



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 105760
Application Type: Subdivide Land in the ALR
Status: Under Review by L/FNG
Name: Iten et al.
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description THE SOUTH WEST 1/4 OF SECTION 26 TOWNSHIP 86 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
Approx. Map Area 63.09 ha
PID 009-044-345
Purchase Date May 15, 2000
Farm Classification Yes
Civic Address SW 1/4 Section 26 township 86 Range 18 West of the 6th Meridian
Certificate Of Title Title Certificate.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Edgar Iten	Not Applicable			Not Applicable
Sonja Iten	Not Applicable			Not Applicable



Parcel #2

Parcel Type	Crown
Legal Description	Strip of unsurveyed Crown Land (road allowance) adjoining the west and south sides of SW 1/4 S26 T86 R18 W6M Peace River District
Approx. Map Area	3.23 ha
PID (optional)	No Data
PIN (optional)	No Data
Farm Classification	No
Civic Address	Strip of unsurveyed Crown Land (road allowance) adjoining the west and south sides of SW 1/4 S26 T86 R18 W6M Peace River District
Certificate Of Title	No Data

Government Parcel Contact

First Name	Geline
Last Name	Fisette
Ministry or Department	WLRS
Phone	
Email	
Crown Type	provincial

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 Edgar & Sonja Iten own NW 1/4 S23 T86 R18 W6M (PID 014-713-055)

or leases them, and their use.

SE 1/4 S27 T86 R18 W6M (PID 014-534-410)
Both of these parcels are used for pasture, forage production and grain production.

3. Primary Contact

Type	Land Owner
First Name	Sonja
Last Name	Iten
Organization (If Applicable)	No Data
Phone	
Email	

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 009-044-345 99% forage or grain production and pasture, 1% vegetables Adjacent parcels: PID 014-713-055 and 014-534-410 100% both forage or grain production and pasture
Describe all agricultural improvements made to the parcel(s).	Permanent fencing along west, north and east boundaries of PID 009-044-345, along with one north/south cross fence through the middle of this parcel. Portable electric fencing is used along the south side of this parcel and the opposite side of the entire length of the Crown parcel. (This portable fence must be monitored and maintained moved throughout the growing season to allow for grazing on either side of the Crown parcel. It is costly and impractical to fence permanently on both sides of the road allowance, but maintaining portable electric fence consumes much of our time because wildlife are constantly breaking the wires.) Livestock sorting pens, corrals, geothermal livestock watering system, waterline system to allow livestock watering across the property.

1 acre vegetable garden.

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

Residential, 20 x 32 foot house.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	pasture and hay production
East	Agricultural / Farm	pasture
South	Agricultural / Farm	hay production, pasture and grain production
West	Agricultural / Farm	Pasture and hay production

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	3.23
2	Lot	63.09

What is the purpose of the proposal?

In an effort to improve the efficiency of our farming operation, we are requesting a re-alignment of our property boundaries so that agricultural land is not divided by an unsurveyed strip of Crown Land, or road allowance. Our request does not remove land from the ALR but actually increases the amount of land being used for agriculture. It can be described as a swap or exchange in which a strip of our land along the north and east sides of our property, half of which is currently an oil lease road and not used for agriculture, would be exchanged for an undeveloped strip of Crown Land along the west and south sides all of which would then be brought into use as pasture, and grain or forage production. Our farming practices would no longer be inhibited by the strip of Crown Land dividing us from access to adjoining parcels that we own. Furthermore, the new strip of Crown Land would be better suited for use as access to neighbouring property owners in terms of more level terrain, characteristics of the location to dry quickly and the lack of adjoining steep slopes which pose severe risk to motor vehicle passage.

Why do you believe this parcel is suitable for subdivision?

Our farming operations include pasture, forage production and grain/seed production. We farm the SE ¼ S27, SW ¼ S26 and NW ¼ S23. Having the existing road allowance divides our access between these quarters. When pasturing we have to put up, monitor and maintain portable fences throughout the season along the sides of the road allowance. We constantly have to cross fences. This is a great inhibition to our farming activities. In addition, the lay of the land along the existing road allowance is treacherous terrain with a steep slope right in the southwest corner of Section 26. The new Crown portion in green will provide a safer, more suitable location for road allowance over level land. Finally, the boundary adjustment will increase the total amount of land available for agriculture production since the oil lease road will become Crown and both the west and south sides of SW ¼ S26 will enter the ALR and become productive land we are able to use for or farming activities. The exchange will allow us to level sections of land now within the unsurveyed Crown strip of land that hinder our access between the three quarters we farm and eliminate the need to constantly put up and maintain fence along this strip of land.

We have received a Crown Grant (file 8016240) from the Ministry of Water, Land and Resource Stewardship (WLRS) over

THAT PARCEL OR TRACT OF UNSURVEYED CROWN LAND ADJACENT TO THE SW ¼ OF SECTION 26, TOWNSHIP 86, RANGE 18, WEST OF THE 6TH MERIDIAN, PEACE RIVER DISTRICT CONTAINING 3.25 HECTARES MORE OR LESS.

The WLRS has already consulted local First Nations and received their approval of the land exchange.

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

Our proposal supports agriculture in the long term and increases the amount of acres truly used for agriculture in the ALR. I have attached a sketch showing in red the existing road allowance, or strip of unsurveyed Crown Land, and the land under the above-mentioned Crown Grant. The red parcel is 66 feet wide and the length of the west and south sides of the quarter section LESS 66 feet on either end to allow for access to the new Crown portion shown in green. In green on the sketch is the parcel 66 feet wide and the length of the north and east sides of one quarter section which is to be exchanged for the red portion. This land swap is a tangible benefit to the use of agriculture land, as currently the green, north/south portion on the east side of SW1/4 S26 T86 R18 W6M is in use as a gravelled road leased to Canadian Natural Resources Limited and cannot be used for agriculture. Once the swap is completed, the existing Crown land (road

allowance) will be consolidated with our SW 1/4 of S26 and both the north/south portion on the west side (in red) and the east/west portion on the south side(in red) will be used for agriculture purposes, while the new Crown portion (in green) will include the current oil lease road.

Proposal Map / Site Plan

Sketch for application to adjust property boundaries.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	Crown Grant Offer from WLRS supporting our proposal	8016240 CG OFFER.pdf

014-534-045
NE4
27
86,18

014-534-410
SE4
27
86,18

Existing road allowance
66ft wide
length of 1/4 section,
less 66ft at either
end to allow for
access to

014-713-047
NW4
26
86,18

009-044-345
SW4
26
86,18

New Crown
~~Green~~ portion
in green.

004-076-818
NE4
22
86,18

Green portion to be exchanged
with red portion

014-713-055
NW4
23
86,18

011-107-260
NE4
26
86,18

011-771-020
26
86,18

← north/south
portion currently
leased to CNRL,
gravelled and
in use as oilfield
011-771-011 access
road
A 26
86,18

← new Crown portion
66ft wide, length of 1/4
section
PART: Se
PART: Tp 8

014-545-942
NE4
23
86,18