



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 105362  
Application Type: Subdivide Land in the ALR  
Status: Submitted to L/FNG  
Name: Moody et al.  
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple  
Legal Description THE SOUTH 1/2 OF SECTION 28 TOWNSHIP 23 PEACE RIVER DISTRICT EXCEPT THE MOST EASTERLY 80 FEET IN PARALLEL WIDTH THEREOF  
Approx. Map Area 127.4 ha  
PID 014-134-187  
Purchase Date Dec 5, 1975  
Farm Classification No  
Civic Address 1825 (and 1-1543) 198 Road, Dawson Creek Rural  
Certificate Of Title TITLE-PJ265-PID-014-134-187.pdf

| Land Owner(s)       | Organization   | Phone | Email | Corporate Summary |
|---------------------|----------------|-------|-------|-------------------|
| Larry Francis Moody | Not Applicable |       |       | Not Applicable    |
| Vera Kay Moody      | 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?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

PID 014-134-195, The North West 1/4 of Section 28 Township 23 Peace River District, currently owned by Larry Moody and Vera Moody (in the process of being sold to Nil-Ray Farms Ltd.).  
PID 014-134-161, The North East 1/4 of Section 28 Township 23 Peace River District Except the Most Northerly and Easterly 80 Feet in Parallel Width Thereof, currently owned by Larry Moody and Vera Moody (in the process of being sold to Nil-Ray Farms Ltd.).  
The land owner reports that the said parcels (the North West 1/4 and North East 1/4 of Section 28) are agricultural, but are currently not being actively used.

3. Primary Contact

Type Third-Party Agent  
First Name Ambre  
Last Name Sakundiak  
Organization (If Applicable) GeoVerra Inc./GeoVerra Surveys (BC) Limited Partnership  
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

|  |  |
|--|--|
| <b>Describe all agriculture that currently takes place on the parcel(s).</b> | Approx. 80 acres of hay field - located on the East side of the subject parcel. The land owners keep horses (three) on the subject property as well.   |
| <b>Describe all agricultural improvements made to the parcel(s).</b>         | Fencing (mainly on the East and South side of the subject parcel) and some clearing (approx. 80 acres of hay field and some clearing of areas around residence/shop).  |
| <b>Describe all other uses that currently take place on the parcel(s).</b>   | One main residence on the West side of the subject parcel (per BC Assessment online: one two-storey home built in 1981, 3346 Sq ft total).<br>One mobile home on the East side of the subject parcel (per BC Assessment online: 924 Sq ft mobile home, built in 1979).<br>One shop is located on the West side of the subject parcel.<br>Land owner states that he currently keeps a few small airplanes for his own personal use (including an airstrip) on the West side of the subject parcel.<br>Land owner also states that he built the road that runs along the south boundary of the subject parcel, and stated that he built the road for his use (and permits others to use the road as well). |

Land Use of Adjacent Parcels

|       | Main Land Use Type  | Specific Activity            |
|-------|---------------------|------------------------------|
| North | Agricultural / Farm | Currently not actively used. |
| East  | Agricultural / Farm | Pasture                      |
| South | Agricultural / Farm | Pasture                      |
| West  | Agricultural / Farm | Pasture                      |

6. Proposal

Proposed Lot Areas

| # | Type | Size |
|---|------|------|
| 1 | Lot  | 64.7 |
| 2 | Lot  | 62.7 |

|   |   |
|---|---|
| <b>What is the purpose of the proposal?</b> | The land owners wish to subdivide the subject parcel so that they may keep the "SW 1/4" (the West side of The South 1/2 of Section 28), and they wish to sell the "SE 1/4" (the East side of The South 1/2 of Section |
|---|---|

28).  
Their intent is to subdivide the subject parcel into two "quarters" again. Nil-Ray Farms Ltd. wishes to purchase the East side of the subject parcel so that they may continue on with farming activities. Please note: following subdivision, the subject parcel would receive new lot numbers.

**Why do you believe this parcel is suitable for subdivision?**

The parcel is suitable for subdivision as Nil-Ray Farms Ltd. wishes to continue on with farming activities on the East side of the subject parcel following subdivision, and the size of the subject parcel would accommodate this intended use. This lot configuration has been chosen since The South 1/2 of Section 28 used to be divided into two quarters (Official Plan 8Tr01 is attached for reference with a yellow box highlighted/drawn around the subject parcel).

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

Yes, the proposal supports agriculture. Nil-Ray Farms Ltd. wishes to purchase the East side of the subject parcel from the land owners. According to the land owner, Nil-Ray Farms Ltd. wishes to carry on with farming activities following subdivision.

