

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62493

Application Status: Under LG Review

Applicant: Sang Hyun Ban

Local Government: City of Prince George

Local Government Date of Receipt: 02/24/2021

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

Proposal Type: Subdivision

Proposal: Redacted

Redacted

Mailing Address:

2301 NORTHWOOD PULPMILL RD.

PRINCE GEORGE, BC

V2K 1K3

Canada

Primary Phone: Redacted

Email: Redacted

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-989-350

Legal Description: The South West ¼ of District Lot 2431 Cariboo District

Parcel Area: 64 ha

Civic Address: 9950 North Kelly Rd. Prince George, BC, V2K 5V1

Date of Purchase: 04/14/2011

Farm Classification: No

Owners

1. **Name:** Sang Hyun Ban

Address:

2301 NORTHWOOD PULPMILL RD.

PRINCE GEORGE, BC

V2K 1K3

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).

Applicant: Sang Hyun Ban

Non of farming activities

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

Non

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

Non

Adjacent Land Uses

North

Land Use Type: Residential
Specify Activity: farm house

East

Land Use Type: Unused
Specify Activity: bush

South

Land Use Type: Agricultural/Farm
Specify Activity: hay field

West

Land Use Type: Residential
Specify Activity: 5 ac lot residential area

Proposal

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

16 ha

16 ha

16 ha

16 ha

2. What is the purpose of the proposal?

Redacted

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

Westside of the land borders Kelly Rd. So, each parcel can access from RD and the power line on-site can be connected easily.

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

The climatic conditions are not suitable for crops. Too cold in winter and short summer. Suitable for small livestock hobby farming while only growing hay.

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: Sang Hyun Ban

Applicant Attachments

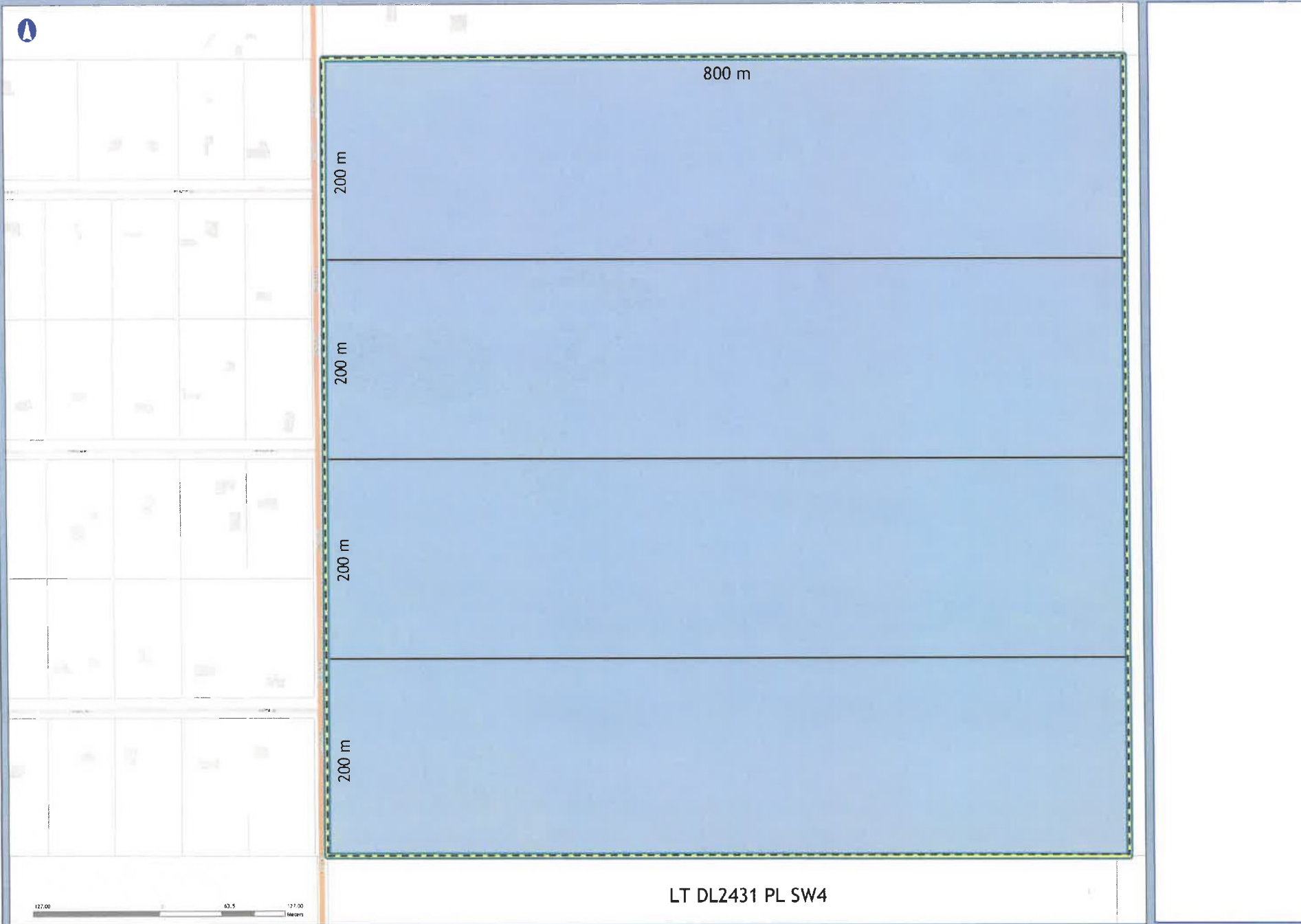
- Proposal Sketch-62493
- Other correspondence or file information-base map
- Certificate of Title-004-989-350

ALC Attachments

None.

