

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61032

Application Status: Under LG Review

Applicant: Sheri Sewell

Local Government: Peace River Regional District

Local Government Date of Receipt: 02/05/2021

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

Proposal Type: Subdivision

Proposal: This area has mostly residential lots and the land of the 3.8 ha are not being used and if this is divided into 2 separate parcels the land can then be used for and not left as large area with no use. This will make it that there is more room for rural residential properties in which this area is marked for.

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 009-940-006

Legal Description: L 14 SEC 18 TP 84 R 19 W6M PEACE RIVER PL 20491

Parcel Area: 3.8 ha

Civic Address: 13055 Dover Avenue

Date of Purchase: 07/01/2005

Farm Classification: No

Owners

1. **Name:** Sheri Sewell

Address:

[REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant: Sheri Sewell

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).

1000 sq ft home and 30 x 26 shop used for personnel use.

No non-agricultural activity

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: Horse Grazing/Residential

East

Land Use Type: Residential

Specify Activity: Horse Grazing/Residential

South

Land Use Type: Residential

Specify Activity: Horse Grazing/Residential

West

Land Use Type: Residential

Specify Activity: Horse Grazing/Residential

Proposal

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

1.9 ha

1.9 ha

2. What is the purpose of the proposal?

This area has mostly residential lots and the land of the 3.8 ha are not being used and if this is divided into 2 separate parcels the land can than can be used for and not left as large area with no use. This will make it that there is more room for rural residential properties in which this area is marked for.

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

I have choose to subdivide as the land is not being used for any type of agriculture, where this land could be sold and used for another residential property.

Applicant: Sheri Sewell

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

The area is mostly residential acreages, and there is small amount of horse pasture within the neighbor hood as hobby farms. But there is no agriculture in the area.

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

- Proposal Sketch-61032
- Certificate of Title-009-940-006

ALC Attachments

None.

Decisions

None.

Dover Ave

13055 Dover Ave

House 25x40

Garden Shed 6x6

PROPOSED SUBDIVISION

Approach

Shop 30x40

Shop 12x20

Rx Structure 6x8

TWP 84 R19 W6M
SEC 18 LOT 13 NW 1/4

TWP 84 R19 W6M
SEC 18 LOT 15 NW 1/4

TWP 84 R19 W6M
SEC 18 LOT 14 NW 1/4

Pasture

Pasture

