

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61060

Application Status: Under LG Review

Applicant: Kevin Turner , Loretta Turner

Agent: Tanysha Linford

Local Government: Peace River Regional District

Local Government Date of Receipt: 07/17/2020

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

Proposal Type: Subdivision

Proposal: We are looking to do a lot realignment.

Reason being is that the one lot is only 1 acre with a house on it. On the other 9 acres is the shop & livestock that belong to the home owners of the 1 acre lot. When purchasing this land years ago it wasn't an issue, now fast forward to today it is.

We, being the children of the land owners have built a cabin on piles on the 9 acre lot. In the near future we plan to buy a few cattle, couple horses & a couple dozen chickens. That being said, my parents are also wanting to expand their hobby farm as well. We have currently put a fence in place to somewhat separate the two parcels so now the next step is making it legal for tax/ownership purposes & so that we can both go ahead with our future plans as listed below.

Agent Information

Agent: Tanysha Linford



Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 011-346-400

Legal Description: L 1 SEC 26 TP 84 R 20 W6M PEACE RIVER PL 17670 EXC PL 18682

Parcel Area: 3.7 ha

Civic Address: 13415 281Rd Charlie Lake, BC

Date of Purchase: 09/24/2007

Farm Classification: No

Owners

1. **Name:** Kevin Turner



Applicant: Kevin Turner , Loretta Turner

[REDACTED]

2. **Name:** Loretta Turner

[REDACTED]

2. **Ownership Type:** Fee Simple

Parcel Identifier: 010-966-757

Legal Description: L 1 SEC 26 TP 84 R 20 W6M PEACE RIVER PL 18682

Parcel Area: 0.4 ha

Civic Address: 13407 281RD

Date of Purchase: 09/24/2007

Farm Classification: No

Owners

1. **Name:** Kevin Turner

[REDACTED]

2. **Name:** Loretta Turner

[REDACTED]

Current Use of Parcels Under Application

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

PID# 011-346-400- Free roam animals. 3 miniature ponies, 2 donkeys, 1 llhama & 14 chickens.

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

A fence was recently put in place to seperate the two parcels.

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

PID# 011-346-400

Cabin on piles & a shop.

PID# 010-346-400

House

Applicant: Kevin Turner , Loretta Turner

Adjacent Land Uses

North

Land Use Type: Residential
Specify Activity: Housing

East

Land Use Type: Residential
Specify Activity: Housing

South

Land Use Type: Residential
Specify Activity: Housing

West

Land Use Type: Residential
Specify Activity: Housing

Proposal

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

2.1 ha
2 ha

2. What is the purpose of the proposal?

We are looking to do a lot realignment.

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We, being the children of the land owners have built a cabin on piles on the 9 acre lot. In the near future we plan to buy a few cattle, couple horses & a couple dozen chickens. That being said, my parents are also wanting to expand their hobby farm as well. We have currently put a fence in place to somewhat separate the two parcels so now the next step is making it legal for tax/ownership purposes & so that we can both go ahead with our future plans as listed below.

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

This parcel is suitable for subdivision because both lots will benefit the ALR. We have chosen the proposed lot configuration because with both lots being roughly 5 acres each that gives both of us plenty of land to be able to achieve our future plans to the fullest.

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

Yes, both of the lots will support ALR in both short term & long term.

As mentioned above we plan to buy cattle in the spring to be able to butcher in in the fall so we are able to provide home raised beef for our family throughout the winter months & come summer we are going to have a garden & greenhouse in place so we are able to provide fresh veggies.

As goes for my parents they already have a garden & greenhouse in place & will continue to provide fresh veggies.

Also, they will continue to collect eggs from their chickens daily & look after/provide for their hobby farm.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please

Applicant: Kevin Turner , Loretta Turner

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 - Tanysha Linford
- Proposal Sketch - 61060
- Certificate of Title - 011-346-400
- Certificate of Title - 010-966-757

ALC Attachments

None.

Decisions

None.



Peace River Regional District



127.0 0 63.50 127.0 Meters

NAD_1983_UTM_Zone_10N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

Hwy Mile Marker

Rural Community

911 Civic Address Rural

911 Civic Address Municipal

Regional Park

Parcels

Highway

Municipal Road

Hard Surface

Gravel

Rural Road >1:250k

Hard Surface

Gravel

Seasonal

Driveway

PRRD_Sewer_Systems

Sewer Line

Water Line

Streams/Rivers

Locality

Municipal Boundary

Regional District Boundary

DC City

Red: Band_1

Green: Band_2

Blue: Band_3

North Peace Fringe

Red: Band_1

Green: Band_2

1: 2,500

Notes