



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60626

Application Status: Under LG Review

Applicant: Simon Loewen , William Loewen , Martin Loewen

Agent: Terrain Geomatics Ltd.

Local Government: Peace River Regional District

Local Government Date of Receipt: 04/06/2020

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

Proposal Type: Subdivision

Proposal: The proposed new Lot 1 will be set up for the hub of the farming operation as storage and all parties want to own title to control the activities and interest while giving title of proposed Lot 2 and other parcels to family members to farm for themselves

Agent Information

Agent: Terrain Geomatics Ltd.



Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 014-954-427
Legal Description: N 1/2 OF DL 632 PEACE RIVER
Parcel Area: 127.9 ha
Civic Address:
Date of Purchase: 10/28/2014
Farm Classification: Yes
Owners

- Name:** Simon Loewen



- Name:** William Loewen



Applicant: Simon Loewen , William Loewen , Martin Loewen


3. **Name:** Martin Loewen

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 014-954-419
Owner with Parcel Interest: Simon Loewen
Parcel Area: 182.5 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 025-088-882
Owner with Parcel Interest: Simon Loewen
Parcel Area: 125.5 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

N 1/2 DL632: Grain crop and grain bins for storage

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

N 1/2 DL632: improved the surface of the NE corner of parcel with grading and gravel for equipment storage and installation of grain bins

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

N 1/2 DL632: No non-agricultural activity

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Crop field and majority area covered with trees

East

Land Use Type: Residential

Applicant: Simon Loewen , William Loewen , Martin Loewen

Specify Activity: Crop field and treed area with a residence/farm

South

Land Use Type: Residential

Specify Activity: Majority of area covered with trees with a residence

West

Land Use Type: Agricultural/Farm

Specify Activity: Crop field

Proposal

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

4 ha

123.9 ha

2. What is the purpose of the proposal?

The proposed new Lot 1 will be set up for the hub of the farming operation as storage and all parties want to own title to control the activities and interest while giving title of proposed Lot 2 and other parcels to family members to farm for themselves

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

It is suitable for subdivision because substantial investment has been made to set it up as support for surrounding farm activities of other lands. The configuration has been chosen based on the natural boundary of the existing creek and separates the storage area from the farming area of the current district lot

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

Yes the proposal does support agriculture both in the short and long term because it will continue to be used for farming purposes

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 Attachments

- Agent Agreement - Terrain Geomatics Ltd.
- Proposal Sketch - 60626
- Certificate of Title - 014-954-427

ALC Attachments

None.

Decisions

None.

Applicant: Simon Loewen , William Loewen , Martin Loewen

PROPOSAL SKETCH OF N $\frac{1}{2}$ DISTRICT LOT 632 PEACE RIVER DISTRICT FOR SUBDIVISION APPROVAL






PID: 014-954-427

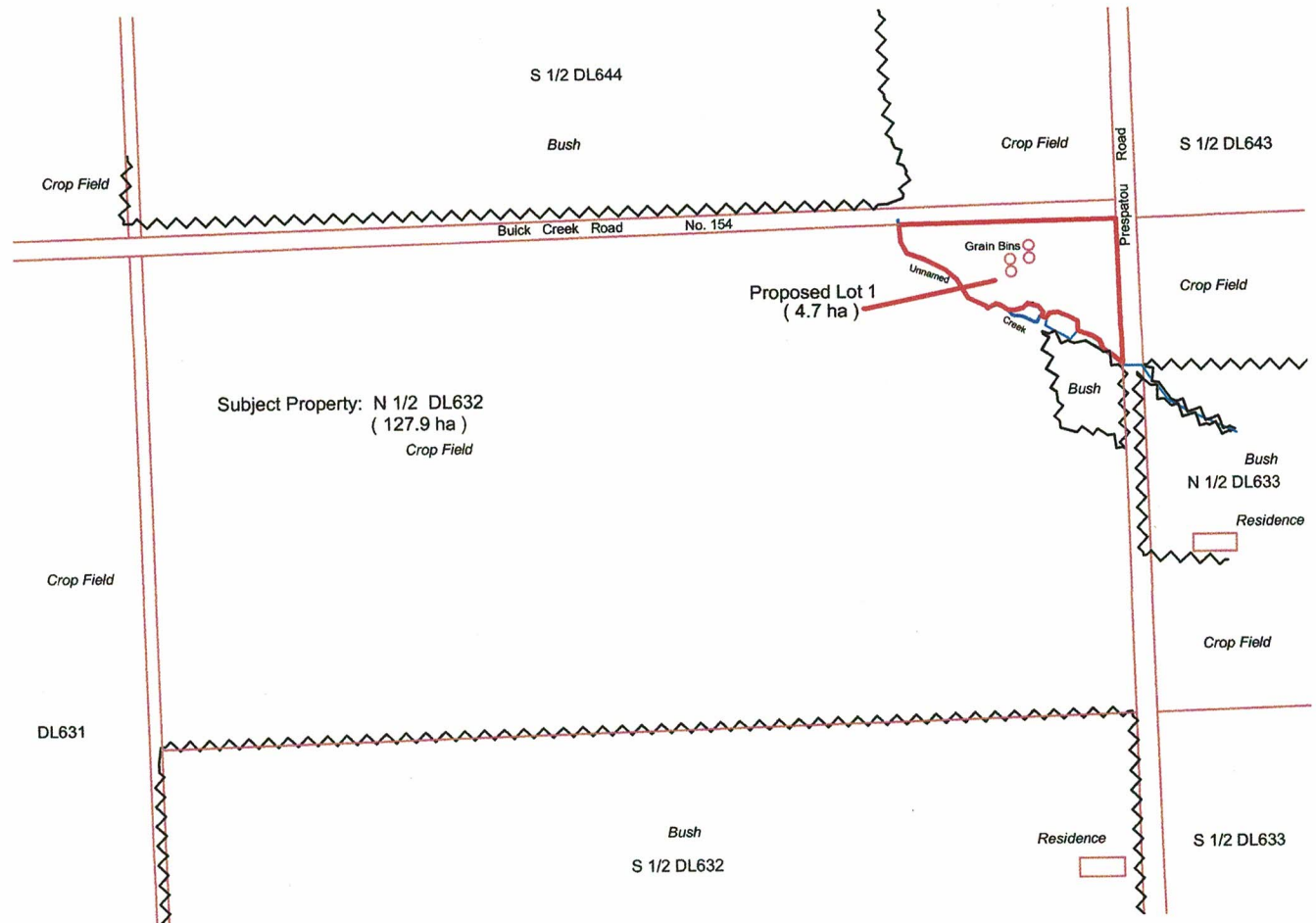
HORIZONTAL COORDINATE SYSTEM: UTM 10 NAD83(CSRS)

VERTICAL DATUM: CVD28

NOT TO SCALE

LEGEND

-  Subject Property
-  Creek
-  Building
-  Proposed Lot
-  Grain Bin



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