

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 61115

**Application Status:** Under LG Review

**Applicant:** Panaich & Sandhu Holdings Ltd.,

**Agent:** Koehler Land Surveying Inc.

**Local Government:** City of Prince George

**Local Government Date of Receipt:** 06/30/2021

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

**Proposal Type:** Subdivision

**Proposal:** To make 2 equal sized parcels that have equal frontage onto Jutland Road.

## Agent Information

**Agent:** Koehler Land Surveying Inc.

**Mailing Address:**

1698 Lyon Street South

Prince George, BC

V2N 1T3

Canada

**Primary Phone:** Redacted

**Email:** Redacted

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 014-962-322

**Legal Description:** District Lot 624, North 1/2 of the North East 1/4 of, Cariboo District

**Parcel Area:** 32.5 ha

**Civic Address:** 10515 Jutland Road, Prince George

**Date of Purchase:** 08/21/2007

**Farm Classification:** No

**Owners**

1. **Name:** Panaich & Sandhu Holdings Ltd.,

**Address:**

246 Moran Crescent

Prince George, BC

V2M 6N2

Canada

**Phone:** Redacted

**Email:**

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**Applicant:** Panaich & Sandhu Holdings Ltd.,

## **Current Use of Parcels Under Application**

### **1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*No agricultural activities currently on this parcel*

### **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*Partially logged, access trail from Jutland Road.*

### **3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*Parcel is partially logged. Some standing timber still exists on site. No structures of any kind on the parcel.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Residential

**Specify Activity:** House and outbuildings

### **East**

**Land Use Type:** Transportation/Utilities

**Specify Activity:** Road

### **South**

**Land Use Type:** Unused

**Specify Activity:** Partially logged

### **West**

**Land Use Type:** Unused

**Specify Activity:** Forest

## **Proposal**

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

*16.2 ha*

*16.3 ha*

### **2. What is the purpose of the proposal?**

*To make 2 equal sized parcels that have equal frontage onto Jutland Road.*

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

*The ground is reasonable flat and usable. Land to the East across Jutland Road is already subdivided.*

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

*This proposal does not diminish the agricultural potential. The parcel is not currently used for any agriculture. Having 2 proposed lots and new owners, the potential for clearing land and better utilizing for agriculture is increased. Access will be improved if/when houses are built.*

### **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.**

**Applicant:** Panaich & Sandhu Holdings Ltd.,

*No*

### **Applicant Attachments**

- Agent Agreement-Koehler Land Surveying Inc.
- Proposal Sketch-61115
- Certificate of Title-014-962-322

### **ALC Attachments**

None.

### **Decisions**

None.

