



## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 107599  
**Application Type:** Non-Farm Uses within the ALR  
**Status:** Submitted to L/FNG  
**Name:** BLACKSPUR LAND & CATTLE COMPANY INC.  
**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 1 TOWNSHIP 83 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT  
**Approx. Map Area** 65.23 ha  
**PID** 014-520-109  
**Purchase Date** Dec 17, 2025  
**Farm Classification** Yes  
**Civic Address** 6339 243 Rd, Peace River, BC V0C 1C0  
**Certificate Of Title** 2026 TITLE-CB2523905-PID-014-520-109.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Sheldon Wiebe	BLACKSPUR LAND & CATTLE COMPANY INC.	[REDACTED]	[REDACTED]	Notice of Articles - Oct 7 2025.pdf

## 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

<b>Type</b>	Third-Party Agent
<b>First Name</b>	Aleezah
<b>Last Name</b>	Arif
<b>Organization (If Applicable)</b>	McElhanney Ltd
<b>Phone</b>	[REDACTED]
<b>Email</b>	[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).** PID 014-520-109: 65.23 ha farming, grazing cattle and making hay.

**Describe all agricultural improvements made to the parcel(s).** The storage pond (dugout) is being built at the southwestern edge of the property. Adjacent to the pond's east side, there's a channel proposed ( 1.27-meter wide and 0.2-meter-deep channel) to maximize water collection of sheet flow runoff across the farmed field. With a capacity of 100,000 cubic meters, the retained storage volume is much larger than needed based on a 2 year - 24-hour rainfall event. An emergency spillway is proposed on the south side of the pond for overflow should the pond get too full during larger storm events. This emergency spillway would direct flows into the existing channel and the subsequent creek as flows naturally do today. A clay liner (or an acceptable alternative) will be placed to prevent

water infiltration.

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

N/A

## Land Use of Adjacent Parcels

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Agricultural / Farm	Farm
<b>East</b>	Agricultural / Farm	Farm
<b>South</b>	Agricultural / Farm	Farm
<b>West</b>	Agricultural / Farm	Agricultural Field

## 6. Proposal

**How many hectares are proposed for non-farm use?**

10 ha

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

The purpose of this application is to collect surface run off from the parcel by a channel and pond system to be used by the livestock and for water sales.

**Could this proposal be accommodated on lands outside of the ALR?**

The owner's property and the parcel are both located in ALR. The surrounding area is also a part of ALR.

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

Yes, a portion of the water collected in the pond will be used for livestock.

**Proposal Map / Site Plan**

Water Application Drawing.jpg

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

No

## 7. Optional Documents

Type	Description	File Name
Other files that are related	Corporate summary in the email (latest one sent)	Corporate Summary_email.pdf
Other files that are related	KMZ file	Sheld Wiebe Property Map.kmz
Professional Report	Water Storage Pit Proposal Report	20240703_Report.pdf

July 3, 2024

Sheldon Wiebe

[REDACTED]

Baldonnel, BC

Attention: Sheldon Wiebe

## WATER STORAGE PIT

The site is located at 6339 243 Road, Baldonnel, British Columbia as shown on Figure 1.

