



## Agricultural Land Commission Staff Report

**DATE:** November 9, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 50787

**PROPOSAL:** To exclude the 8 subject properties (total area 218.8 ha) for the purposes of using a portion of the land as a coal load out facility with access to the railway.

### PROPOSAL INFORMATION

**Background:** Located west of Chetwynd, south of the Pine River.  
**Received Date:** October 16, 2009  
**Applicant:** Loiselle Investments Ltd  
**Agent:** N/A  
**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 025-657-429  
**Legal Description:** Block A District Lot 381 Peace River District  
**Civic Address:**  
**Area:** 7 ha  
**ALR Area:** 6.5 ha  
**Purchase Date:** December 19, 2007  
**Owner:** Loiselle Investments Ltd

**PID:** 025-657-437  
**Legal Description:** Block B District Lot 381 Peace River District  
**Civic Address:**  
**Area:** 31 ha  
**ALR Area:** 31 ha  
**Purchase Date:** December 19, 2007  
**Owner:**

**PID:** 025-150-642  
**Legal Description:** Block A District Lot 382 Peace River District  
**Civic Address:**  
**Area:** 8.4 ha

**ALR Area:** 1 ha  
**Purchase Date:** December 19, 2007  
**Owner:** Loiselle Investments Ltd

**PID:** 025-150-731  
**Legal Description:** Block B District Lot 382 Peace River District  
**Civic Address:**  
**Area:** 18.5 ha  
**ALR Area:** 18 ha  
**Purchase Date:** December 19, 2007  
**Owner:**

**PID:** 025-150-740  
**Legal Description:** Block A District Lot 383 Peace River District  
**Civic Address:**  
**Area:** 5.5 ha  
**ALR Area:** 5.5 ha  
**Purchase Date:** December 19, 2007  
**Owner:** Loiselle Investments Ltd

**PID:** 025-150-766  
**Legal Description:** Block B District Lot 383 Peace River District  
**Civic Address:**  
**Area:** 123 ha  
**ALR Area:** 123 ha  
**Purchase Date:** December 19, 2007  
**Owner:**

**PID:** 025-150-782  
**Legal Description:** Block B District Lot 384 Peace River District  
**Civic Address:**  
**Area:** 5.8 ha  
**ALR Area:** 5.8 ha  
**Purchase Date:** December 19, 2007  
**Owner:** Loiselle Investments Ltd

**PID:** 025-150-774  
**Legal Description:** Block A District Lot 384 Peace River District  
**Civic Address:**  
**Area:** 50.5 ha

**ALR Area:** 28 ha  
**Purchase Date:** December 19, 2007  
**Owner:**

**Total Land Area:** 249.7 ha  
**Total ALR Area:** 218.8 ha  
**Current Land Use:** Land has a closed 100 man camp on portion of Lot 384. The rest of consists of Range/Pasture Land

## PROPOSAL DETAILS

### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
218.8	Secondary	CLI

### Surrounding Land Uses:

North	Pine River
East	Crown Land
South	Crown Land
West	Pine River

### Official Community Plan

**Bylaw Name:** West Peace OCP Bylaw No. 1086 (1997)  
**Designation:** Resource/Agricultural  
**OCP Compliance:** No

### Zoning

**Zoning Bylaw Name:** Chetwynd Rural Area Zoning Bylaw No. 506 (1986)  
**Zoning Designation:** A-2 (Large Agricultural Holdings)  
**Minimum Lot Size:** 63.0 ha  
**Zoning Compliance:** No

## PREVIOUS APPLICATIONS

**Application #:** 21717  
**Applicant:** D.D. Smith  
**Proposal:**

### Decisions:

#### Resolution

Number	Decision Date
1372	August 26, 1988

#### Decision Description

This resolution number is used to enter statistical information relating to the area approved for inclusion and subsequent decision by Cabinet. 261.0 ha approved for inclusion by OIC.

**Note:** Legacy Application # W-21813  
Decision Date: March 25, 1988  
Resolution # 457/1988

Decision: Approved.

### **Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	Approve	Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the proposal is consistent with the use of the surrounding properties.

### **STAFF COMMENTS**

The subject properties were included into the ALR in 1988. At that time, 196.5 ha were determined to be arable and 89.9 ha had been cleared when the lands were included.

Should the application be approved, the subject properties will be bought by the coal company. There are several other coal load out facilities nearby, however, as these are owned by different companies it is not possible for this company to utilize the infrastructure.

The load out facility is proposed to be located on the south side of the railway tracks. There has been a 100 man camp located on the north side of the tracks. It may be the intent of the coal company to continue to use the camp to house some of its workers.

The agricultural capability of the subject lands is rated as 70% Class 5CP - 30% Class O5W with limitations of Climate and Stoniness.

The subject properties represent an isolated area of ALR. The applicant has had horses on the lands in the past but has not developed it for agriculture due to the property's remoteness from other holdings.

The property was cleared by a previous tenant who had leased the property from the Crown.

### **ATTACHMENTS**

50787 ag cap.pdf  
50787 airphoto.pdf  
50787 airphoto2.pdf  
50787 local government report.pdf  
50787 proposal sketch.pdf  
50787\_ContextMap20k.pdf  
50787\_ContextMap50k.pdf

### **END OF REPORT**

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Signature

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Date