



## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 106331  
**Application Type:** Non-Farm Uses within the ALR  
**Status:** Submitted to L/FNG  
**Name:** Schirokich et al.  
**Local/First Nation Government:** Peace River Regional District

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT A SECTION 23 TOWNSHIP 84 RANGE 20 WEST OF THE 6TH MERIDIAN PLACE RIVER DISTRICT PLAN EPP 124640  
**Approx. Map Area** 1.88 ha  
**PID** 032-279-795  
**Purchase Date** Feb 14, 2014  
**Farm Classification** Yes  
**Civic Address** 13431 HWY 29N CHARLIE LAKE BC, V0C 1H0  
**Certificate Of Title** TITLE-CB1293438-PID-032-279-795.pdf

| Land Owner(s)      | Organization   | Phone      | Email      | Corporate Summary |
|--------------------|----------------|------------|------------|-------------------|
| Anatoli Schirokich | Not Applicable | [REDACTED] | [REDACTED] | Not Applicable    |
| Vera Schirokich    | 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

|                                     |                   |
|-------------------------------------|-------------------|
| <b>Type</b>                         | Third-Party Agent |
| <b>First Name</b>                   | Anatoli Wera      |
| <b>Last Name</b>                    | SCHIROKICH        |
| <b>Organization (If Applicable)</b> | No Data           |
| <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).** Normal family use, no framing at all  
Mobile home  
Small shop

**Describe all agricultural improvements made to the parcel(s).** Nothing been done to it, just a driveway was done little bigger.

**Describe all other uses that** Residential

currently take place on the parcel(s).

## Land Use of Adjacent Parcels

|       | Main Land Use Type | Specific Activity             |
|-------|--------------------|-------------------------------|
| North | Residential        | Family use                    |
| East  | Residential        | Family use, kids riding bikes |
| South | Residential        | Family use                    |
| West  | Residential        | Family use                    |

## 6. Proposal

**How many hectares are proposed for non-farm use?** 1.88 ha

**What is the purpose of the proposal?** My church Northern Lights Charitable association offered to buy it of from us, they are wondering if they do in future there on that property Christian kids camp for our children, We are planning to built a Hall there for the Church services and maybe bring in Shacks for sleepover on kids camp days.

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

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

**Proposal Map / Site Plan** Screenshot\_20251205\_130321\_Samsung Notes.jpg

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

## Soil and Fill Components

**Describe the type and amount of fill proposed to be placed.** We would need to bring gravel there for the driveway and walkways To built a Hall

**Fill to be Placed**

**Area** 30000 ha

**Maximum Depth** 15000 m

**Average Depth** 15000 m

## 7. Optional Documents

| Type                          | Description | File Name                   |
|-------------------------------|-------------|-----------------------------|
| Photo of the Application Site | Future hall | 20251210_131401_resized.jpg |

FIELD

Future ATCO  
14X60  
NEW

Future ATCO  
14X60  
New

14X60  
Future ATCO  
New

100X60  
Future Hall  
NEW

60X20  
currently shop

Parking spots

28X65  
currently home

FIELD

Play area

Driver's side

HWY 29 N