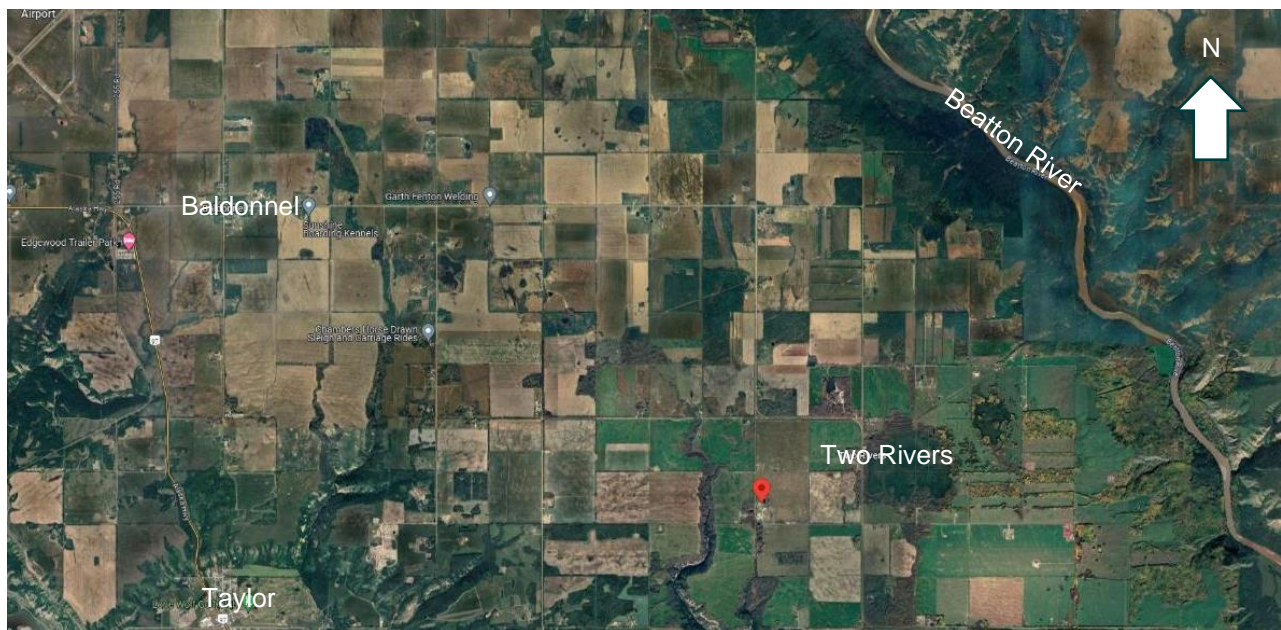


Figure 1 Location Plan

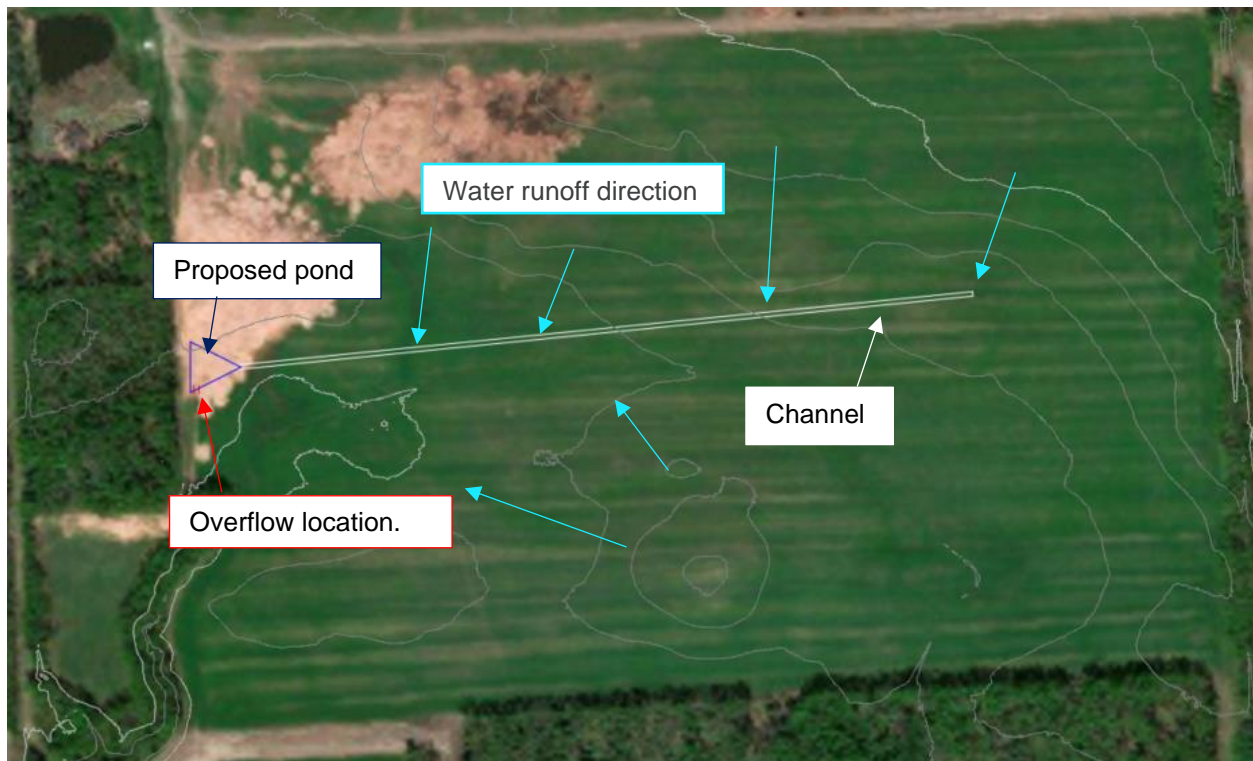
### 1.0 PURCHASE AND PROCESSING OF LIDAR SURVEY