Decisions

None.



LT DL2431 PL SW4



1: 5000

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City of Prince George



TITLE SEARCH PRINT

2020-02-14, 14:24:48

File Reference:

Requestor: Sang Hyun Ban

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District PRINCE GEORGE
Land Title Office PRINCE GEORGE

Title Number CA1973365
From Title Number PT12330

Application Received 2011-04-14

Application Entered 2011-04-25

Registered Owner in Fee Simple
Registered Owner/Mailing Address: SANG HYUN BAN, SELF-EMPLOYED
SEUN AE HAM, SELF-EMPLOYED
2270 HART HIGHWAY
PRINCE GEORGE, BC
V2K 2X8
AS TO AN UNDIVIDED 1/2 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address: SUONG JIN LEE, SELF-EMPLOYED
JUNG LIM LEE, SELF-EMPLOYED
9365 SYMS ROAD
PRINCE GEORGE, BC
V2K 5J2
AS TO AN UNDIVIDED 1/2 INTEREST AS JOINT TENANTS

Taxation Authority Prince George, City of

Description of Land
Parcel Identifier: 004-989-350
Legal Description:
THE SOUTH WEST 1/4 OF DISTRICT LOT 2431 CARIBOO DISTRICT

Legal Notations
THIS CERTIFICATE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT SEE PLAN #21608

Charges, Liens and Interests NONE

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

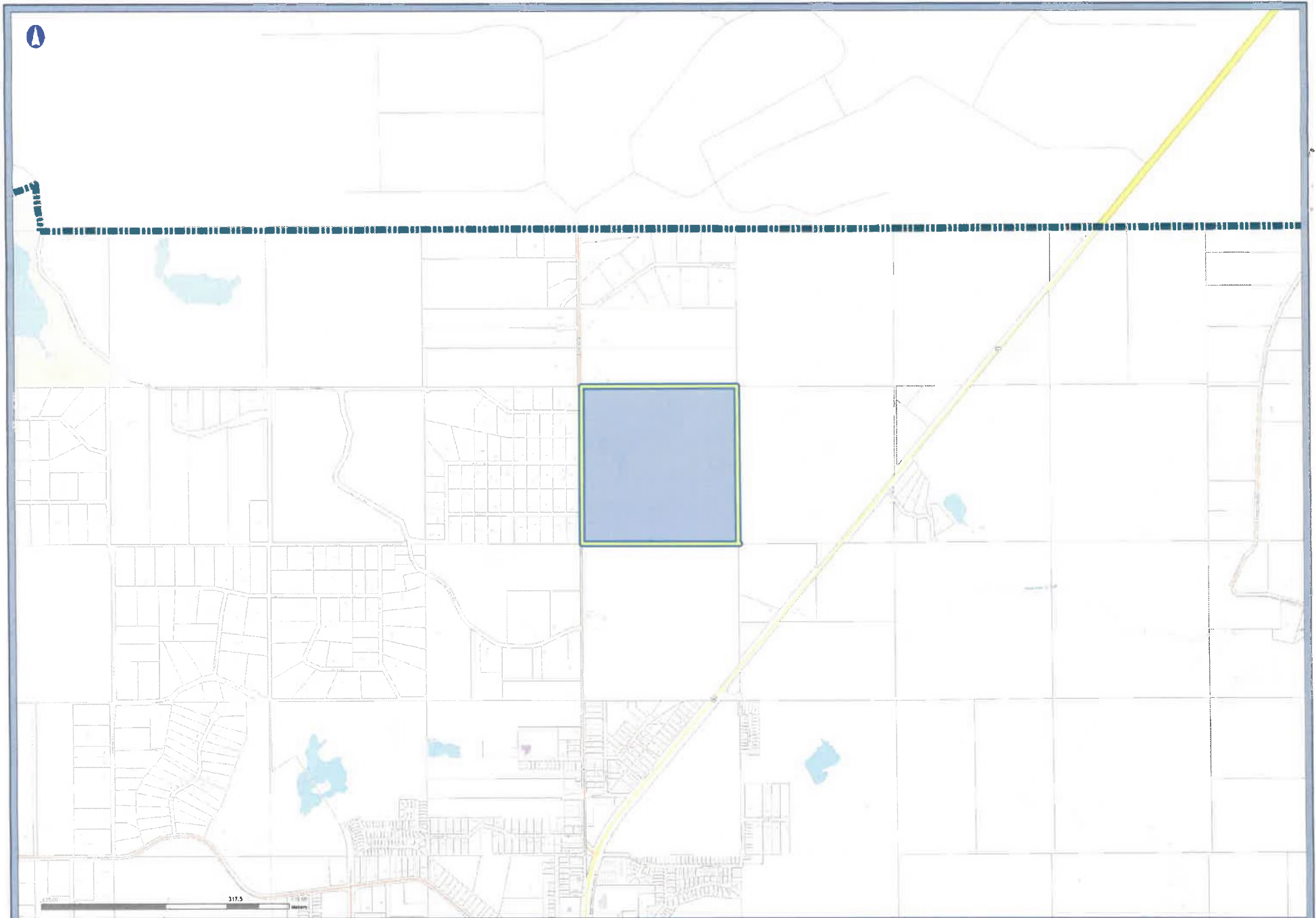
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Pending Applications

NONE



1: 25000

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PG MAP