



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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Fax: 604 660-7033
www.alc.gov.bc.ca

April 21, 2010

Reply to the attention of Simone Rivers
ALC File:

Leslie and Alison Keutzer
Box 2289
Chetwynd, B.c. V0C 130

Dear Mr. and Mrs. Keutzer:

Re: Application to Include land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **2402/2010** outlining the Commission's decision as it relates to the above noted application.

It is our understanding that the Integrated Land Management Bureau will notify the Registrar of Land Titles of the ALR status of the property when the title is transferred.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in purple ink that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (10/2010)
Integrated Land Management Bureau -Attn: Sherry Cantlon - Fort St. John (File #
8015049)

SBR/
51467d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 30, 2010 at Fort St. John, B.C.

PRESENT: William Norton Chair, North Panel
Denise Dowswell Commissioner
Jim Collins Commissioner
Simone Rivers Staff

For Consideration

Application: 51467
Applicant: Leslie & Alison Keutzer
Proposal: To include 64 ha into the ALR. The land is being Crown granted for agricultural purposes
Legal: Unsurveyed Crown land adjacent to District Lot 1964, Peace River District.
Location: Cowie Creek – Lone Prairie, south of Chetwynd

Site Inspection

A site inspection was not conducted.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the “Act”). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

The Commission received information that a site assessment had been done on behalf of the Integrated Land Management Bureau. The conclusion of the site assessment was that 52 ha acres of the 64 ha area was arable and had agricultural capability ratings of 4X/5CT.

Based on this assessment, the Commission believes that the subject property has agricultural capability.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use. The subject property is located next to an agricultural area and is close to lands that the applicant already farms.

Assessment of Other Factors

The application is consistent with the long standing Memorandum of Understanding (MOU) between the Commission and the Integrated Land Management Bureau (ILMB) and its predecessors. This agreement states that when lands not in the ALR are being Crown granted for agricultural purposes, an application to include the land into the ALR must be made as a condition of transfer.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal to include the 64 is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Collins

SECONDED BY: Commissioner Dowswell

THAT the application be approved.

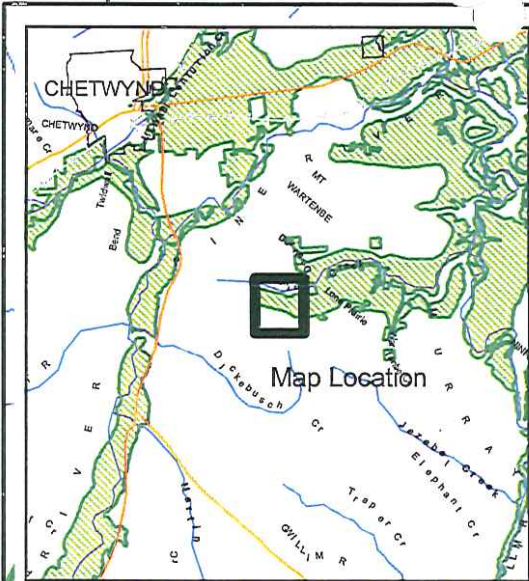
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2402/2010

121°28'0"W

121°26'0"W



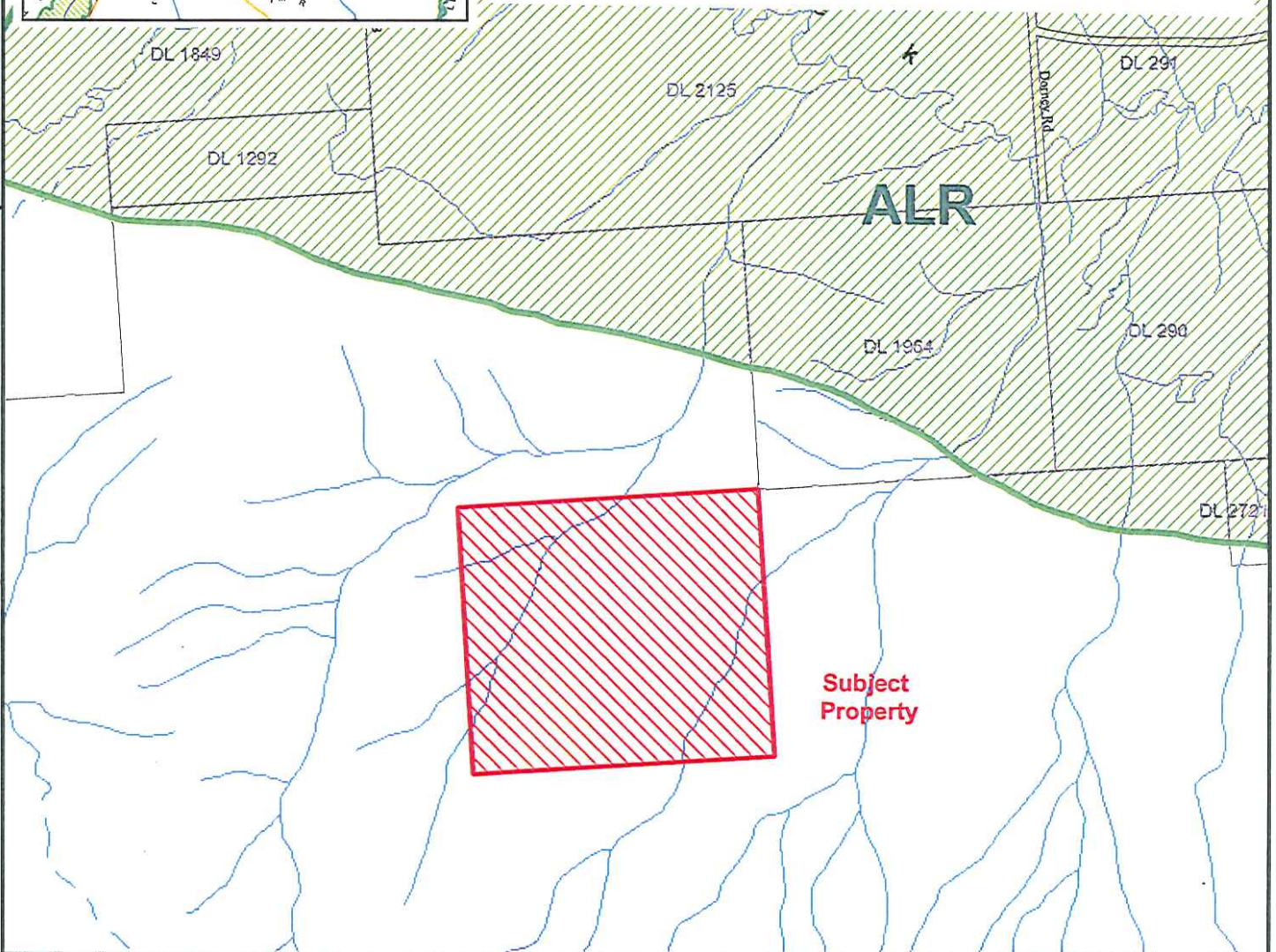
Provincial Agricultural Land Commission

Application 51467
Resolution 2402/2010



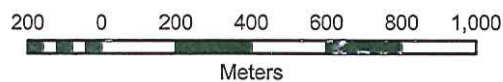
70 Hectare area approved for inclusion into the ALR

55°34'0"N



ALC Context Map

Map Scale: 1:20,000



ALC File #:	51467
Mapsheet #:	93P.054
Map Produced:	Feb 5, 2010
Regional District:	Peace River