

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 61046

**Application Status:** Under LG Review

**Applicant:** June Elaine Brown

**Agent:** Tryon Land Surveying

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 07/24/2020

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

**Proposal Type:** Exclusion

**Proposal:** The applicant would like to exclude and subdivide the 4ha homesite, then sell the larger remainder of the parcel to her daughter. Her daughter breeds horses and would like to return to the Peace area to continue this.

## Agent Information

**Agent:** Tryon Land Surveying



## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 017-324-572

**Legal Description:** The North West 1/4, Section 22, Township 84, Range 20, W6M, Peace River District

**Parcel Area:** 55.1 ha

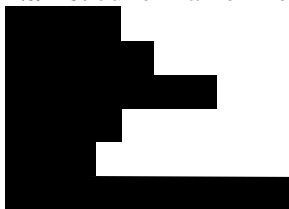
**Civic Address:** 13395 283 Road, Charlie Lake

**Date of Purchase:** 06/09/2003

**Farm Classification:** No

**Owners**

1. **Name:** June Elaine Brown



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**Applicant:** June Elaine Brown

## **Current Use of Parcels Under Application**

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

*None. It was used for oats in the past.*

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

*Approximately 25.3ha has been cleared for agriculture. The whole quarter has been fenced. There is a corral also.*

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

*Residence of owner since 1974, larger storage shop, power house, smaller storage sheds, well house, 2nd old house in bad repair (uninhabitable), small cabin, treed but no logging.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Other

**Specify Activity:** wooded, some haying and pasture

### **East**

**Land Use Type:** Other

**Specify Activity:** residential, wooded, small farms

### **South**

**Land Use Type:** Other

**Specify Activity:** wooded, residential

### **West**

**Land Use Type:** Other

**Specify Activity:** wooded

## **Proposal**

### **1. How many hectares are you proposing to exclude?**

*4 ha*

### **2. What is the purpose of the proposal?**

*The applicant would like to exclude and subdivide the 4ha homesite, then sell the larger remainder of the parcel to her daughter. Her daughter breeds horses and would like to return to the Peace area to continue this.*

### **3. Explain why you believe that the parcel(s) should be excluded from the ALR.**

*Excluding the homesite from the ALR will facilitate its subdivision, which will then allow the larger remainder to be owned by the applicant's daughter who would use the land to run horses.*

## **Applicant Attachments**

**Applicant:** June Elaine Brown

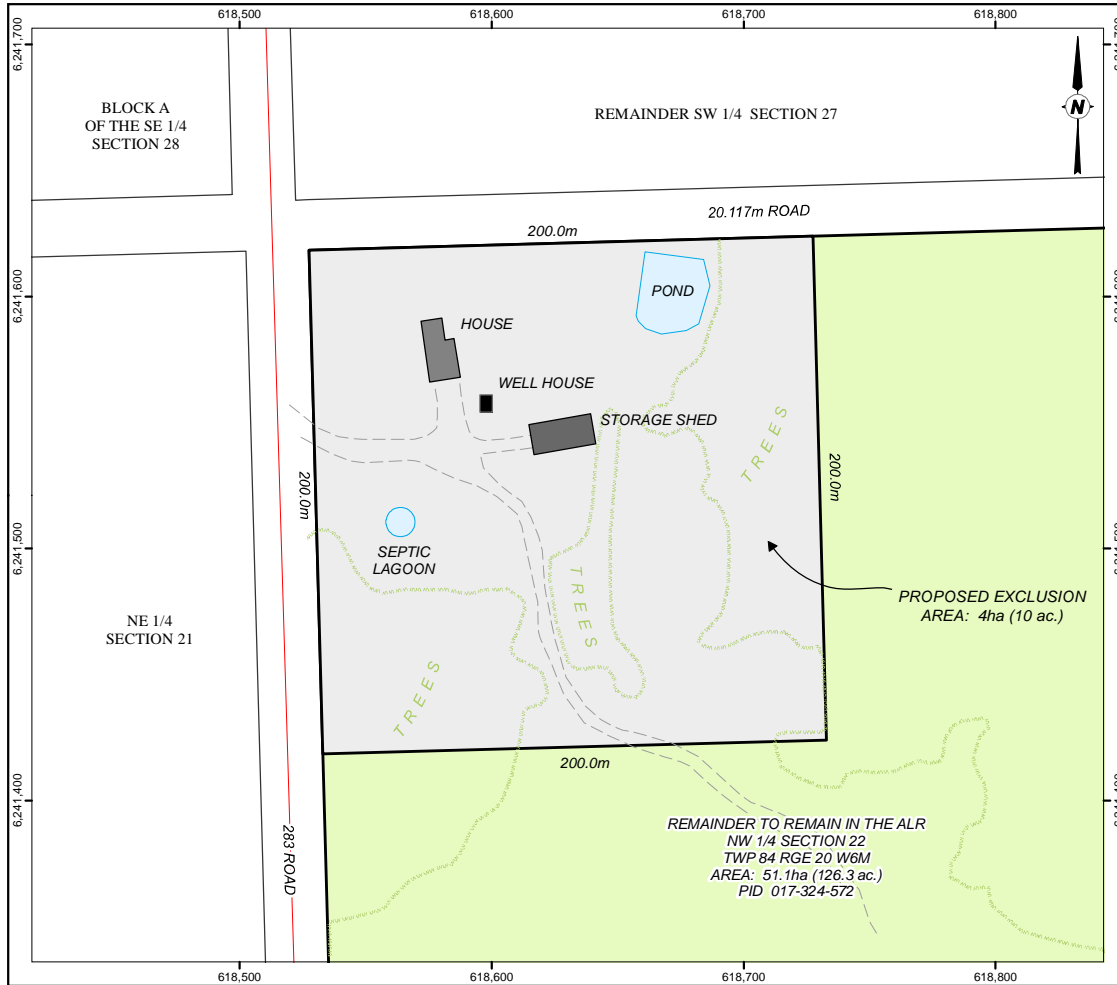
- Agent Agreement - Tryon Land Surveying
- Proof of Serving Notice - 61046
- Proof of Advertising - 61046
- Proof of Signage - 61046
- Proposal Sketch - 61046
- Certificate of Title - 017-324-572

### **ALC Attachments**

None.

### **Decisions**

None.



**JUNE ELAINE BROWN**

**PROPOSED ALR EXCLUSION  
OF PART OF  
NW 1/4 SECTION 22  
TOWNSHIP 84 RANGE 20 W6M  
PEACE RIVER DISTRICT  
EXCEPT PLAN BCP28817**

BCGS: 94A.025, 94A.035    NTS: 94A/06

1:1,500

0 25 50 75 m

Projection UTM Zone 10 NAD 83  
Map to scale when plotted on a page 280mm x 432mm (B size)

Date: 2020/07/02

REMAINDER SW 1/4 SECTION 27

20.117m ROAD

283 ROAD

PROPOSED EXCLUSION

REMAINDER WITHIN ALR  
NW 1/4 SECTION 22  
TWP 84 RGE 20 W6M  
AREA: 51.1ha (126.3 ac.)  
PID 017-324-572

25m ROAD

LOT 7 PLAN EPP32473

1:10,000

**TRYON**  
PROFESSIONAL GROUP

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