuildings.JPG
Photo of the Application Site	2007 Pictures of 3723 Road 208	3723 house side view.JPG
Photo of the Application Site	2007 Pictures of 3723 Road 208	3723 house front.JPG
Professional Report	3723 Road 208 Appraisal Report 2021	3723 Appraisal 2021.pdf

TRACY BOULEVARD

PID: 014330971

PEACE RIVER REGIONAL DIST.

SOUTHMANSON/ARRAS, BC

1208

Road 208

Road 208 Driveway Access

Road

N ↑

PID 014330211

PARCEL A
(77036M)
9.89 ACRES (4ha)
EXISTING

HAY CROP

HAY CROP

GARDEN

3723 Road 208
House

DUGOUT

HAY CROP

HAY CROP

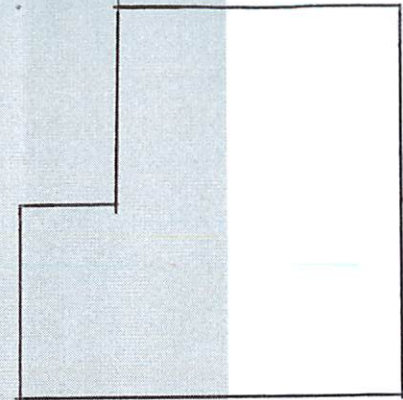
HAY CROP

PID 008588368
PGP 23119 →
9.89 ACRES
EXISTING

Road 231

(4ha)

PID: 014330971
NW 1/4 S10, TWP 78,
R 16, W 6M PR DISTRICT
EXCEPT PARCEL A (77036M)
AND PLAN 23119
(56.53ha) 139.7 ACRES



EXISTING LOT
(56.53 ha) 139.7 ACRES

2008 MAN.
HOME →

11360 Road
231
DRIVEWAY →

← ORIGINAL
TRAILER (ATCO)

Road 231

LOT #1
(40.53ha) 100 ACRES

LOT #2
(16 ha) 39.7
ACRES

PROPOSED LOTS 1 + 2

SITE PLAN

PROPOSAL SKETCH