



Agricultural Land Commission
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March 17, 2006

Reply to the attention of Simone Rivers

Marty and Audrey Wells
PO Box 16
Toad River, B.C. V0C 2X0

Dear Mr. and Mrs. Wells:

Re: **Application #B-36367**
District Lot 495, Block 3, Peace River District.

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (\pm 8 ha) into the Agricultural Land Reserve. The application was submitted pursuant to Section 17(3) of the *Agricultural Land Commission Act* (the "ALC Act").

The Commission writes to advise that it approved the application and the inclusion of the above noted land into the Agricultural Land Reserve. The land is now subject to the *ALC Act* and Regulation. The decision noted above is recorded as Resolution #109/2006 and shown on the attached map.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

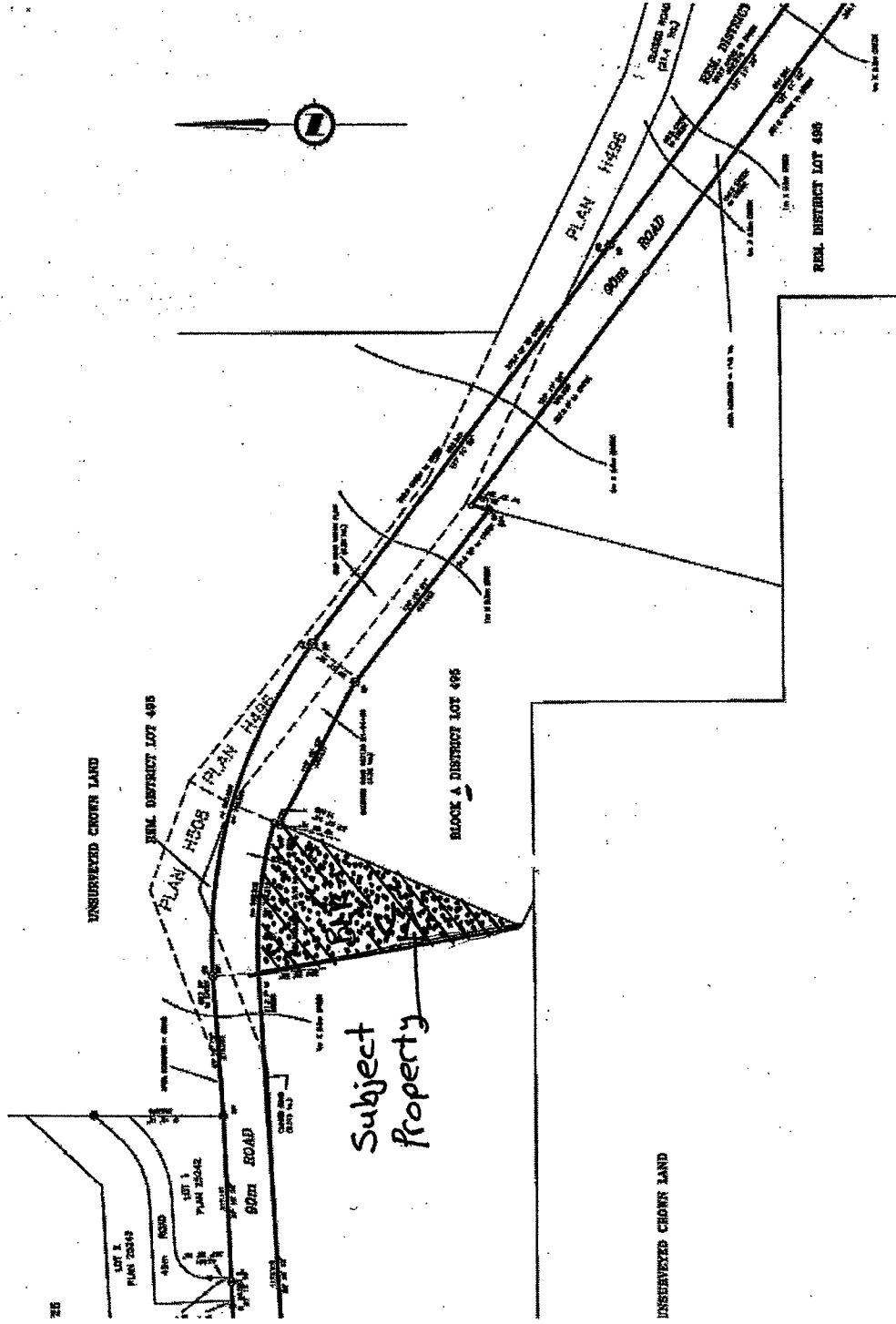
Per:

A large, stylized handwritten signature in black ink, appearing to be 'EK', is written over the typed name Erik Karsen.
Erik Karsen, Chair

cc: Loreen Bennett: Integrated Land Management Bureau, 370-10003-110th Avenue,
Fort St. John, B.C. V1J 6M7 (File #8014252)
Northern Rockies Regional District.
Land Title Office, New Westminster

SBR/lv/Encl./36367d1

**PID 014-910-845
BLOCK C, DISTRICT LOT 495, PEACE RIVER DISTRICT**



Part of Plan of Statutory Right of Way for Highway (Alaska Highway km. 480 to KM 490.7) Through District Lots 495, 496, 520, 960, 2720, 1111, 318, Blk B of 1052, Unsurveyed Crown Land and Plans H496 & H508, Peace River District

Provincial Agricultural Land Commission
Application: D-36367
Resolution # 109/2006

 ± 8 ha area to be included into the ALR



Staff Report
Application # WW – 36367 –0
Applicant: Marty and Audrey Wells

DATE RECEIVED: December 23, 2005

DATE PREPARED: January 24, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To include 8.0 ha into the ALR

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

This property was Crown granted to the applicants in September, 2005. The sale was conditional upon inclusion of the parcel within the ALR as well as consolidation of the 8 ha area with Block A of District Lot 495. In March 2005, the Commission received a local government report and resolution from Northern Rockies Regional District regarding the land under application. At that time, the Commission had not received an inclusion application. Further communication with the Integrated Land Management Bureau in September, 2005 led to a copy of the application being sent to this office at that time. By this time, the parcel had been sold to the applicants with the understanding that the parcel had been included into the ALR. Notation on the certificate of title exists to this effect. However, the application had not been received by this office and the Commission had never passed a resolution including the land. As the land was no longer owned by the Crown, authorization of the land owners was required in order to proceed with the inclusion. Marty and Audrey Wells wrote to the Commission on December 13, 2005 authorizing the application for inclusion to proceed. The Wells' own three separate blocks of land in the area. These are Blocks A, B and C of District Lot 495. Although, as far as the Commission's records tell, none of the land is currently within the ALR, the Certificate of Title for block B also has ALR notation on the title.

Local Government:

Northern Rockies Regional District

Legal Description of Property:

PID: 026-421-372
Block C, District Lot 495, Peace River District

Purchase Date:

September 13, 2005

Location of Property:

West of Fort Nelson on Highway 97N

Size of Property:

8 ha

Present use of the Property:

Vacant Crown land

Surrounding Land Uses:

WEST: Vacant Crown land (non-ALR)
SOUTH: Vacant Crown land (non-ALR)
EAST: Private Agricultural Land (non-ALR)
NORTH: Alaska Highway (non-ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 94J/14
The majority of the property is identified as having secondary ratings.

Zoning Bylaw and Designation:

Rural Land Use Bylaw No. 105. 1998 designates the property as Highway Commercial
Minimum parcel size 1.8 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Government Planning Staff:

The planning department made the following comments on the Local Government Report:
"Property is an extension of ALR holdings. Although property is zoned Highway Commercial, the primary use is ALR. Property designation will likely be re-classified in future as we undergo a review of all planning documents"

Northern Rockies Regional District Board:

The Regional Board forwarded the application with the following resolution: *That the Board has no objection to the application.*

STAFF COMMENTS:

Agricultural Capability: The application from the Integrated Land Management Bureau was forwarded without information about the agricultural capability of the parcel. The property is given the following ratings. A portion of the property is rated as 60% Class 4DF - 40% Class 5M. The remainder of the parcel is rated as 80% Class 5TD - 20% Class 7W. Therefore, a majority of the property has capability for agriculture.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

M	soil moisture deficiency	W	excess water
C	adverse climate	T	topography
D	undesirable soil structure	F	low fertility

Agricultural Suitability: There are no nearby lands within the ALR even though the application states that this 8.0 ha area represents an extension of the applicants other agricultural (ALR) holdings.

Staff Comments: Although the area proposed for inclusion would form a small isolated parcel of ALR, the property does appear (based on the CLI mapping) to have agricultural capability and the proposed inclusion is consistent with the longstanding Memorandum of Understanding (MOU) between the Commission and the Integrated Land Management Bureau (ILMB) (and its predecessors).

END OF REPORT

Signature

Date