

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61017

Application Status: Under LG Review

Applicant: Nils Daugulis

Agent: Tryon Land Surveying

Local Government: Peace River Regional District

Local Government Date of Receipt: 04/01/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: The applicant would like to sell the NW 1/4, possibly to the adjacent land owner to the east. A firm agreement has not been reached.

Please note: The applicant is not certain of the exact purchase date ("Approximately 1960")

Agent Information

Agent: Tryon Land Surveying

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-275-471

Legal Description: W 1/2 OF SEC 35 TP 83 R 17 W6M PEACE RIVER

Parcel Area: 128.3 ha

Civic Address: n/a

Date of Purchase: 01/01/1960

Farm Classification: Yes

Owners

1. **Name:** Nils Daugulis

[REDACTED]

Phone: [REDACTED]

[REDACTED]

Applicant: Nils Daugulis

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 004-275-284
Owner with Parcel Interest: Nils Daugulis
Parcel Area: 64.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 004-275-381
Owner with Parcel Interest: Nils Daugulis
Parcel Area: 64.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple
Parcel Identifier: 004-275-420
Owner with Parcel Interest: Nils Daugulis
Parcel Area: 64.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

4. **Ownership Type:** Fee Simple
Parcel Identifier: 004-275-322
Owner with Parcel Interest: Nils Daugulis
Parcel Area: 64.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

5. **Ownership Type:** Fee Simple
Parcel Identifier: 014-762-757
Owner with Parcel Interest: Nils Daugulis
Parcel Area: 64.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

6. **Ownership Type:** Fee Simple
Parcel Identifier: 014-762-765
Owner with Parcel Interest: Nils Daugulis
Parcel Area: 64.4 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
The SW 1/4 is entirely cleared and used for agriculture (wheat, canola, hay). The NW 1/4 is partly cleared and cultivated.
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**

Applicant: Nils Daugulis

Some clearing, but no other improvements i.e. no buildings, fencing, etc.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

none

Adjacent Land Uses

North

Land Use Type: Unused

Specify Activity: wooded

East

Land Use Type: Agricultural/Farm

Specify Activity: cultivated, partly wooded

South

Land Use Type: Agricultural/Farm

Specify Activity: cultivated, partly wooded

West

Land Use Type: Other

Specify Activity: agriculture, rural residential

Proposal

1. Enter the total number of lots proposed for your property.

64.2 ha

64.1 ha

2. What is the purpose of the proposal?

The applicant would like to sell the NW 1/4, possibly to the adjacent land owner to the east. A firm agreement has not been reached.

Please note: The applicant is not certain of the exact purchase date ("Approximately 1960")

3. Why do you believe this parcel is suitable for subdivision?

It conforms with the zoning and OCP regulations. It will maintain farming by selling to an existing farmer who wants to expand their holdings.

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

Yes. The sale of part of the property to an adjacent land owner will support the continuation of agriculture.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant: Nils Daugulis

