



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 107601
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Roehm et al.
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description SECTION 24 TOWNSHIP 111 PEACE RIVER DISTRICT, EXCEPT THE MOST WESTERLY AND THE MOST SOUTHERLY 80 FEET IN PARALLEL WIDTHS THEREOF
Approx. Map Area 251.11 ha
PID 008-537-330
Purchase Date Jul 9, 2002
Farm Classification Yes
Civic Address Prespatou & Buick Creek
Certificate Of Title 1-850046-Roe.TITLE-PID-008-537-330-ROEHM.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Hartmut Roehm	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable

Parcel #2

Parcel Type Fee Simple
Legal Description THE NORTH WEST 1/4 OF SECTION 18 TOWNSHIP 113 PEACE RIVER DISTRICT
Approx. Map Area 64.69 ha
PID 003-898-288
Purchase Date Jan 20, 2010
Farm Classification Yes
Civic Address 18945 Blueberry Reerve Road, Prespatou
Certificate Of Title 1-850046-Roe.Title-PID 003-898-288.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Hartmut Roehm	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable

Parcel #3

Parcel Type Fee Simple
Legal Description THE NORTH EAST 1/4 OF SECTION 18 TOWNSHIP 113 PEACE RIVER DISTRICT
Approx. Map Area 64.73 ha
PID 003-898-253
Purchase Date Jan 20, 2010
Farm Classification Yes
Civic Address Prespatou & Buick Creek
Certificate Of Title 1-850046-Roe.TITLE-PID-003-898-253-ROEHM.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Hartmut Roehm	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable

Parcel #4

Parcel Type	Fee Simple
Legal Description	THE SOUTH WEST 1/4 OF SECTION 20 TOWNSHIP 113 PEACE RIVER DISTRICT
Approx. Map Area	64.72 ha
PID	003-898-296
Purchase Date	Jan 20, 2010
Farm Classification	Yes
Civic Address	Prespatou & Buick Creek
Certificate Of Title	1-850046-Roe.TITLE-PID-003-898-296 (2).pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Hartmut Roehm	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable

Parcel #5

Parcel Type	Fee Simple
Legal Description	THE SOUTH WEST 1/4 OF SECTION 19 TOWNSHIP 113 PEACE RIVER DISTRICT
Approx. Map Area	64.68 ha
PID	014-189-305
Purchase Date	Jan 20, 2016
Farm Classification	Yes
Civic Address	Prespatou & Buick Creek
Certificate Of Title	2-850043-Don.Title-PID-014-189-305.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Jeff Kitt	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	Third-Party Agent
First Name	Murray
Last Name	Bird
Organization (If Applicable)	ProLogic Property Services
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). All parcels under this application are primarily used for forage crop production

Describe all agricultural improvements made to the parcel(s). 90% cleared lands with some Type "C" 5 strand barbed wire fencing and cross fencing in place

Describe all other uses that currently take place on the parcel(s). All parcels are located within a rural farming community with the majority of parcels being used for forage crop production and some livestock operations within the catchment area.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Forage Crop Production
East	Agricultural / Farm	Forage Crop Production
South	Agricultural / Farm	Forage Crop Production
West	Agricultural / Farm	Forage Crop Production

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Road Dedication	0.01
2	Lot	251.1
3	Road Dedication	0.24
4	Lot	64.45
5	Road Dedication	0.4
6	Lot	64.33
7	Road Dedication	1.73
8	Lot	62.99
9	Road Dedication	2.01
10	Lot	62.67

What is the purpose of the proposal?

MoTT is acquiring the land(s) to dedicate as road allowing unencumbered public access along the existing road including crown lands beyond the acquisition. The acquisition will also allow the road to be included in MoTT inventory and will then receive regular planned maintenance activities in accordance with the rural road classification for the area.

Why do you believe this parcel is suitable for subdivision?

The area(s) of acquisition under this application are already utilized as road. This subdivision application will not change the existing use of the land to be acquired. The acquisition(s) include the existing driving surface and to the top of the cuts in the existing ditches.

Does the proposal support agriculture in the short or long term? Please explain. The road dedication is necessary to provide unencumbered access to the existing farms along the road allowing for the continued current farming operations, as well as, future farming operations.