LiDAR survey data covering an area of 4 square kilometers was acquired from the organization Airborne Imaging Inc. covering the area shown in Figure 2. The data from the LiDAR survey, a remote sensing method, was analyzed using AutoCAD Civil 3D, a software application designed for civil engineering and surveying. The LiDAR survey was superimposed onto the site to analyze the land's topography. The contour of the land revealed that it predominantly slopes toward the southwest with a grade of 0.3%.

## 2.0 ANALYSIS OF DATA AND PRELIMINARY CALCULATIONS

Based on discussions with the landowner, the location of the water pit was assumed to be in the southwestern end of the site. Preliminary runoff calculations were undertaken, considering the parameters of the catchment area of the proposed pond, the specific rainfall intensity in the area, and the ground permeability. The catchment area for the proposed pond was determined based on the contours derived from the LiDAR survey, yielding a value of 10 hectares. The rainfall intensity was approximated using the IDF Curve for 25 minutes and was found to be 48 mm/h. Based on the nature of the ground cover, a runoff coefficient of 0.55 was utilized in the flow rate calculations. As a result, the flow rate was calculated to be 0.74 m<sup>3</sup>/s, providing valuable insights for further planning and design considerations. The minimum pond volume is estimated to be 1156.0 m<sup>3</sup> with a depth of 2 m with a base and height (plan view) of 34 m.

Below is a figure showing the ideal location and shape of the pond. There is a channel on the east side of the pond to allow the pond to capture as much water as possible. The channel was modeled as being 1.27 m wide and 0.2 m in depth which should allow it to remain farmable. **If the channel is not desired it can be omitted, and the pond will capture less water as a result.**



*Figure 2 Recommended Pond Layout*

Clay fill or an impermeable liner can be used in the bottom of the pond to eliminate infiltration of the water into the soil. An overflow or spillway is recommended on the southside of the pond to direct water into the

Four Mile Creek should the pond get too full. In this situation, a permit is required. The process for applying for this permit is discussed in the next section.

### 3.0 STATUTORY REQUIREMENTS

McElhanney contacted the Peace River Regional District (PRRD), the Ministry of Citizens' Services of British Columbia (Service BC), and the Ministry of Water, Land, and Resource Stewardship and inquired about the statutory prerequisites for the construction of the planned water pit.

In order to use the water pit for farming, it is necessary to obtain a water license for this project. McElhanney received detailed information from The Permitting Solutions Division of The Ministry of Water, Land and Resource Stewardship regarding the process of applying for and obtaining a water license. They provided links to two important documents: [Water Licence - New - Authorization Guidance - Natural Resource Online Services \(gov.bc.ca\)](#), and the Water License Application Checklist [aa807ce7-5806-4e17-23f2-f571489cafba \(gov.bc.ca\)](#). These documents contain vital information and guidelines for the application process.

