



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 103953
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Keen Industries Ltd
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description BLOCK A SECTION 36 TOWNSHIP 84 RANGE 21 WEST OF THE 6TH MERIDIAN
PEACE RIVER DISTRICT, EXCEPT THE MOST WESTERLY 25 METRES IN PARALLEL
WIDTH THEREOF
Approx. Map Area 128.42 ha
PID 012-659-282
Purchase Date Jan 31, 2020
Farm Classification Yes
Civic Address 13654 Donis Road
Certificate Of Title TITLE-CA8012002-PID-012-659-282.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Evan Keen	Keen Industries Ltd			Keen Industries Ltd.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?	Yes
Describe the other parcels including their location, who owns or leases them, and their use.	13626 Donis Road the quarter to the South is owed by Evan Keen personally which houses the bin yard, equipment, the barn is used for cattle and the land is also farmed.

3. Primary Contact

Type	Land Owner
First Name	Evan
Last Name	Keen
Organization (If Applicable)	Keen Industries Ltd
Phone	
Email	

4. Government

Local or First Nation Government:	Peace River Regional District
-----------------------------------	-------------------------------

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	Cropped for grain.
Describe all agricultural improvements made to the parcel(s).	Drainage to both quarters, plan to do some new fencing to graze the forested area on the Lot 1.

Describe all other uses that currently take place on the parcel(s).

Lot 1 does have a residence which is currently rented out. The remainder of the land is agriculture.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Hay, Haskap berry farm
East	Agricultural / Farm	Grazing and grain production
South	Agricultural / Farm	Keen Industries home quarter, calving, grain production and bin yard, shop etc.
West	Agricultural / Farm	Grazing

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	65.06
2	Lot	63.36

What is the purpose of the proposal?	Potentially it could benefit a future farmer if it could be sold as a quarter. Please note the ha size for Lot 1 and Lot 2 are estimated via the PRRD map.
Why do you believe this parcel is suitable for subdivision?	Subdividing the land increases the value of the land. It would allow for better leverage to continue the current farming operation. This lot configuration was chosen to keep the existing home with land on one side of the road and the remainder of the land on the other side of the road. Subdividing down the middle would leave the existing home on the opposite side of the road from it's land.
Does the proposal support agriculture in the short or long term? Please explain.	It supports long-term agriculture and future farmers and a possible future succession plan to children.
Proposal Map / Site Plan	Half Section N of 13626 Donis Road.pdf
Are you applying for subdivision pursuant to the ALC Homesite	No

Severance Policy?

7. Optional Documents

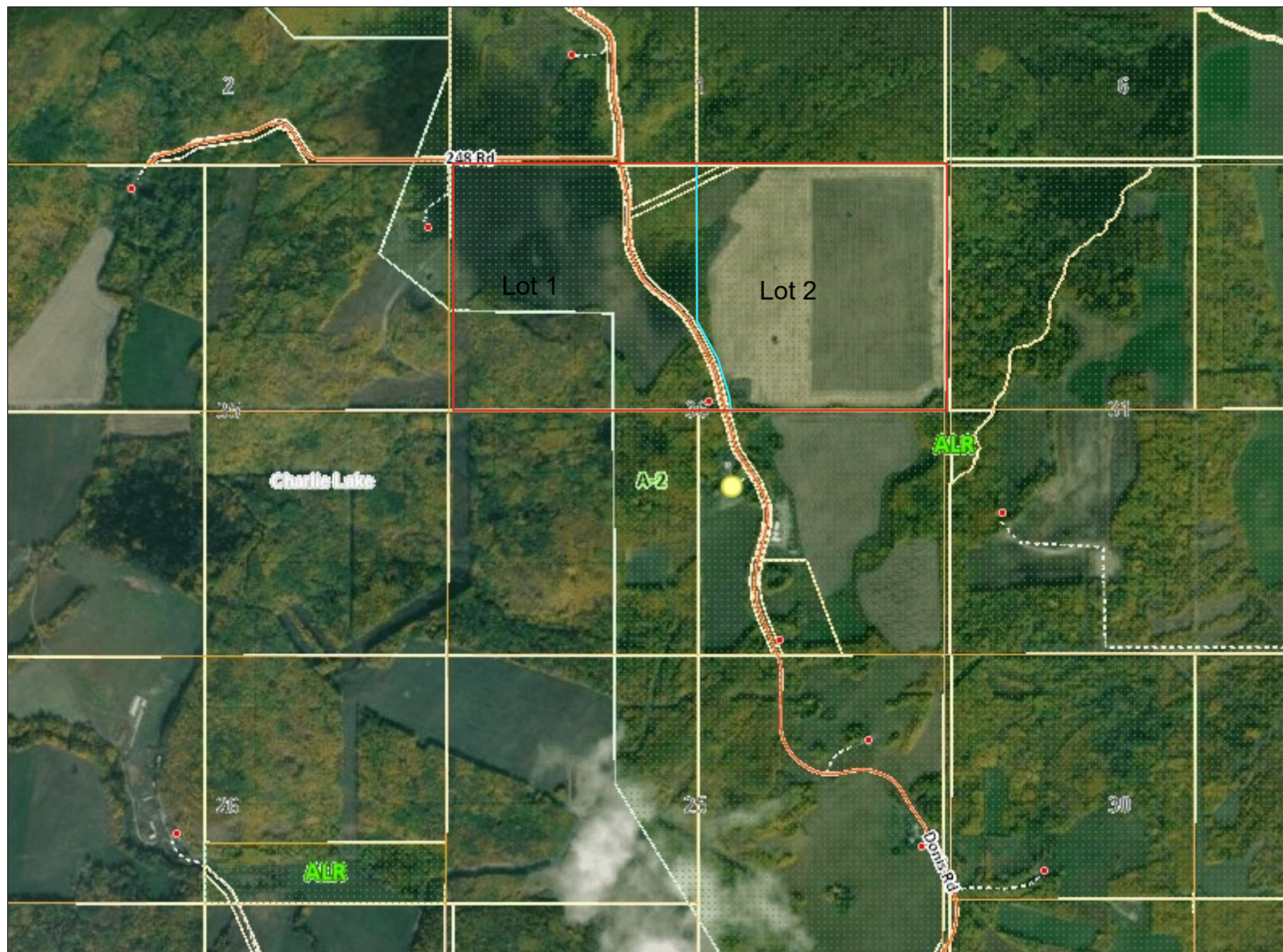
Type	Description	File Name
	No Data	



Peace River Regional District

13654 Donis Road
PID 012.659.282

Proposed subdivision
in blue



Legend

Evacuation Orders Currently Is

- Alert
- Order

Regional District Boundary

Hwy Mile Marker

Rural Community

911 Civic Address Rural

Parcels

Highway

Municipal Road

- Hard Surface
- Gravel

Rural Road >1:250k

- Hard Surface
- Gravel
- Seasonal

Driveway

Sections

ALR

Zoning Bylaw 1343

Zoning Bylaw 1000

Zoning Bylaw 506

Zoning Bylaw 479

Zoning Bylaw 85

Locality

Other Jurisdictional Boundary

- Municipal
- First Nation

1: 36,112



1,834.5 0 917.24 1,834.5 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes