



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 105819
Application Type: Subdivide Land in the ALR
Status: Under Review by L/FNG
Name: Beale et al.
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description THE EAST 1/2 OF SECTION 25 TOWNSHIP 84 RANGE 21 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLANS PGP35457 AND 22408 AND EXCEPT THAT PART LYING SOUTH EAST OF PLAN PGP35457
Approx. Map Area 114.93 ha
PID 013-408-453
Purchase Date Mar 30, 2007
Farm Classification Yes
Civic Address 13464 Donis Road, Charlie Lake, BC
Certificate Of Title 2025 Title.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Judith Elizabeth Hillman	Not Applicable			Not Applicable

Richard Larry Beale

Not Applicable

[REDACTED]

[REDACTED]

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	Land Owner
First Name	Richard Larry
Last Name	Beale
Organization (If Applicable)	No Data
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).

Pasture for cattle and horses.

Describe all agricultural improvements made to the parcel(s).

New fencing along the northwest corner of the property for cattle grazing by neighbor.
Dugouts beside the house and along the west side of the property were cleaned out.

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

Single family dwelling with lagoon and cistern on the property (Lot 1) to the north of Donis Road was built in 2009 whereby the mother of the applicant resided until 2018. The residence is no longer required as the mother passed away.

This residence is rented out and has been updated inside, however the property is not being used in the grazing program as it is rented with the house. This property is not suitable for haying as it is too rocky for haying equipment.

Cattle are grazing the main property (west of Donis Road) with a neighbor utilizing the pasture for his cattle as the west boundary adjoins his land and a gate was installed for access between properties.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Subdivided residence parcel adjacent to northwest corner, hay land and pasture.
East	Agricultural / Farm	Forested, residence, some pasture.
South	Agricultural / Farm	Subdivided parcels to the south, subdivided from subject property to the southeast, Highway 29, forested and forested pasture land.
West	Agricultural / Farm	Residence to the southwest, forested pastureland.

6. Proposal**Proposed Lot Areas**

#	Type	Size
1	Lot	22.8
2	Lot	92.13

What is the purpose of the proposal?

To subdivide the northeast portion of the property, which is bisected by Donis Road, to create a 22 ha lot for resale for a small farm operation.

Why do you believe this parcel is suitable for subdivision?

The proposed Lot 1 is not being used for cattle grazing like the main property. Cattle from the adjoining property to the west are utilizing the

main property. The property to the north of Donis Road is rented separately and is not being used for grazing as the remaining property is and the field is laying in fallow with no agricultural use.

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

This proposal will support long term agriculture as it is sufficient in size to provide suitable area for potential farming activities. This proposal also provides for a possible future succession plan.

Proposal Map / Site Plan

Airphoto Map.pdf

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?

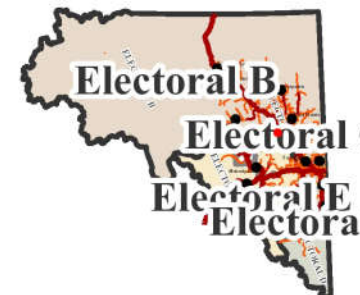
No

7. Optional Documents

Type	Description	File Name
Other files that are related	Tenure Map	Crown Tenure Map.pdf
Other files that are related	Arial Photo Site Sketch of Lot 1	Subject Property - Area.pdf



Subject Property - Area



Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parcels
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
- Driveway
- PRRD_Sewer_Systems
 - Sewer Line
 - Water Line
- Streams/Rivers
- Locality
- Municipal Boundary
- Regional District Boundary
- DC City
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- North Peace Fringe
 - Red: Band_1
 - Green: Band_2

1: 5,000



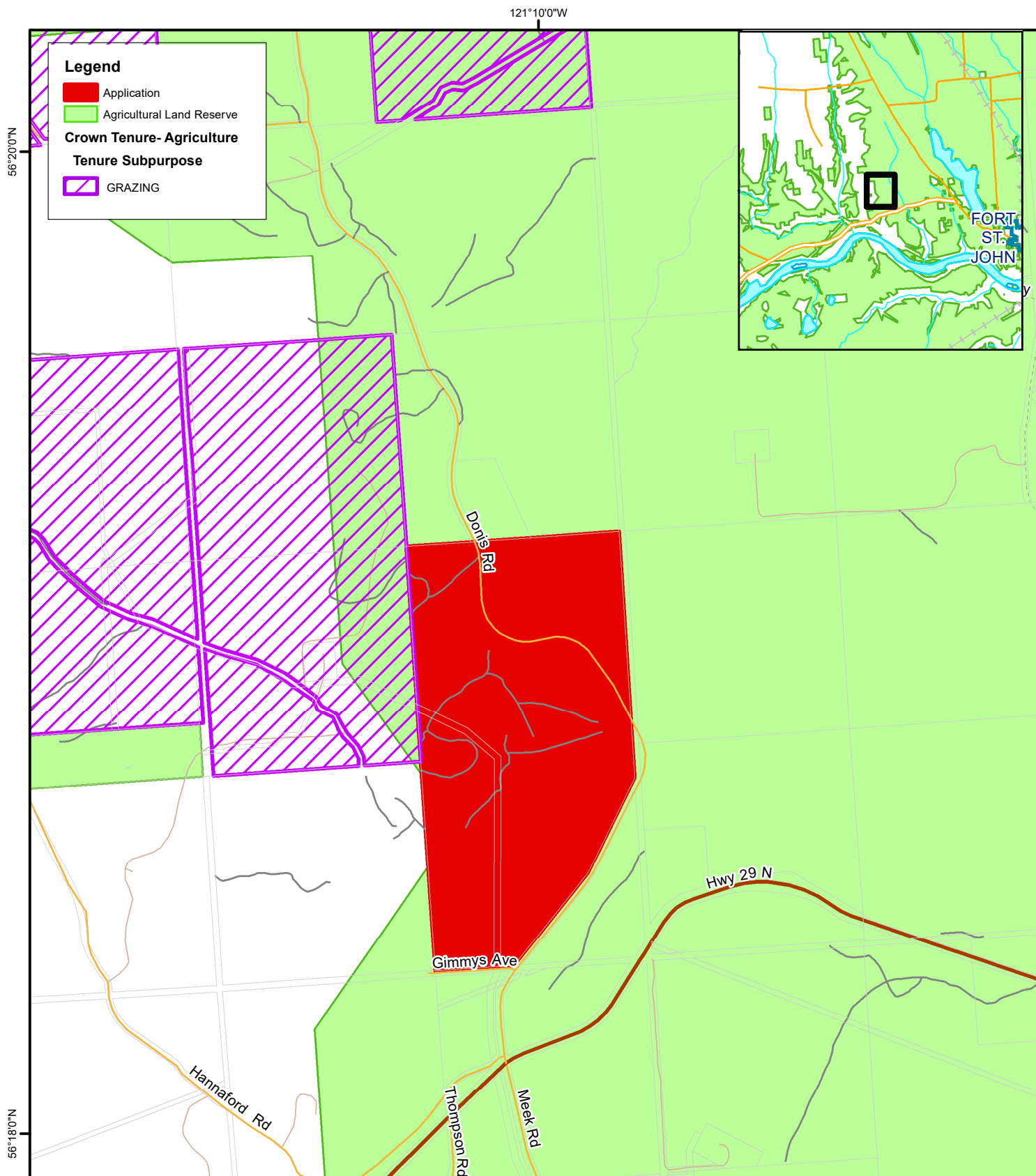
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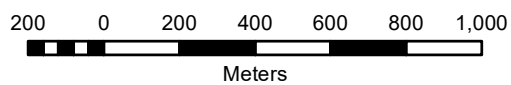
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Crown Tenure Map

Map Scale: 1:20,000



121°9'0"W

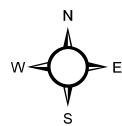
Legend

-  Proposed Subdivision Area
-  Subject Property
-  Agricultural Land Reserve



56°18'0"N

Airphoto Map



2016 ESRI/DigitalGlobe Orthophoto

Map Scale: 1:20,000