The "Water License - New - Authorization Guidance" document provides a comprehensive guide to applying for a new water license through the Natural Resource Online Services portal. Key components include:

- **Overview:** Introduction to the application process and its significance.
- **Costs and Responsibilities:** Outline of the costs associated with the application and the responsibilities of the applicant.
- **Application Process:** Step-by-step instructions on how to complete and submit the application, including:
  - **Creating an Account:** Registering on the Natural Resource Online Services portal.
  - **Completing the Application:** Detailed guidance on filling out the application form, including sections on water source information, water use purposes, and infrastructure details.
  - **Uploading Documents:** Instructions for submitting required documents such as maps, authorization letters, and joint works agreements.
  - **Submitting the Application:** Final steps for reviewing and submitting the application online.
- **Post-Submission:** Information on what to expect after submission, including processing times and possible follow-up requirements.

- **Contact Information:** Support details for getting assistance through the application process.

The "Water License Application Checklist" outlines the requirements and necessary information for submitting a water authorization application through FrontCounter BC's online system. Key elements include:

- **Basic Information:** Applicant's name, contact details, the name of the water source(s), purposes of water use, and the duration of water use.
- **Detailed Information:**
  - **Water Use and Quantity:** Detailed description of water use purposes and quantities, with a suggestion to use the BC Agriculture Water Calculator for accuracy.
  - **Land Details:** Legal descriptions or Parcel ID numbers for all lands involved in water use and infrastructure locations.
  - **Location Coordinates:** Latitude and longitude or UTM coordinates of the water source and points of diversion.
  - **Infrastructure Details:** Description of works such as pumps, pipelines, irrigation systems, and reservoirs.
- **Required Documents:**
  - **Agency Authorization Letter:** If someone else applies on behalf of the applicant.
  - **Maps or Drawings:** Indicating works, property boundaries, and places of water use.
  - **Joint Works Agreement:** Recommended if sharing works with another person.
  - **Crown Land Authorization:** Copies of permits, tenure, or proof of application for Crown land use if applicable.
- **Support and Contact Information:** Details for contacting FrontCounter BC for assistance.

These documents collectively serve as a thorough guide to applying for a water license, ensuring that all necessary requirements are met and all required information and documentation are accurately submitted.

We are available to assist you in applying for the required water license should you decide to construct this water storage pit.



## CLOSING

McElhanney has prepared this document in a manner consistent with the level of care and skill ordinarily exercised by members of the engineering and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this document. No warranty, express or implied, is made. This report does not reflect variations that may occur since the time of the assessment, across the site, or due to the modifying effects of construction at the site or weather. McElhanney acknowledges that this report may be requested by the local governing body. It is acknowledged that the Approving Officers may rely on this report.

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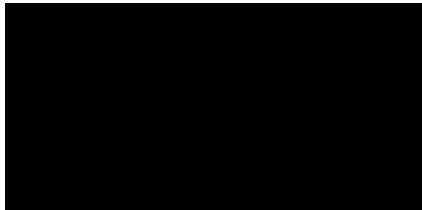
The factual data, interpretations and opinions expressed in this document pertain to the specific project, site conditions, design objective, development and purpose described to McElhanney by the client and are not applicable to any other project or site location.

Should you have any questions, or if more information is required, please do not hesitate to contact the undersigned.

Sincerely,

McElhanney

Prepared by:



Tyler Bondaroff  
Engineering Technician



Reviewed by:

Abbi Kau, P. Eng.  
Engineering Division Manager




# Water Application Drawing


Parcel Identifier: 014-520-109

Legal Description:

THE NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 83 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

## Legend

 PI: 014-520-109

 Storage Pond and Channel

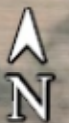
Water Runoff Area (Flows South)

Manmade Pond

Manmade Channel

Google Earth Four Mile Creek

Image © 2024 Maxar Technologies



1000 ft