



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
REPORT ON SUBDIVISION WITHIN THE
AGRICULTURAL LAND RESERVE
FILE NO. 193/2017

OWNER: Herbert Bernhard Keuth , Katharina Ingeborg Keuth DATE: August 24, 2017
AGENT: Paulo Eichelberger, General Manager of Environmental Services, PRRD
AREA: Electoral Area B
LEGAL: NW 1/4 OF SEC 22 TP 86 R 18 W6M PEACE RIVER
LOT SIZES: 64.1 ha (159.5 acres)
LOCATION: North Pine/Rose Prairie Area

PROPOSAL

The Peace River Regional District proposes to subdivide one hectare for the purpose of establishing a bulk water tank loader station for providing potable water for public consumption.

RECOMMENDATION: OPTION 1 **[All Directors - Corporate Unweighted]**

THAT the Regional Board Approve authorization for the subdivision application 193/2017 (Keuth), to proceed to the Agricultural Land Commission as the proposal is consistent with Zoning and Official Community Plan objectives.

OPTIONS

- OPTION 1: THAT the Regional Board Approve authorization for the subdivision application 193/2017 (Keuth), to proceed to the Agricultural Land Commission as the proposal is consistent with Zoning and Official Community Plan objectives.
- OPTION 2: THAT the Regional Board refuse authorization for the subdivision application 193/2017 (Keuth) to proceed to the Agricultural Land Commission.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): 'Agriculture-Rural' pursuant to the PRRD Rural Official Community Plan Bylaw No. 1940, 2011
ZONING: A-2 (Large Agricultural Holdings Zone) pursuant to Peace River Regional District Zoning Bylaw No. 1000, 1996
AGRICULTURAL LAND RESERVE (ALR): Within the ALR
BUILDING INSPECTION AREA: Outside of the Mandatory Building Permit Area

SITE CONTEXT

The subject property is located approximately half way between the communities of North Pine and Rose Prairie along the 259 Road. This location is approximately 30 kms from the City of Fort St John and is surrounded by agricultural quarter sections within the ALR.

SITE FEATURES

Page 1 of 7

Printed on:

Department Head

CAO

Report prepared by: Claire Negrin, Planning Services Manager

September 21, 2017

LAND: The property is 70% cleared and under cultivation.

STRUCTURES: There are no structures

ACCESS: 259 Road

SOIL: The subject property consist of class 3⁷T²³C soils. Class 3: Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass T denotes topography. Class 2: Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass C denotes adverse climate.

FIRE: Outside of all Fire Protection Areas.

PREVIOUS APPLICATIONS – SUBJECT PROPERTIES

APPLICANT: Pioneer Land Services
LEGAL: NE ¼ of Section 22 Township 86 Range 18 W6M PRD
PROPOSAL: Well site and access road
DECISION: General Order #293/95

APPLICANT: Pioneer Land Services
PROPOSAL: From battery site 11-11-86-18 to well site 13-22 & 16-22-86-19 and to proposed water well 16-28-86-18 and to tie in at well site 7-33-86-18
DECISION: Approved by Resolution #195/2001

PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M

APPLICANT: Ministry of Crown Lands
LEGAL: S ½ of Section 21 Township 86 Range 18 W6M PRD
PROPOSAL: Inclusion
DECISION: ALC Resolution #437/89

COMMENTS AND OBSERVATIONS

APPLICANT: The Peace River Regional District recently established a potable water function within Electoral Area 'B' for the purpose of being able to provide clean water for public use within the rural area. This was to address the updated provincial Drinking Water Protection Act and to ensure a reliable water source for the farming community.

The Peace River Regional District water advisory group that is made up of community representatives identified this site as an ideal location for a bulk tank loader station.

This location is accessible from the 259 road and has a pre-existing water well that can be expanded to include treatment and has the capacity to provide a reliable water source that is not currently available in this area.

ALR: The subject property lies within the Agricultural Land Reserve. Therefore, Agricultural Land Commission approval is required.