Applicant Attachments

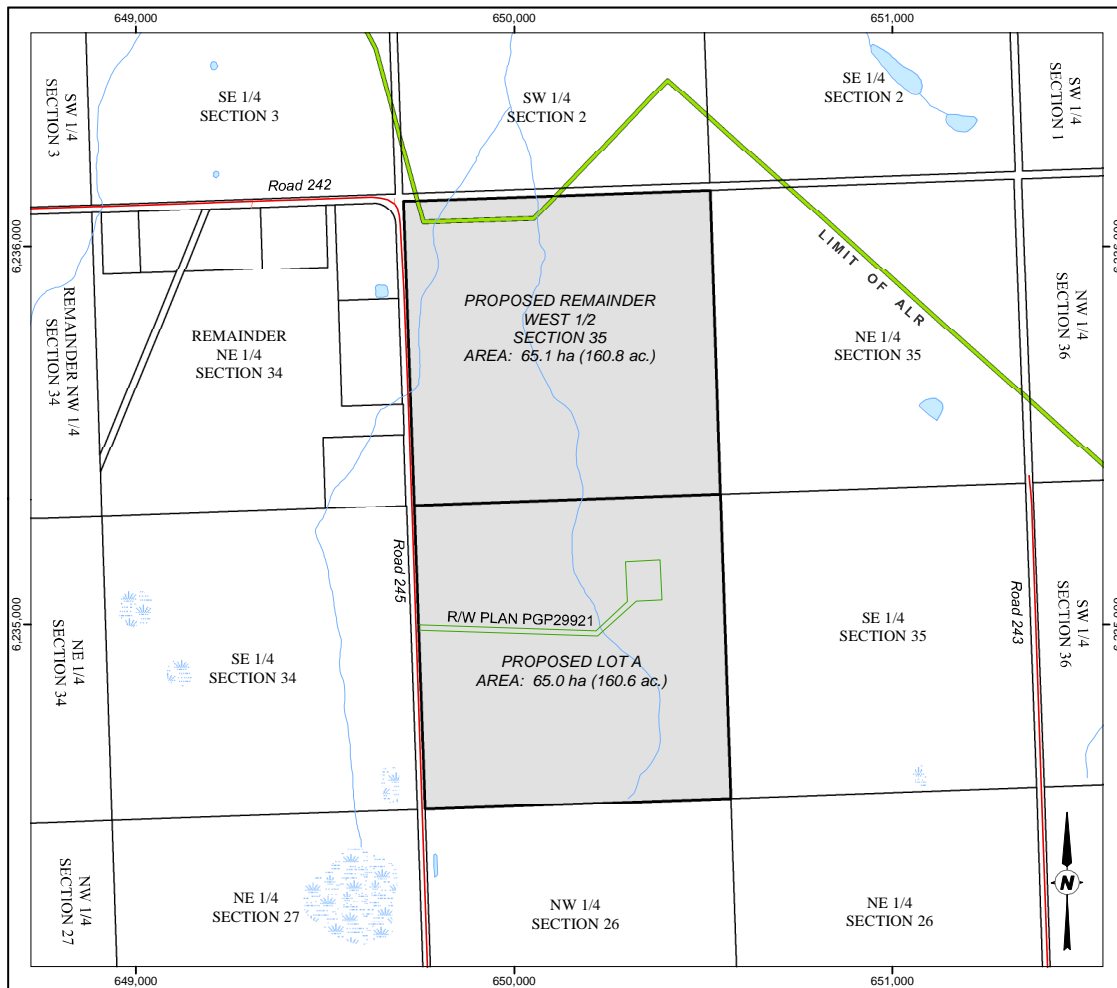
- Agent Agreement-Tryon Land Surveying
- Proposal Sketch-61017
- Other correspondence or file information-map 2
- Certificate of Title-004-275-471

ALC Attachments

None.

Decisions

None.



SUE & NILS DAUGULIS

PROPOSED SUBDIVISION
OF THE WEST 1/2
SECTION 35
TOWNSHIP 83 RANGE 17 W6M
PEACE RIVER DISTRICT

BCGS: 94A.028 NTS: 94A/02

1:10,000

0 100 200 300 400 500 m
Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (B size)

- Proposed Subdivision
- A.L.R.
- Surveyed R/W
- Paved or Highgrade Road
- Resource or Recreation Road

