



Agricultural Land Commission Staff Report

DATE: August 5, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 45992
PROPOSAL: To include 32.2 ha into the ALR. The land is being Crown Granted for agricultural purposes, therefore inclusion into the ALR is a condition of its sale.

PROPOSAL INFORMATION

Background: Legacy Application # 11-W-39013
Received Date: May 13, 2009
Applicant: Loiselle Investments Ltd
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

Legal Description: Block B, Section 22, Township 77, Range 15, W6M, Peace River District
Civic Address: South of Dawson Creek
Area: 32.2 ha
ALR Area: 0 ha
Purchase Date:
Owner: Loiselle Investments Ltd

Total Land Area: 32.2 ha
Total ALR Area: 0 ha
Current Land Use: Grazing, there are no buildings on the land.

PROPOSAL DETAILS

Inclusion

Area	Agricultural Capability	Agricultural Capability Source
32.2	Secondary	CLI

Surrounding Land Uses:

North Range
East Range
South Range
West Range

Official Community Plan

Bylaw Name: Dawson Creek Rural Area OCP Bylaw No. 477 (1986)

Designation: Agriculture-Rural Resource

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Dawson Creek Rural Area Zoning Bylaw 479 (1996)

Zoning Designation: A-2 (Large Agricultural Holdings)

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 14477

Applicant: Ministry of Lands, Parks & Housing

Proposal: To include approximately 608 hectares of land into the Agricultural Land Reserve.

Decisions:

Resolution

Number

Decision Date

Decision Description

1382

December 10, 1986

The Commission forwarded the proposal to the Lieutenant Governor in Council with a recommendation for approval. Cabinet approved inclusion by OIC (608.1 ha). This resolution number is used to enter statistical information relating to the area approved for inclusion and subsequent decision by Cabinet.

Note:

Legacy application # is W-19983.

Some of this land is currently under application for a wind farm (File # W-39007)

STAFF COMMENTS

The applicant is purchasing this land from the Crown as an addition to his agricultural holdings. Subject to the Commission's long standing memorandum of understanding (MOU) with the Integrated Land Management Bureau (ILMB) (and its predecessors), inclusion of land into the ALR is a condition of sale for lands that are being Crown granted for agricultural purposes.

The subject property is currently forested and will be used for grazing. The property appears to be quite steep and is rated 80% Class 6T - 20% Class 7TP.

Some nearby lands of similar quality (part of the same landform) have previously been included into the ALR when they were Crown granted to the same applicant in 1986.

ATTACHMENTS

39013_AgCapabilityMap.pdf

39013_AirphotoMap.pdf

END OF REPORT

Signature

Date