Note: Pursuant to the *Agricultural Land Commission Act*, an application may not be considered by the ALC unless the Regional Board authorizes the proposal to proceed to the ALC. This is intended to provide local governments with latitude to consider and weigh the local community interests of each application, in addition to its zoning and

Official Community Plan designation. Should the Regional District forward the application to the ALC, the information and recommendation offered by the Regional District is taken into consideration by the Commission but should not be construed as being binding on the Commission's opinions or decisions.

OCP: Rural Official Community Plan Bylaw No. 1940, 2011

3.0 General Goals, Objectives, and Policies

6. Goal: Recognition of surface and ground water sources as critical, life-sustaining resources and use of best practices in preserving, restoring, and protecting watershed areas.

a. Objective: To help protect the water quality and quantity of both surface and ground water sources, throughout the rural area, used for domestic water consumption.

b. Objective: In the resource extraction industries, to encourage water use that does not ultimately diminish the quality or quantity of water used for domestic and agricultural purposes.

c. Objective: To encourage water management strategies that increases the availability of water to the agricultural sector, while striving to ensure management operations are consistent with provincial and federal objectives for protecting water quality and supply.

d. Objective: To continue support of the existing rural area water supply projects (Fey Spring, Blackfoot, Prespatou, Romedo Spring, and Boundary Lake)

e. Objective: To recognize the need and demand for additional sources of water suitable for domestic water consumption.

The Peace River Regional District water advisory group that is made up of community representatives identified this site as an ideal location for a bulk tank loader station. This location has a pre-existing water well that can be expanded to include treatment and has the capacity to provide a reliable water source that is not currently available in this area.

This proposal is consistent with the objectives of the Rural OCP.

ZONING: Peace River Regional District Zoning Bylaw No. 1000, 1996

The subject property is zoned A-2 (Large Agricultural Holdings Zone) within the Peace River Regional District Zoning Bylaw No. 1000, 1996. Within the A-2 zone, the minimum parcel size is 63 ha (155 acres).

Within Zoning Bylaw No. 1000, public utility uses are permitted within all zones and are not subject to minimum parcel sizes. However, Development Services recommends that uses such as this proposed bulk water station amend the zoning to P (Public Use Zone) for the sake of transparency. The rezoning will identify the property on our mapping system, which will help identify it in the future.

IMPACT ANALYSIS

AGRICULTURE: This proposal supports agriculture in the long term by supplying the surrounding communities and farms with clean drinking water for families and livestock.

