



Agricultural Land Commission Staff Report

DATE: March 12, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51467
PROPOSAL: To include 64 ha into the ALR. The land is being Crown granted for agricultural purposes.

PROPOSAL INFORMATION

Background: The applicants own three other properties in the vicinity of the subject property.
Received Date: January 29, 2010
Applicant: Leslie & Alison Keutzer
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

Legal Description: Unsurveyed Crown Land adjacent to District Lot 1964, PRD
Civic Address: Cowie Creek
Area: 64.7 ha
ALR Area: 0 ha
Purchase Date:
Owner: Province of British Columbia - Ministry of Crown Lands

Total Land Area: 64.7 ha
Total ALR Area: 0 ha
Current Land Use: Range Land tenure. Applicants wish to purchase the property. No buildings on proposed land

PROPOSAL DETAILS

Inclusion

Area	Agricultural Capability	Agricultural Capability Source
64.7	Secondary	CLI

Surrounding Land Uses:

North Crown Land - Range Tenure
East Crown Land - Range Tenure
South Crown land - Range Tenure
West Crown Land - Range Tenure

Official Community Plan

Bylaw Name: West Peace OCP Bylaw No. 1086, (1997)

Designation: Resource Agricultural

OCP Compliance: Yes

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: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District: The Regional District authorized the application to be forwarded. Inclusion of land into the ALR is consistent with the OCP and Zoning.

STAFF COMMENTS

The CLI give the subject property has an agricultural capability rating of 60 % class 6TP - 40% Class 7TP with limitations of topography and stoniness. The subject property does not appear to be limited by topography.

The rating given the property by the ILMB prior to offering it for sale indicates that the lands have a rating of 4x/5ct.

The applicants own other lands in the vicinity of the subject property.

ATTACHMENTS

- 51467_ContextMap50k.pdf
- 51467_ag cap report.pdf
- 51467_airphoto.pdf

END OF REPORT

Signature

Date