



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106337
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Langerud
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 24 ST. JOHN INDIAN RESERVE NO. 172 TOWNSHIP 85 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 3986, EXCEPT PLANS 18795 PGP44510 AND PGP45356
Approx. Map Area 165.63 ha
PID 013-822-667
Purchase Date Apr 17, 2000
Farm Classification Yes
Civic Address 14208 Smith Rd. Charlie Lake, BC, [REDACTED]
Certificate Of Title TITLE-PP12170-PID-013-822-667.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Calvin Langerud	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?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

PID 013-684-141 Owned by Calvin and Kathy Langerud.

3. Primary Contact

Type Land Owner
First Name Calvin
Last Name Langerud
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). Land use is Cereal grains and Canola oil seed farming which includes approximately 200 ha. A small portion of the land is used for horses pasture and forage production.

Describe all agricultural improvements made to the parcel(s). PID 013-822-667 (Lot 24) has approximately 100 ha of cleared and cultivated land. Approximately 20ha of land is fenced or seeded to hay. There is a large dugout for water supply within the fenced area.
PID 013-684-141 (Lot 23) has approximately 110.5 ha of cleared and cultivated land. Approximately 25ha of land is fenced or seeded to hay.

There is a large dugout on the property. Most of the clearing and improvements to these properties were made prior to the year 2000 which is when we purchased the property from my father.

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

We, as land owners currently reside in the house (336 total m2) and detached shop (178m2) (see details in attached sketches) located in the southwest corner of Lot 24, PID 013-822-667. Lot 24, PID 013-822-667 also has a machine shed/shop, (234m2) complete with a concrete floor and wired for lights and power and is located just off the east side of the Montney road. There is also a hay shed (approximately 70m3) located near the machine shed. The majority of the cultivated land on both Lot 24 and 23, approximately -200ha, is currently leased annually to local neighbors for farming purposes. They are growing cereal grains and canola seed.

-It should also be noted that there is a Native burial ground located near the property line between Lot 23 and 24. It is believed the site has been there since at least the beginning of the nineteenth century. Due to overgrowth of shrubs and willows, the exact footprint of the entire burial ground is difficult to determine, although most of the graves are known to be on Lot 23, north of the property line. The burial ground is well known to the local Dane-zaa Band, and they come to visit the site occasionally. In 2013, a ceremony was conducted by the Doig River and Blueberry First Nations to erect a monument on the location. Access to the burial grounds comes through Lot 24. One of the attached sketches shows the location and access to this site.

-We, as owners, also have horses pastured on a portion of the land and raise hay for the horses.

-Due to the large amount of undeveloped property on the land, and Montney Creek on the east side, there is an abundance of birds and wildlife that make their home in the area. The wooded areas provide cover for existence and migratory habits among the various species year round.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Cereal Grain and Oilseed production, as well as forage hay production.
East	Agricultural / Farm	Cereal Grain and Oilseed Production
South	Agricultural / Farm	Cereal Grain and Oilseed production

West

Residential

Formerly cleared and cultivated but has since become overgrown with willows and trees.

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	16.5
2	Lot	149.13

What is the purpose of the proposal?

The purpose of this proposal is to provide my wife and I a small portion of land and our current dwelling to live on through our retirement years. and to continue living on a portion of the land that I, Calvin Langerud, was born and raised on. I fully realize that we do not qualify for a homesite severance, but in reality, we are asking for somewhat the same consideration. Below are some of the reasons we would like the ALC to take this application into consideration:
Over the past few years we have been in conversation with potential buyers regarding the purchase of the entire properties, both Lot 23 (PID 013-684-141), and Lot 24 (PID 013-822-667) as a package. Further on I will describe my preference in keeping the lots together as a package. Due to the amount of cultivated acreage involved with the two lots combined, and connected, and in a concentrated area, there is a definite appetite within the local farming community to purchase the property for the purpose of enhancing their current land base for farming operations. the soil in this valley is well known for it's fertile quality. The down side of the situation for most of these potential buyers is the reluctance to have the added expense of the dwelling and associated buildings on top of the cost of the land itself. Most potential buyers for this amount of land are established, corporate farming operations that already have the infrastructure of housing and shops and have no need for another residence. As another note, they do not want to be burdened with being landlords by owning and maintaining another dwelling they do not need or possibly renting it out to others. I mentioned I would prefer to sell the lots as a package, and the main reason is that currently, there is no established access to the lower portion of Lot 23 east of the railway tracks, other than the current access through Lot 24.

Why do you believe this parcel is suitable for subdivision?

One of the strongest factors supporting our proposal from an agricultural standpoint is the fact that the proposed lot does not take away from the current farming activity on the main property. The

proposed 16.5 ha triangle west of the Montney road has never been included in the larger acres that make up the annual commercial crop production. This is not to say that the land on the proposed lot is not suitable for agriculture of any kind, it is just not suited for the same method of modern day, large acreage farming that is practiced on the bigger properties. The proposed lot is best suited for a smaller, "hobby" type farm raising poultry, or berries, or a few cows, or sheep, as some examples. The contour of the lot provides hillside drainage in seasonal water runs which are a potential for capturing dugout water for stock. The current, recently developed land on the proposed lot is used for pasture and hay production and performs quite well. There is still the potential for future land clearing and development. Another factor that would support this request for subdivision is the physical isolation from the main property caused by the routing of the Montney road. The road provides a definite dividing line. The land is already surveyed as an isolated portion of Lot 24. Access is already established.

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

This request for subdivision of PID 013-822-667, Lot 24 does, in no way, have a negative effect on the agricultural potential for either parcel in the proposal. The continued use of the agricultural land for either property will continue as it is, at least for the next few years, as long as we are physically able to stay on. Future owners on either property will quite possibly improve the agricultural capabilities on the lands. I have seen large portions of land in our immediate vicinity being sold off in quarter sections to non-agricultural buyers for home sites with no intention of becoming farmers, but they buy them for not much more money than it costs for a city lot. The land will then sometimes be neglected agriculturally, and it become overgrown with weeds and bush. The subdivision we are asking for makes a lot more sense from the agricultural view than if we requested to subdivide an entire quarter section out of the main property.

Proposal Map / Site Plan

Sketch Proposed Lot

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

No

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Google view of proposed lot	Google view of proposed lot
Photo of the Application Site	Google view Lot 23 and 24	Google view Lot 23 and 24

Photo of the Application Site	Original survey drawing	Original survey drawing
Photo of the Application Site	Sketch of proposed lot	Sketch Proposed Lot
Photo of the Application Site	Sketch of Lot 23 and 24	Sketch Lot 23 and 24