Proposal Map / Site Plan Google Earth Image.pdf

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? No

7. Optional Documents

Type	Description	File Name
Other files that are related	Transmission to Executor CB2622888	2-850043-Don.Transmission to Executor.pdf
Other files that are related	Legal Survey Plan	2-850043-Don.Legal Survey-PID 014-189-305 (1).pdf
Other files that are related	Legal Survey Plan	1-850046-Roe.Legal Survey-PID 003-898-296 (1).pdf
Other files that are related	Legal Survey Plan	1-850046-Roe.Legal Survey-003-898-253.pdf
Other files that are related	Legal Survey Plan	1-850046-Roe.Legal Survey Plan EPP142473 - PID 003-898-288.pdf
Other files that are related	Legal Survey Plan	1-850046-Roe.Legal Survey-PID 008-537-330.pdf
Other files that are related	Application Letter	2026 ALC Application Letter - Blueberry Reserve Road.pdf

HARMUT ROEHM
PID: 008-537-330
SEC 24 TP 111 EXCEPT THE MOST WESTERLY
AND THE MOST SOUTHERLY 80 FEET IN PARALLEL
WIDTHS THEREOF

REBECCA DONNELL
PID: 014-189-305
SW4 SEC 19

HARMUT ROEHM
PID: 014-276-526
SE4 SEC 19

HARMUT ROEHM
PID: 003-898-298
SW4 SEC 20

HARMUT ROEHM
PID: 014-142-465
N2 SEC 13 TP 111

HARMUT ROEHM
PID: 003-898-288
NW4 SEC 18

HARMUT ROEHM
PID: 003-898-253
NE4 SEC 18

HARMUT ROEHM
PID: 003-898-237
NW4 SEC 17

BLUEBERRY RIVER IR 205

ProLogic Property Services

1846 Grouse Court, Kamloops, BC V2B - 8S8

Telephone: [REDACTED]

E-mail: [REDACTED]

April 30, 2026

Provincial Agricultural Land Commission
201-4940 Canada Way
Burnaby, BC
V5G 4K6

Attention: North Panel Land Use Planner(s)

Re: Application – Agricultural Land Reserve Use, Subdivision and Procedure Regulation

Dear Commissioners:

The Ministry of Transportation & Infrastructure is pleased to submit this application to the Provincial Agricultural Land Commission. The Ministry of Transportation is acquiring lands adjacent to Old Blueberry & Blueberry Reserve Roads in order to dedicate the road. The road dedication includes acquiring the lands over the existing ditches and MoTI cuts & fills. This will allow the Ministry to proceed with their ditching, brushing and grading projects for 2026 / 2027. Legal surveys of the required lands have been completed and included with this application.

This application was originally submitted in June of 2024 under Transportation, Utility or Recreational Trail category. The ALC application # was 101331. It was later determined by the ALC that this application should be submitted as a subdivision application. A request to cancel application 101331 was requested via email to Michael McBurnie on August 20, 2025.

In accordance with the requirements set out in Sections 6 and 7 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, we enclose the following:

- Application fee to be mailed in the near future
- Letter of authorization
- Completed application Form
- Title search documents for each property under our application
- Signed ALC Primary Contact Authorization(s)
- Legal Survey Plans for each affected property

We confirm that we have notified the affected property owners of the project and this application to the Commission. Subject to the Commissioner's decision, the project team will continue to work with the affected property owners as the project progresses through the property acquisition phase.

Contact information for the Ministries representatives for this project are;

Murray Bird, ProLogic Property Services, Land Agent, [REDACTED]
Catherine Seel, MoTI, Manager, Property Services [REDACTED]

Please be advised that the Ministry of Transportation & Infrastructure (MoTI) takes the following steps on each and every project to ensure maximum protection of agricultural land and interests during the right of way acquisition and construction processes.

1. Replace / relocate any fencing impacted as a result of the project including, if necessary, erecting temporary fencing if required for safety purposes.
2. Any affected agricultural accesses are reconstructed in safe locations to highways standards and landowners maintain access to their properties throughout the construction process.
3. MoTI ensures that proper drainage is considered and constructed in consultation with qualified professionals.
4. MoTI requires that highway contractors engage the appropriately qualified environmental professionals regarding topsoil management, invasive plant management, as well as, noxious weed management. This is a standard requirement on every MoTI project in accordance with 2016 Standard Specifications 165 for highway construction as well as federal and provincial environmental legislation.

I trust that this submission provides the Commission with the necessary information required to make an informed decision and look forward to your response to our application. Please do not hesitate to contact me at the above noted phone number or address if you require any additional information.

