



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 103697  
Application Type: Subdivide Land in the ALR  
Status: Submitted to L/FNG  
Name: Pedersen  
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple  
Legal Description THE NORTH WEST 1/4 OF SECTION 33 TOWNSHIP 85 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT  
Approx. Map Area 65.32 ha  
PID 012-757-420  
Purchase Date Jan 1, 1975  
Farm Classification No  
Civic Address 7061 & 7137 North Pine Rd  
Certificate Of Title TITLE-CB1848257-PID-012-757-420.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Nicole Pedersen	Not Applicable			Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type Third-Party Agent  
First Name Kathleen  
Last Name Lush  
Organization (If Applicable) Tryon Land Surveying Ltd.  
Phone [REDACTED]  
Email [REDACTED]

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). 60ha (92%) agriculture  
3.4ha (5%) unused space around residences, including old farm buildings  
1.9ha (3%) residences

Describe all agricultural improvements made to the parcel(s). The property has been mostly in hay for the last few years, but sometimes grain. In the past it was used for livestock. There are farm-related buildings that are not in use.

Describe all other uses that currently take place on the parcel(s). There are 2 residences; 1 is occupied by the current owner's brother, the other is now unoccupied.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Agriculture, undeveloped, rural residential
East	Agricultural / Farm	Agriculture, undeveloped, rural residential
South	Agricultural / Farm	Agriculture, undeveloped, rural residential
West	Agricultural / Farm	Agriculture, undeveloped, rural residential

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	12.1
2	Lot	53.22

**What is the purpose of the proposal?** \*\* The exact purchase date of the property is unknown; The date noted above (Jan 1, 1975) is an estimate.

The current owner is the daughter and executor for the former owner, George Stewart. Before he passed away in December 2023, he entered into a purchase agreement with the adjacent farmer who leases most of the property for farming. Mr Stewart lived in the west house, and his son in the east house. The applicant is legally bound to continue with the subdivision application process. The attached purchase agreement shows the remainder will be consolidated with the property to the south, Lot A, to create a farming parcel of 177ha.

**Why do you believe this parcel is suitable for subdivision?** This proposal will create a larger agricultural parcel which will be more economical and efficient for farming in the long term. Although the remainder of the NW 1/4 has been leased and farmed, there is always long-term uncertainty with such an arrangement. Full ownership will allow for the best long term management of the farm.

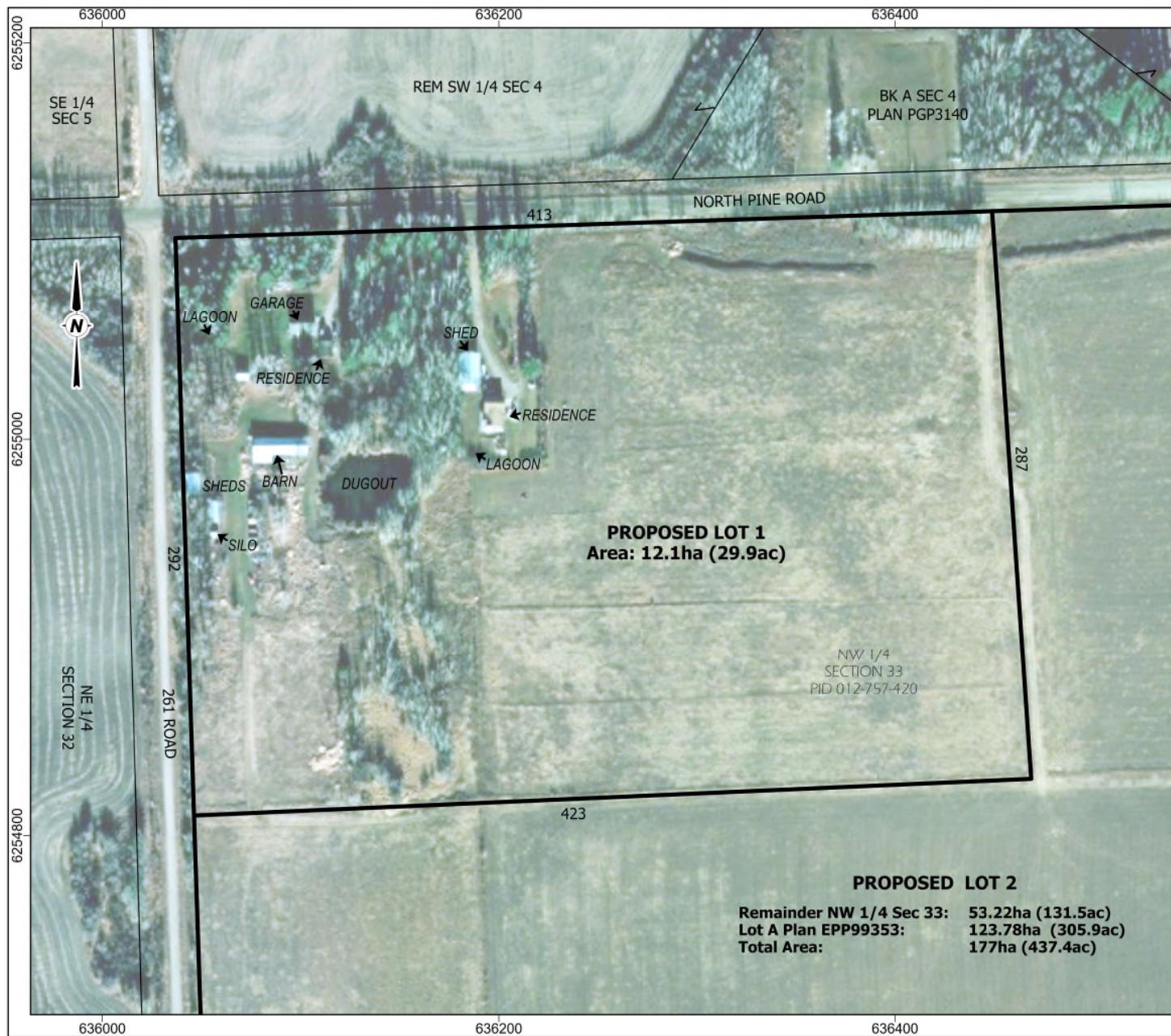
**Does the proposal support agriculture in the short or long term? Please explain.** Yes

**Proposal Map / Site Plan** 230316-4b-0.pdf

**Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?** No

**7. Optional Documents**

Type	Description	File Name
Other files that are related	Purchase Agreement	Purchase Agreement.pdf



NIKKI PEDERSEN

PROPOSED SUBDIVISION OF  
THE NW 1/4 OF SECTION 33  
TOWNSHIP 85 RANGE 18 W6M  
PEACE RIVER DISTRICT  
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BCGS 94A.047 NTS 94A/07

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#### REVISIONS

Rev	Date (y/m/d)	Description	Drawn
0	25/04/14	Original map prepared	KL



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