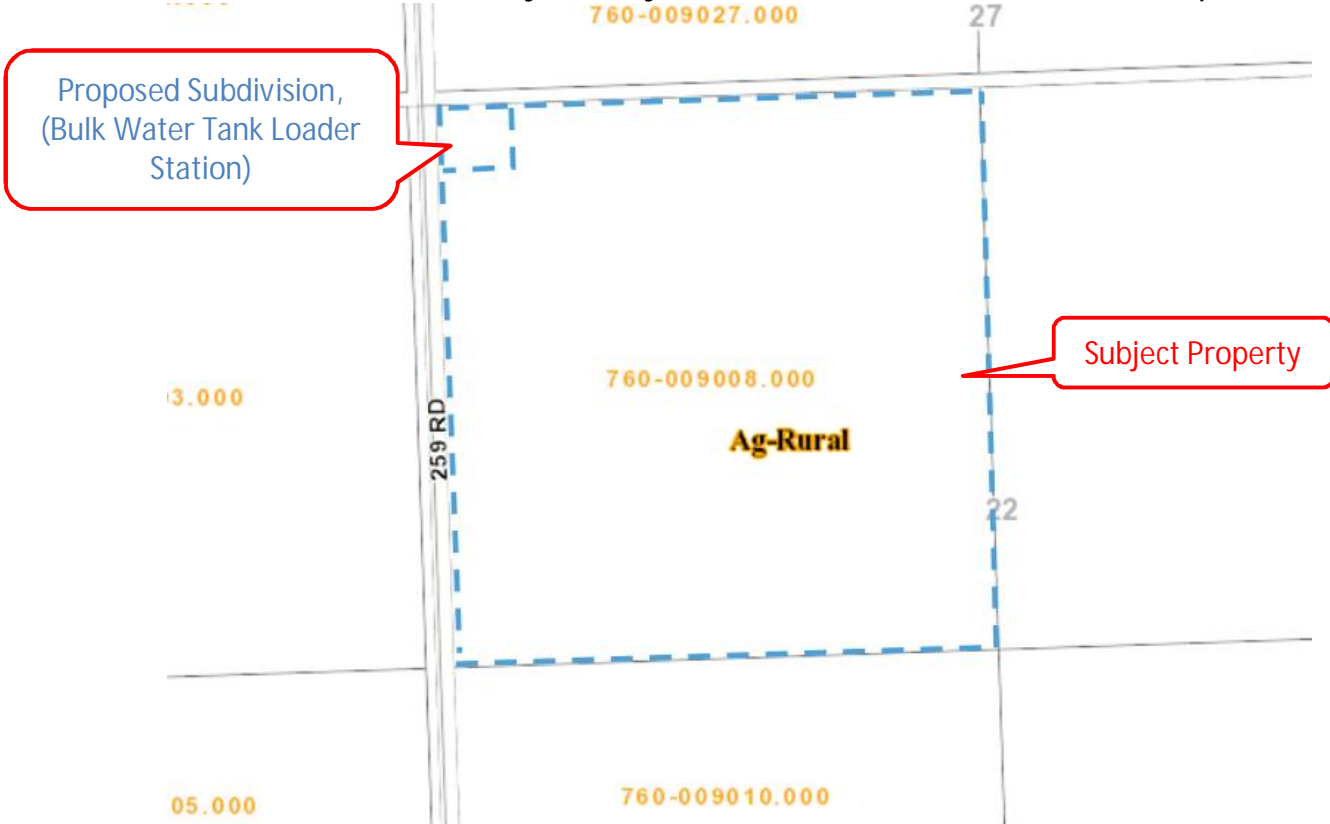
CONTEXT: The communities of North Pine and Rose Prairie are located approximately 30 kms from the closest potable water source which is in the City of Fort St John.

POPULATION & TRAFFIC: There will be no increase in population and this proposal will reduce transportation and its associated costs for the rural residents and thus reduce GHG emissions.

