



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 62556

**Application Status:** Under LG Review

**Applicant:** Birchgrove Farm Ltd.

**Agent:** Birchgrove Farm LTD

**Local Government:** City of Prince George

**Local Government Date of Receipt:** 09/25/2021

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

**Proposal Type:** Subdivision

**Proposal:** Establish/re-establish perimeter fence, finish clearing northeast forested section of property and improving land for crop production.

## Agent Information

**Agent:** Birchgrove Farm LTD

**Mailing Address:**

9808 Kelly Road North

Prince George, BC

V2K 5V1

Canada

**Primary Phone:** \*Redacted\*

**Email:** \*Redacted\*

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 004-989-368

**Legal Description:** THE NORTH WEST 1/4 OF DISTRICT LOT 2432 CARIBOO DISTRICT, EXCEPT PLAN PGP39486

**Parcel Area:** 63.7 ha

**Civic Address:** 9808 Kelly Road North, Prince George

**Date of Purchase:** 01/01/1952

**Farm Classification:** Yes

**Owners**

1. **Name:** Birchgrove Farm Ltd.

**Address:**

9808 Kelly Road North

Prince George, BC

V2K 5V1

Canada

**Phone:** \*Redacted\*

**Email:**

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

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

*48.7 ha cultivated and in forage crops/home site yard. 15 ha bush/forested*

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

*No recent Agricultural improvements.*

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

*Yard site .House 1600 sq ft. Garage 40'x 40' barns x 2 [1, 60' x 100' 2, 60' x 80'] remainder 15 ha forested*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Unused

**Specify Activity:** Forested

### **East**

**Land Use Type:** Unused

**Specify Activity:** Forested

### **South**

**Land Use Type:** Residential

**Specify Activity:** City lots/forested

### **West**

**Land Use Type:** Residential

**Specify Activity:** 5 acre residential lots with houses

## **Proposal**

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

*0.7 ha*

*63 ha*

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

*Establish/re-establish perimeter fence, finish clearing northeast forested section of property and improving land for crop production.*

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

*Subject parcel is only 0.7 ha in size with the John Hart highway subdividing it from main body of property. Size and location in comparison to balance of property does not lend itself to crop production.*

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

*Subdividing this parcel would allow it to be sold and the proceeds of which will then be used to further increase arable land base on balance of property.*

**Applicant:** Birchgrove Farm Ltd.

**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-Birchgrove Farm LTD
- Proposal Sketch-62556
- Certificate of Title-004-989-368

### **ALC Attachments**

None.

### **Decisions**

None.