**Proposal Map / Site Plan**

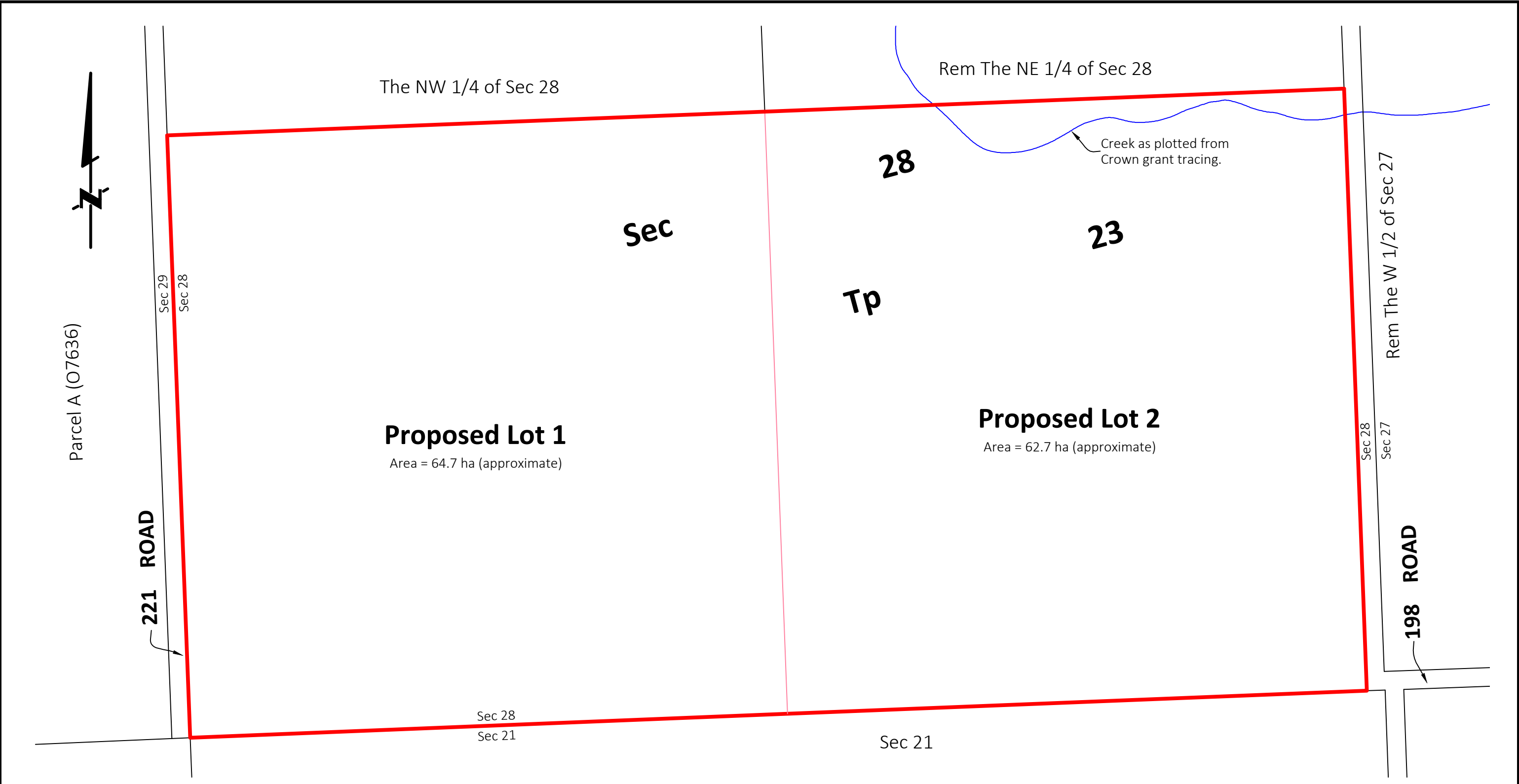
25-02358-001-PSUB01-R0-Proposed Subdivision.pdf

**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 | Official Plan 8Tr01 | Official Plan 8Tr01.pdf |



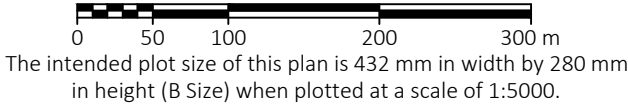
**NOTES:**

- All lot areas are preliminary and subject to change upon final approvals from the owner and applicable government agencies.
- Not all structures on the parcel are shown.
- Encroachments are not within the scope of the survey.

- This plan shows the creek according to the Crown grant tracing and may not reflect the current extent of title. This plan does not reflect an opinion on the true location of the waterward boundary of the lands. The creek shown is a Crown waterbody that does not form part of the titled parcel.

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**SKETCH OF PROPOSED SUBDIVISION OF THE SOUTH 1/2 OF SECTION 28 TOWNSHIP 23 PEACE RIVER DISTRICT EXCEPT THE MOST EASTERLY 80 FEET IN PARALLEL WIDTH THEREOF (PID 014-134-187)**



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Plan Date: Sept. 5, 2025 Initials: AS-WB

Project No.: 25-02358-001

File: 25-02358-001-PSUB01-RO