Date: 01/04/2021



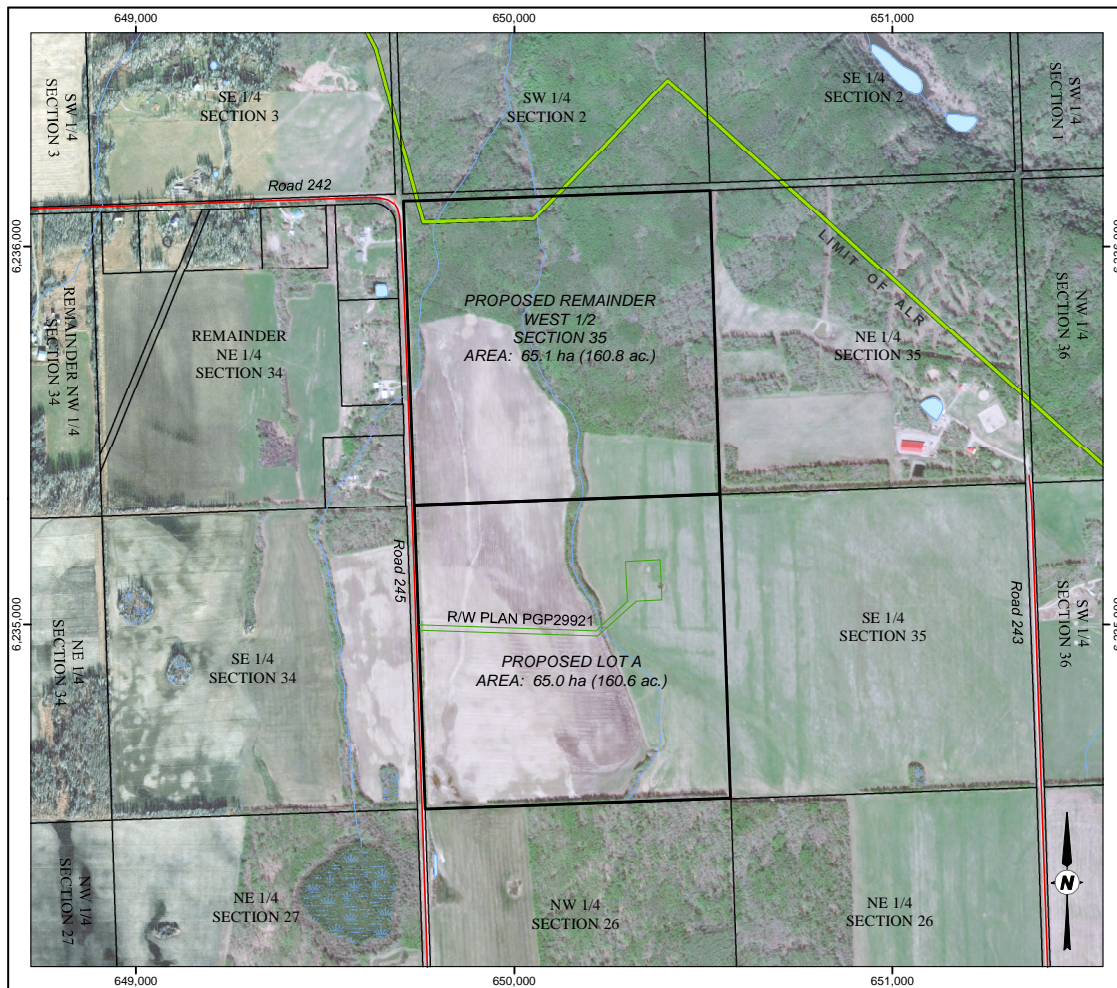
TRYON LAND SURVEYING LTD.

Fort St John
250-262-0031

www.TryonGroup.ca

Dawson Creek
250-782-5868

Job: 210073-4-0



SUE & NILS DAUGULIS

PROPOSED SUBDIVISION
OF THE WEST 1/2
SECTION 35
TOWNSHIP 83 RANGE 17 W6M
PEACE RIVER DISTRICT

BCGS: 94A.028 NTS: 94A/02

1:10,000

0 100 200 300 400 500 m
Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (B size)

- Proposed Subdivision
- A.L.R.
- Surveyed R/W
- Paved or Highgrade Road
- Resource or Recreation Road

Date: 01/04/2021



TRYON LAND SURVEYING LTD.

Fort St John
250-262-0031

www.TryonGroup.ca

Dawson Creek
250-782-5868

Job: 210073-4-0

Name: Nils Eggert Daugulis

Email Address: ndaugulis@venuewest.com

Address:



Phone Number:

Cellular Phone:



Facsimile:

Postal Code:



Date: *March 24/21*

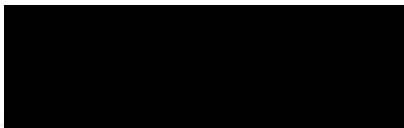
To Whom It May Concern:

Re: Subdivision of the West 1/2 of Section 35 Township 83 Range 17 W6M Peace River District
PID 004-275-471

Please accept this letter as my/our authorization for Tryon Land Surveying Ltd. to act as my/our agent in the above captioned subdivision.

Thank you.

Yours truly,



Signed by: Nils Eggert Daugulis

Signed by: n/a