



Agricultural Land Commission
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April 6, 2006

Reply to the attention of Simone Rivers

Loreene Bennett
Integrated Land Management Bureau
370-10003-100th Avenue
Fort St. John, B.C. V1J 6M7

Dear Ms. Bennett:

Re: Application #W-36552-0
South East ¼ of Section 8, Township 77, Range 15, West of the 6th Meridian,
Peace River District.

Your File 0244875

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the non-ALR portion of the above noted land (\pm 44.5 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 #155/2005 and shown on the attached map.

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

Please quote your application number in any future correspondence.

Yours truly,

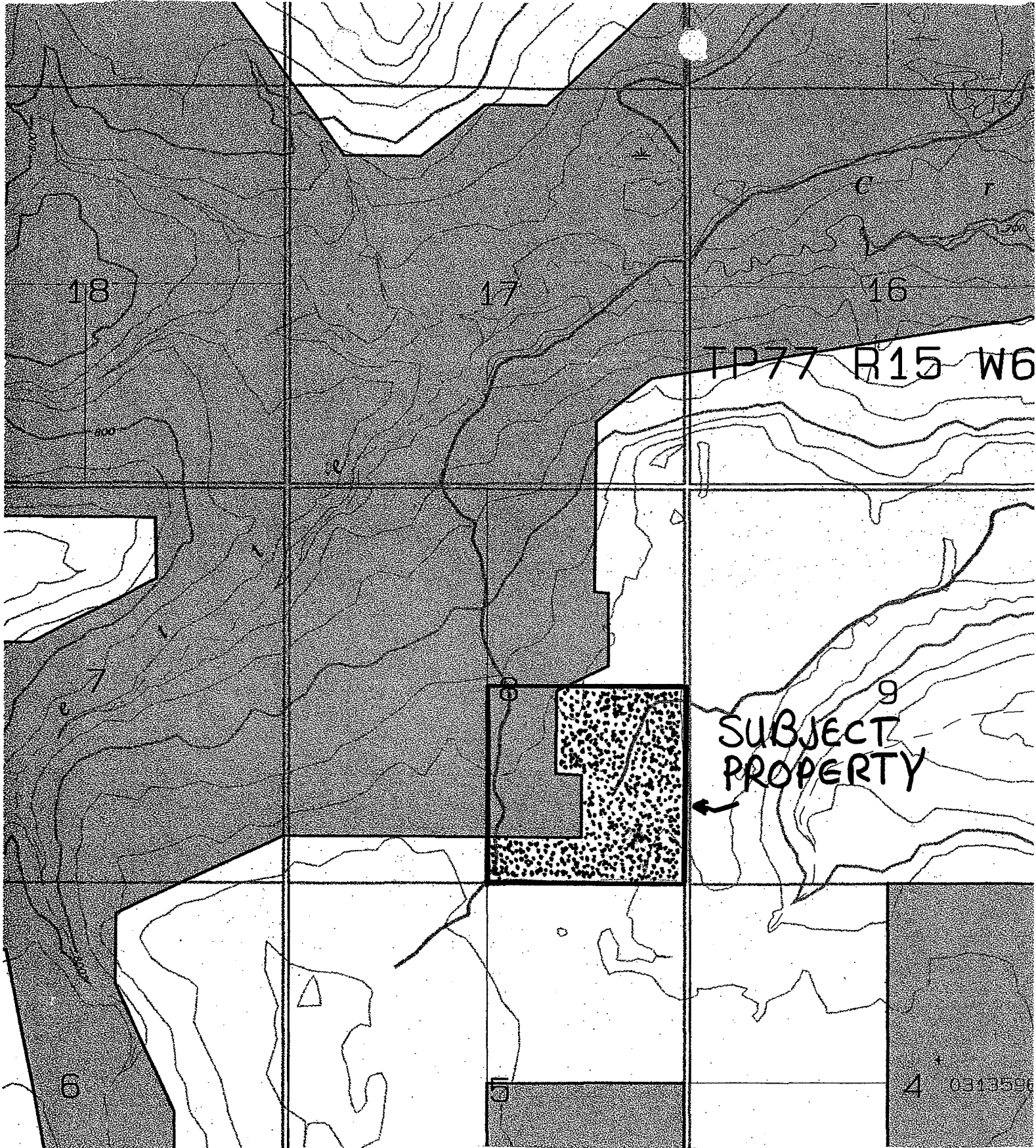
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (File # 157/2005)

SR/eg
I/36552d1



Provincial Agricultural Land Commission
Application: W-36552-0
Resolution # 155/2006



Subject property.



± 44.5 ha area approved for inclusion into the ALR.

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Staff Report
Application # W – 36552-0
Applicant: Jason Loiselle
Agent: Integrated Land Management Bureau

DATE RECEIVED: March 17, 2006

DATE PREPARED: March 24, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To include the non-ALR portion of a 64 ha parcel into the ALR

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

BACKGROUND INFORMATION:

The Commission received a copy of the local government report related to this file in October, 2005. However, there was no application included with the report nor any other documentation, therefore; an application was not set up at that time pending receipt of the application itself. In January 2006, staff from the Integrated Land Management Bureau inquired about the status of the file and it was discovered that the file had not been received by this office. ILMB staff subsequently provided the information needed to open the file.

The application states that the offering of this crown grant to Mr. Jason Loiselle is made subject to survey, deletion of a road paralleling the west boundary and binding with one of the owner's other deeded parcels (not adjacent).

The subject area was inspected by David Boyle on June 29, 2002. Mr. Boyle's report states that the area is a reverted agricultural lease. The developed area of the former agricultural lease was reverting to brush and small trees. Test pits indicated a loam to sandy loam soil with relatively few stones. The soil is mapped as Fellers. Topography is generally level to gently sloping to the north west in the north west corner. The subject property is topographically suited to cultivation and it carries the BCL classification of 5C. With good management the subject may be expected to produce reasonable pasture and hay crops.

Approximately 57% of the applicant's arable holdings are cultivated.

Local Government:

Peace River Regional District

Legal Description of Property:

The South East ¼ of Section 8, Township 77, Range 15, West of the 6th Meridian, Peace River District

Location of Property:

South of Dawson Creek

Size of Property:

64.7 ha

Area to be included:

44.5 ha

Present use of the Property:

Vacant Crown Land

Surrounding Land Uses:

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

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/9
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area Official Community Plan Bylaw No. 477 (1986) designates the area as "Agricultural-Rural Resource"

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343, (2001) designates the parcel as A-2 (Large Agricultural Holdings Zone)
Minimum parcel size 63 ha.

RELEVANT APPLICATIONS:

Application #21264-0

Applicant: Ministry of Environment Lands & Parks
Decision Date: July 29, 1987
Proposal: To include 64 ha into the ALR
Decision: Cabinet approved inclusion by OIC (64.0 ha).

Application #22039-0

Applicant: Ministry of Forest & Lands
Decision Date: August 26, 1988
Proposal: To include 129.2 ha into the ALR
Decision: 129.2 ha approved for inclusion by OIC.

STAFF COMMENTS:

Agricultural Capability:

The property is rated as 5C on the Canada Land Inventory Agricultural Capability maps.

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

Subclass
F Low fertility

END OF REPORT

Simone Rivers
Signature

March 27, 2006
Date