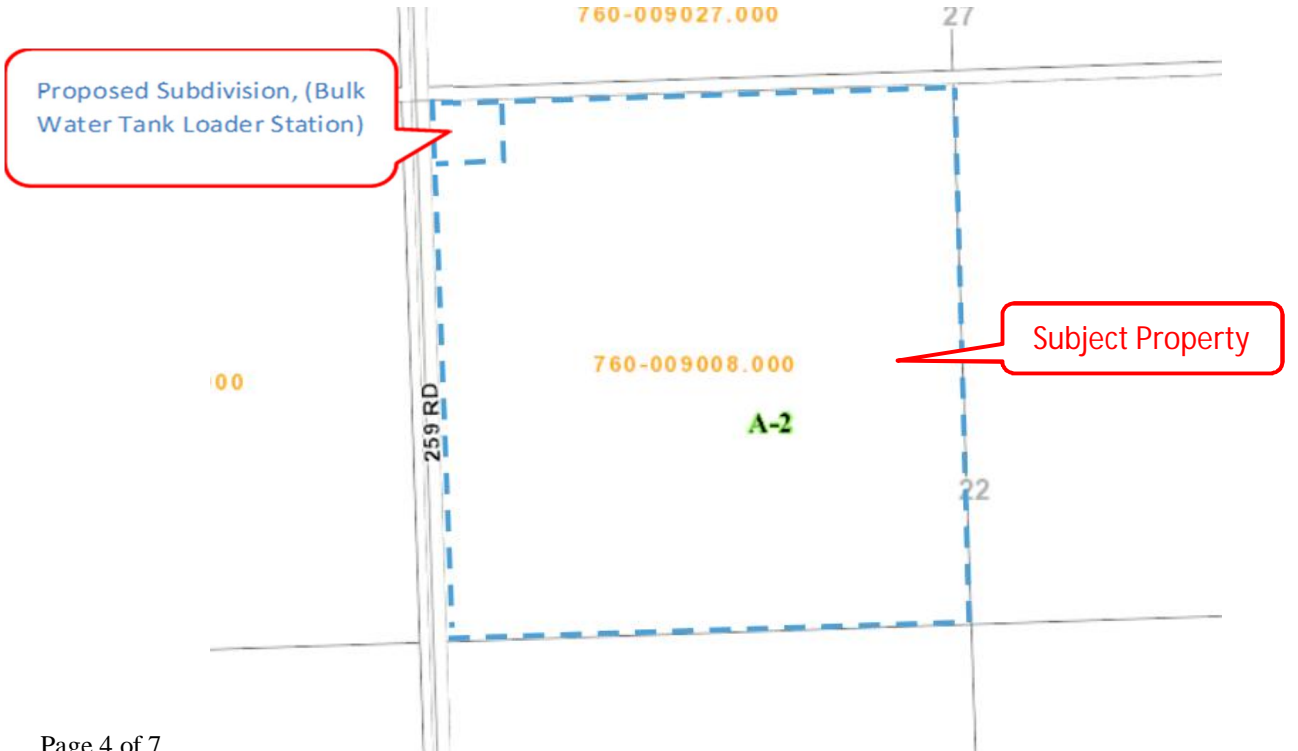


ALR SUBDIVISION REPORT
MAPS
FILE NO. 193/2017 (Keuth)

PRRD Rural Official Community Plan Bylaw No. 1940, 2011 (Schedule B Map 4)



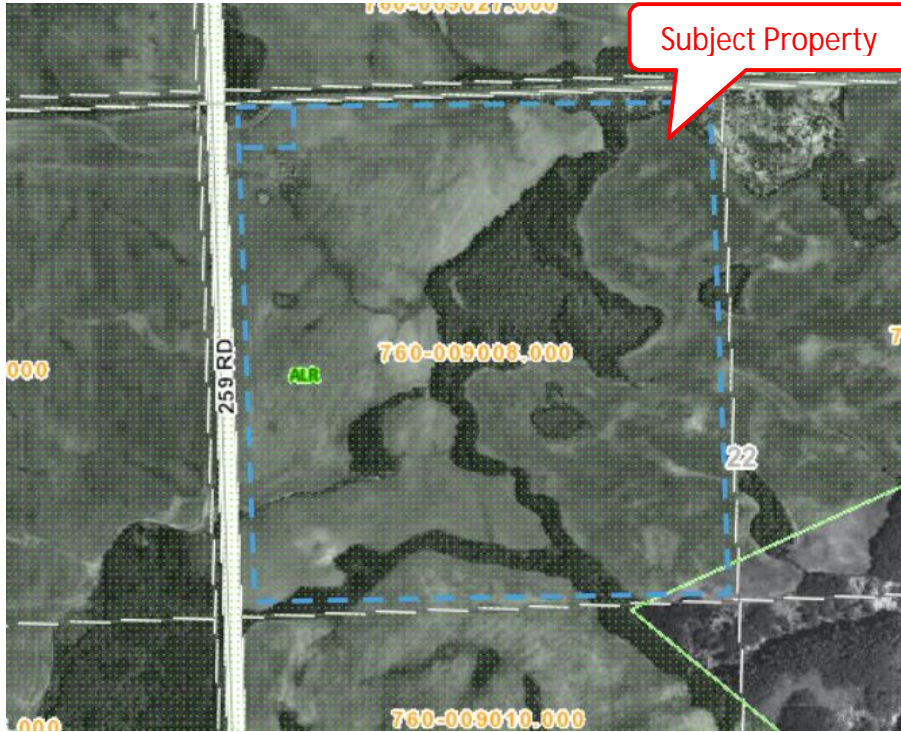
PRRD Zoning Bylaw No. 1000, 1996 (Schedule A Map 10)