Thank you

Sincerely,

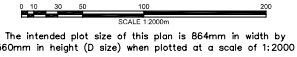
Murray Bird RI(BC)
Land Agent
ProLogic Property Services



MINISTRY OF TRANSPORTATION
AND TRANSIT

REFERENCE PLAN OVER A PORTION OF
SECTION 24 TOWNSHIP 111
PEACE RIVER DISTRICT
EXCEPT THE MOST WESTERLY AND THE
MOST SOUTHERLY
80 FEET IN PARALLEL WIDTHS THEREOF

Pursuant to Section 107 of the Land Title Act.
B.C.G.S. 944.075



LEGEND

The UTM co-ordinates and estimated absolute accuracy achieved are derived from autonomous dual frequency GNSS observations processed using Natural Resources Canada's Precise Point Positioning (PPP) Service.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998482. The average combined factor has been determined based on an ellipsoidal elevation of 737 metres.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 10 (123° west longitude).

- Found Set
Fd RP RP □ ○ ● (b) W PP CP
- Denotes reference post
 - Denotes standard iron post
 - Denotes standard capped post
 - Denotes buried
 - Denotes witness
 - Denotes old style pipe post
 - Denotes standard capped post

NOTES:
All distances are horizontal ground level distances in metres and decimals thereof.
This plan shows one or more witness posts which are not set on the true corner(s).
No reference posts found or set, unless otherwise noted.
This plan lies within the Agricultural Land Reserve.
This plan shows post cap diagrams as depicted in the field.
This plan lies within the Peace River Regional District.

The field survey represented by this plan was completed on the 22nd day of November, 2024, Brian Elliott, B.C.L.S. #938.

TRYON LAND SURVEYING LTD.		250-782-5868	www.tryongroup.ca
DAWSON CREEK 10201 17 STREET V1G 4C3	FORT ST JOHN 11320 100 AVENUE V1J 1Z9	TRYON FILE: 2024-0461-1	

REMAINDER E 1/2
SECTION 23

SECTION 23

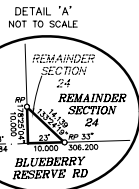
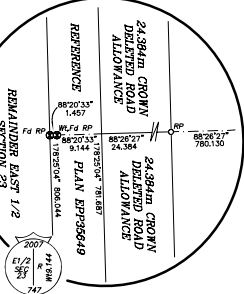
SECTION 24

TOWNSHIP 111

REMAINDER
SECTION 24

Existing road within plan	0.00 ha
New road acquired	50.0 m2
Total road by plan	50.0 m2

DETAIL 'B'
SCALE OF ENLARGEMENT IS 1:500
AT INTENDED PLOT SIZE OF PLAN



SEE
DETAIL 'A'
ROAD
AREA = 50.0m2

Fd PP 'A'
Datum... NAD 83(CSRS) 2002.0, UTM Zone 10
UTM Northing... 6287833.11
UTM Easting... 613979.46
Estimated absolute accuracy achieved is 0.05 metres.

Fd CP 'B'
Datum... NAD 83(CSRS) 2002.0, UTM Zone 10
UTM Northing... 6287833.14
UTM Easting... 614683.14
Estimated absolute accuracy achieved is 0.05 metres.

2008
SEC 24
SEC 15
T 111
779

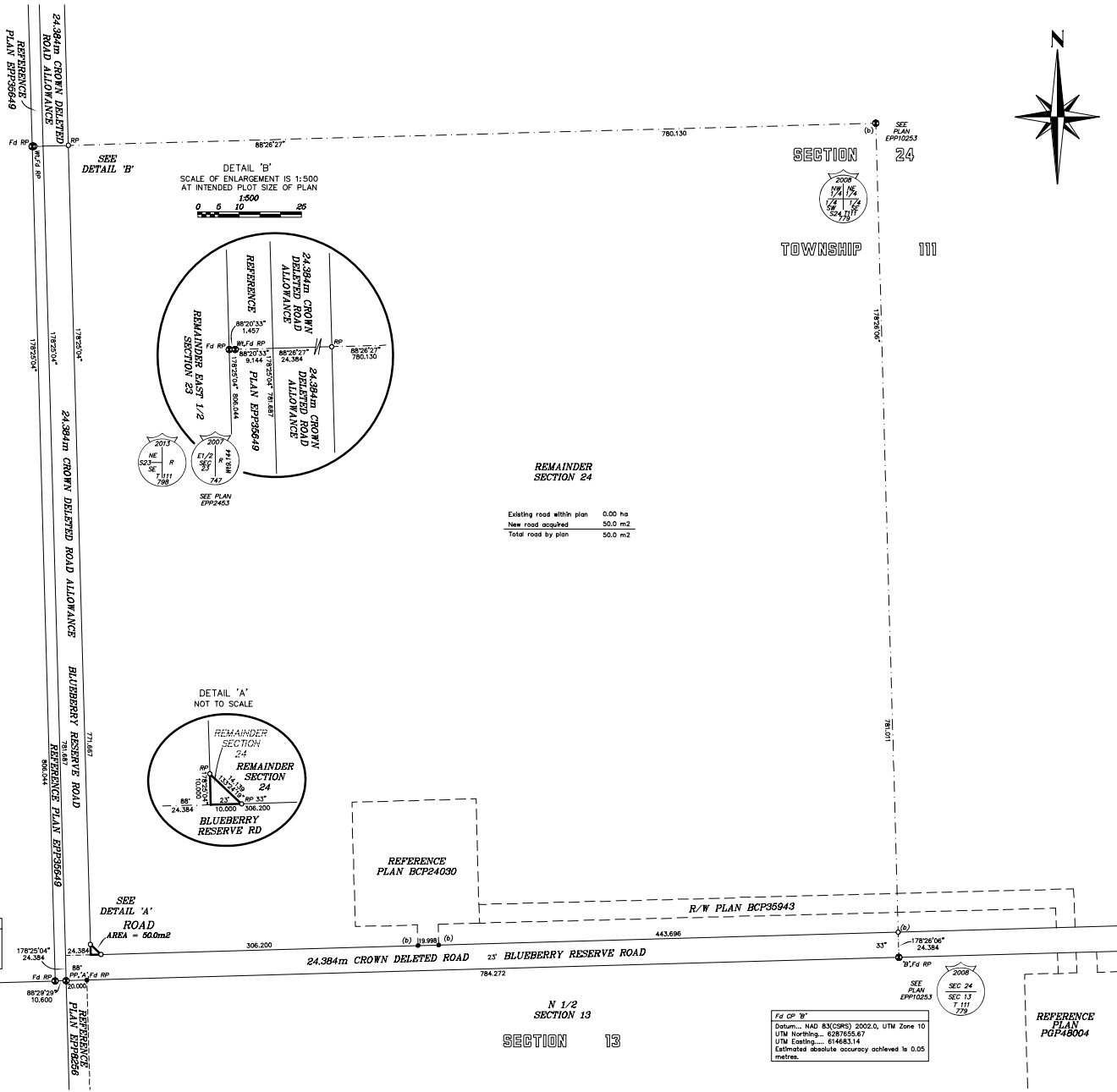
2013
R
NE 514
T 111
798

NE 1/4
SECTION 14

SECTION 14

N 1/2
SECTION 13

SECTION 13



SECTION 24

REMAINDER
SECTION 24

SECTION 19

REMAINDER
SW 1/4 SECTION 19

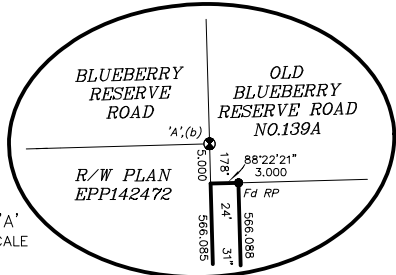
REFERENCE PLAN EPP142685
BLUEBERRY RESERVE ROAD

OLD BLUEBERRY RESERVE ROAD NO.139A

REFERENCE PLANS
EPP142368 AND EPP142369

CP 'A'
Datum... NAD 83(CSRS) 2002.0, UTM Zone 10
UTM Northing... 6287678.17
UTM Easting... 615486.81
Estimated absolute accuracy achieved is 0.05 metres.

SEE DETAIL 'A'



DETAIL 'A'
NOT TO SCALE

ROAD
AREA = 0.240ha

REMAINDER
NW 1/4
SECTION 18

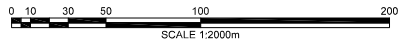
REMAINDER
NW 1/4
SECTION 18

Existing road within plan	0.00 ha
New road acquired	0.240 ha
Total road by plan	0.240 ha

MINISTRY OF
TRANSPORTATION AND TRANSIT

REFERENCE PLAN
OVER A PORTION OF
THE NW 1/4 OF SECTION 18
TOWNSHIP 113
PEACE RIVER DISTRICT
EXCEPT PLAN EPP142369

Pursuant to Section 107 of the Land Title Act,
B.C.G.S. 94A.075



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:2000

LEGEND

The UTM co-ordinates and estimated absolute accuracy achieved are derived from autonomous dual frequency GNSS observations processed using Natural Resources Canada's Precise Point Positioning (PPP) Service.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996482. The average combined factor has been determined based on an ellipsoidal elevation of 737 metres.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 10 (123° west longitude).

- | | | |
|-------|-----|------------------------------|
| Found | Set | |
| Fd RP | ● | Denotes reference post |
| ● | ● | Denotes standard iron post |
| ● | ● | Denotes standard capped post |
| ● | ● | Denotes buried |
| (b) | ● | Denotes intersection |
| INT | ● | Denotes standard capped post |
| CP | ● | |

NOTES:
All distances are horizontal ground level distances in metres and decimals thereof.

No reference posts found or set, unless otherwise noted.
This plan lies within the Agricultural Land Reserve.
This plan lies within the Peace River Regional District.

The field survey represented by this plan was completed on the 10th day of December, 2024, Brian Elliott, B.C.L.S. #838.

DAWSON CREEK 10201 17 STREET V1G 4C3 250-782-5868	TRYON LAND SURVEYING LTD. www.tryongroup.ca	FORT ST JOHN 11320 100 AVENUE V1J 1Z9 250-262-0031	TRYON FILE: 2024-0495-2
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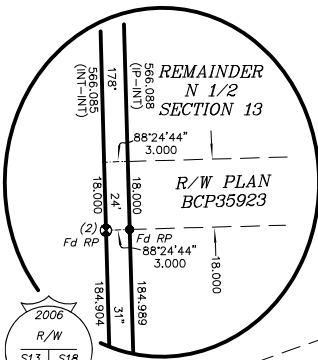
REMAINDER
N 1/2
SECTION 13

TOWNSHIP
111

SECTION 13

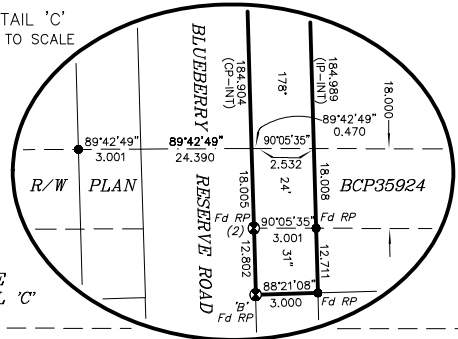
TOWNSHIP
113

DETAIL 'B'
NOT TO SCALE



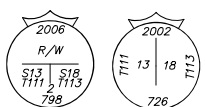
SEE
DETAIL 'B'

DETAIL 'C'
NOT TO SCALE



SEE
DETAIL 'C'

CP 'B'
Datum... NAD 83(CSRS) 2002.0, UTM Zone 10
UTM Northing... 6286873.96
UTM Easting... 615509.16
Estimated absolute accuracy achieved is 0.05 metres.



R/W PLAN

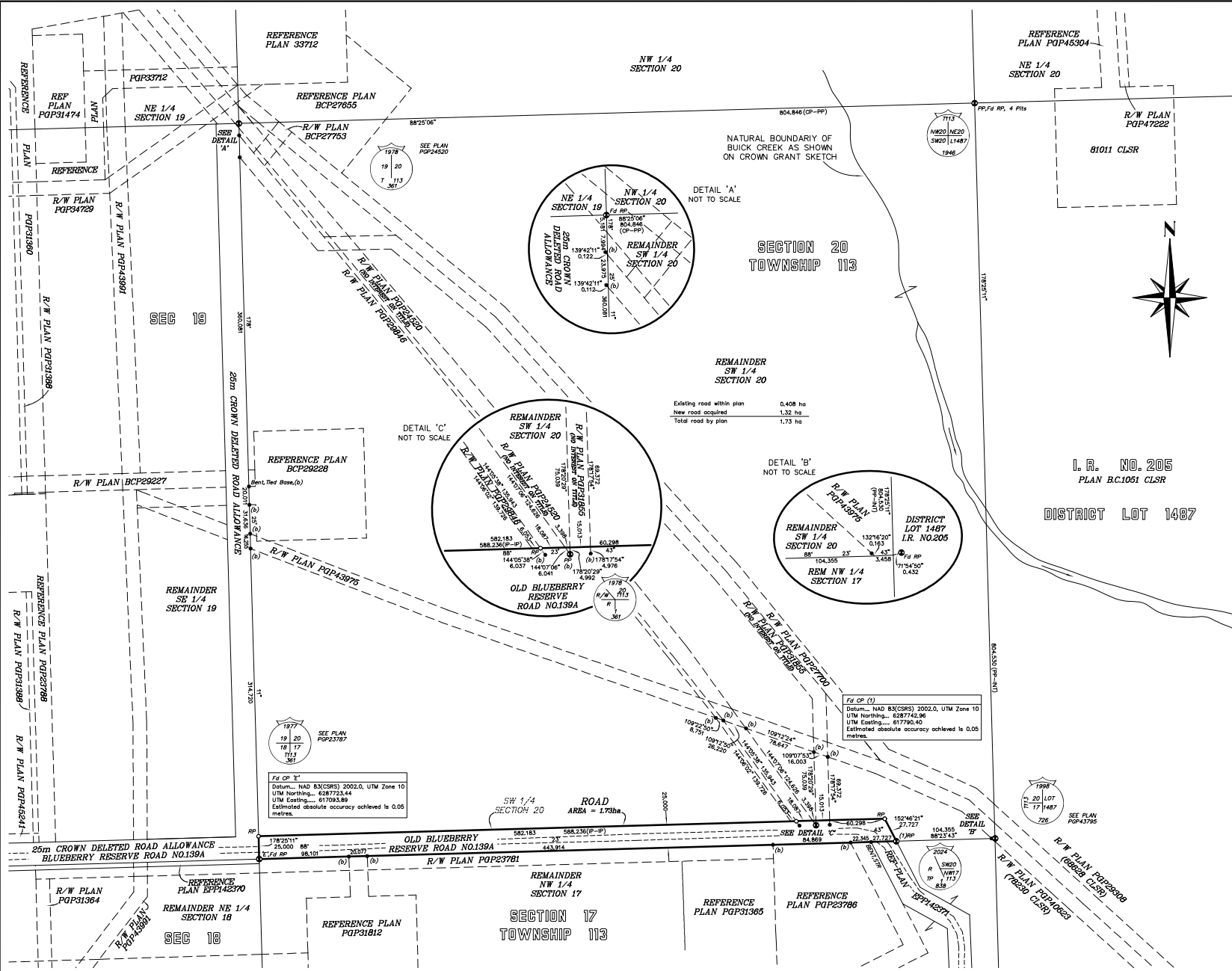
R/W PLAN

REFERENCE
PLAN EPP142476

REFERENCE
PLAN EPP142474

REMAINDER SE 1/4
SECTION 13

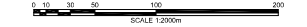
REMAINDER SW 1/4
SECTION 18



MINISTRY OF
TRANSPORTATION AND TRANSIT

REFERENCE PLAN OVER A PORTION OF
THE SOUTH WEST 1/4 OF SECTION 20
TOWNSHIP 113
PEACE RIVER DISTRICT

Pursuant to Section 107 of the Land Title Act,
B.C.G.S. 94A.075



The intended plot size of this plan is 864mm in width by
560mm in height (D size) when plotted at a scale of 1:2000



LEGEND
The UTM co-ordinates and estimated absolute accuracy achieved are derived from autonomous dual frequency GNSS observations processed using Natural Resources Canada's Precise Point Positioning (PPP) Service.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999482. The average combined factor has been determined based on an ellipsoidal elevation of 737 metres.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 10 (123° west longitude).

- | | | | |
|-------|-----|-----|------------------------------|
| Found | Set | | |
| FP | RP | RP | Denotes reference post |
| ● | ○ | ○ | Denotes standard iron post |
| ⊙ | ⊙ | ⊙ | Denotes standard capped post |
| REF | | REF | Denotes reference |
| CP | | CP | Denotes standard capped post |
| STR | | STR | Denotes straightened |
| OP | | OP | Denotes old style pipe post |
| INT | | INT | Denotes intersection |

NOTES:
All distances are horizontal ground level distances in metres and decimals thereof.
No reference posts found or set, unless otherwise noted.
This plan lies partly within the Agricultural Land Reserve.
This plan lies within the Peace River Regional District.

The field survey represented by this plan was completed on the 26th day of November, 2024, Brian Elliott, B.C.L.S. #638.

DAWSON CREEK 10201 17 STREET V1G 4C3 250-782-5868	TRYON LAND SURVEYING LTD. 11320 100 AVENUE V1J 1Z9 www.tryongroup.ca	FORT ST JOHN 250-262-0031	TRYON FILE: 2024-0461-6
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