



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60316

Application Status: Under LG Review

Applicant: (June) Elaine Brown

Agent: Tryon Land Surveying

Local Government: Peace River Regional District

Local Government Date of Receipt: 03/23/2020

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

Proposal Type: Subdivision

Proposal: Application is being made under Section 514 of the Local Government Act. The owner would like to subdivide her house and continue living there, and sell the remainder of the parcel.

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: 06/11/2003

Farm Classification: No

Owners

1. **Name:** (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 25.3 ha 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. Enter the total number of lots proposed for your property.

4 ha

51.1 ha

2. What is the purpose of the proposal?

Application is being made under Section 514 of the Local Government Act. The owner would like to subdivide her house and continue living there, and sell the remainder of the parcel.

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

This subdivision allows the owner to stay in her house that they have leased since 1974 (Crown File 0236595) and owned since 2003. The surrounding area already has numerous large rural residential lots, and is located near the highway.

Applicant: (June) Elaine Brown

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

The property is cluttered with old farm machinery and other items collected by Ms Brown's now-deceased husband. Cleaning up this detritus is too much for her, and the larger property has become a burden. If she's able to sell the larger remainder of the parcel, or if it goes to her son, a new owner would be able to clean it up and bring it into production, perhaps haying or pasture.

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

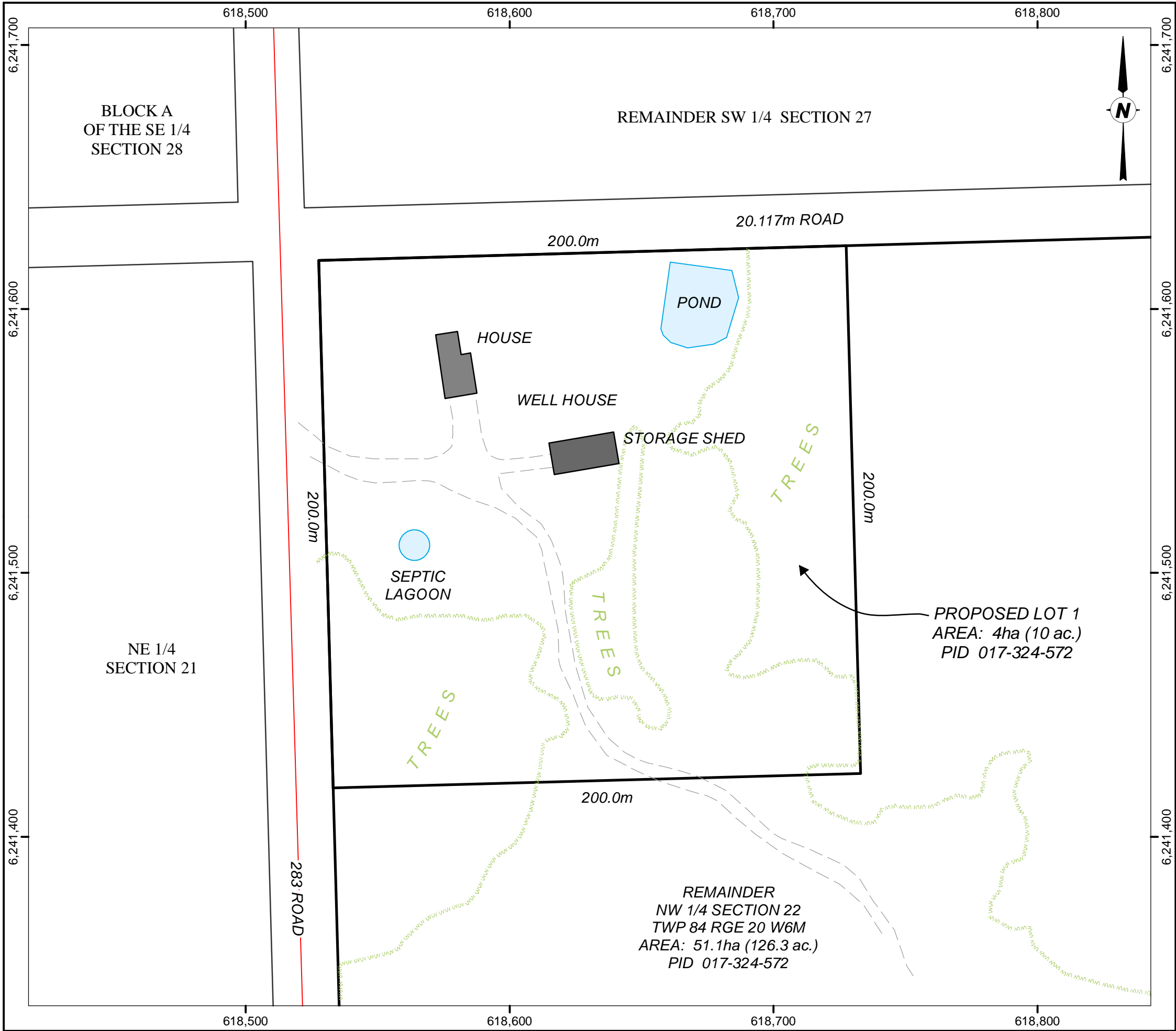
- Agent Agreement - Tryon Land Surveying
- Proposal Sketch - 60316
- Certificate of Title - 017-324-572

ALC Attachments

None.

Decisions

None.



JUNE ELAINE BROWN

**PROPOSED SUBDIVISION
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: 2020/01/31

REMAINDER SW 1/4 SECTION 27

20.117m ROAD

PROPOSED LOT 1

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

283 ROAD

25m ROAD

LOT 7 PLAN EPP32473

1:10,000

TRYON
PROFESSIONAL GROUP

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