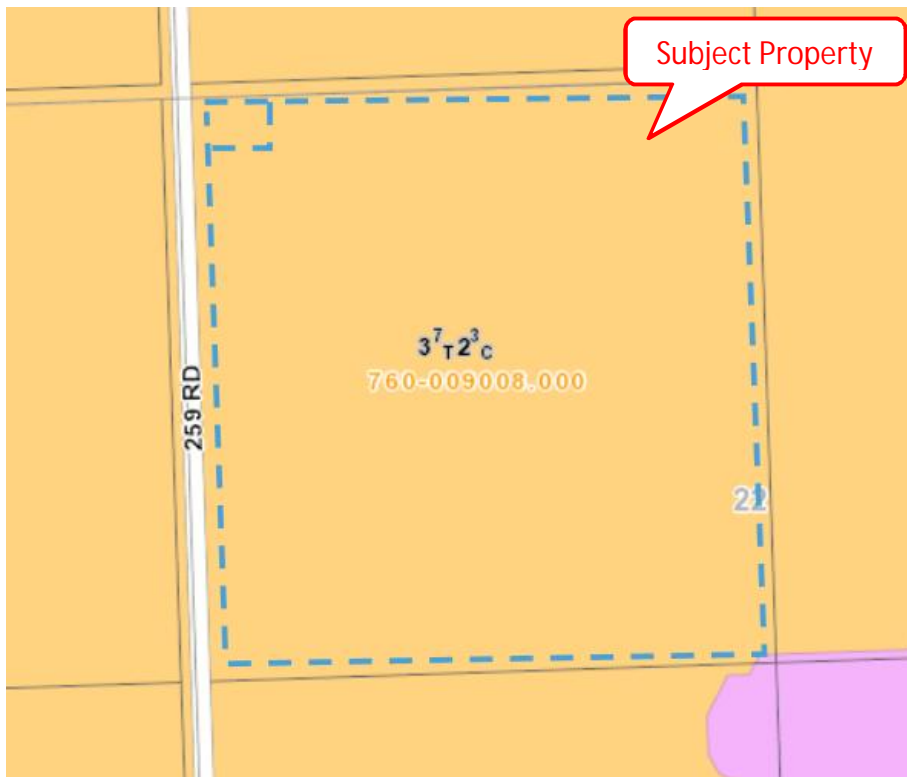


ALR SUBDIVISION REPORT
MAPS
FILE No. 193/2017 (Keuth)

Agricultural Land Reserve Map



CLI Soil Classification





ALR SUBDIVISION REPORT
MAPS
FILE No. 193/2017 (Keuth)

Air Photo



General Location



193/2017

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 56808

Application Status: In Progress

Applicant: Herbert Bernhard Keuth , Katharina Ingeborg Keuth

Local Government: Peace River Regional District

Local Government Date of Receipt: This application has not been submitted to local government yet.

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: The Peace River Regional District proposes to subdivide one hectare for the purpose of establishing a bulk water tank loader station for providing potable water for public consumption.

Mailing Address:

1981 Alaska Avenue

Dawson Creek, BC

V1G 4H8

Canada

Primary Phone: (250) 784-3226

Mobile Phone: (250) 219-8856

Email: Paulo.Eichelberger@prrd.bc.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-076-796

Legal Description: NW 1/4 OF SEC 22 TP 86 R 18 W6M PEACE RIVER

Parcel Area: 64.1 ha

Civic Address: N/A

Date of Purchase: 10/25/1988

Farm Classification: Yes

Owners

1. **Name:** Herbert Bernhard Keuth

Address:

Box 13

North Pine, BC

V0C 2A0

Canada

Phone: (250) 827-3305

2. **Name:** Katharina Ingeborg Keuth

Address:

Box 13

North Pine, BC

V0C 2A0

Canada

Phone: (250) 827-3305

September 21, 2017

Applicant: Herbert Bernhard Keuth , Katharina Ingeborg Keuth

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 004-076-818
Owner with Parcel Interest: Herbert Bernhard Keuth
Parcel Area: 32.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 014-534-371
Owner with Parcel Interest: Herbert Bernhard Keuth
Parcel Area: 63.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple
