

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 60796

**Application Status:** Under LG Review

**Applicant:** William John Dawson Smith , Darlene Josephine Smith

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 05/04/2020

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

**Proposal Type:** Subdivision

**Proposal:** To subdivide the 15 acres into three 5 acre parcels. Two parcels will be listed for sale while the third will remain the principle residence of the owners.

**Mailing Address:**

[REDACTED]

**Primary Phone:** [REDACTED]

**Mobile Phone:** [REDACTED]

**Email:** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 027-088-821

**Legal Description:** L 2 SEC 14 TP 78 R 14 W6M PEACE RIVER PL BCP30281

**Parcel Area:** 6.4 ha

**Civic Address:**

**Date of Purchase:** 06/07/2007

**Farm Classification:** No

**Owners**

1. **Name:** William John Dawson Smith

**Address:**

[REDACTED]

**Phone:** [REDACTED]

**Cell:** [REDACTED]

**Email:** [REDACTED]

2. **Name:** Darlene Josephine Smith

**Address:**

**Applicant:** William John Dawson Smith , Darlene Josephine Smith

**Phone:**

**Email:**

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

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

*No agriculture*

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

*No agricultural improvements*

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

*Residential home*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Unused

**Specify Activity:** Treed land

#### **East**

**Land Use Type:** Unused

**Specify Activity:** Treed land

#### **South**

**Land Use Type:** Unused

**Specify Activity:** Treed land

#### **West**

**Land Use Type:** Unused

**Specify Activity:** Treed land

### **Proposal**

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

2.1 ha

2.1 ha

2.2 ha

**Applicant:** William John Dawson Smith , Darlene Josephine Smith

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

*To subdivide the 15 acres into three 5 acre parcels. Two parcels will be listed for sale while the third will remain the principle residence of the owners.*

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

*The land is non-farmable*

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

*No. The land is non-farmable.*

**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 - Higson Law Corporation
- Proposal Sketch - 60796
- Certificate of Title - 027-088-821

**ALC Attachments**

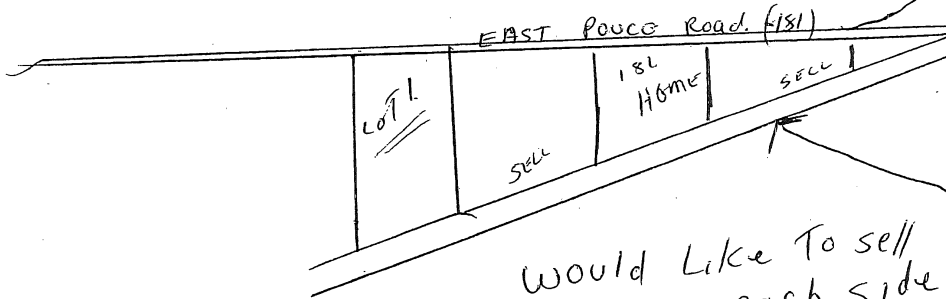
None.

**Decisions**

None.

AREA 27  
Jurisdiction  
759 - Dawson Creek  
Bund.  
Roll - 002359.280

↓ Road  
203' Road  
HIGHWAY 49



Would Like To sell  
LAND on each side  
of our Home.

LOT 2  
PLAN BCP 30281  
SECTION 14,  
TOWNSHIP 78,  
MERIDIAN W6,  
PEACE RIVER  
LAND DISTRICT.  
PID - 027-088-562

East Peace Road

181

Sell

Sell

Home

Highway 49 East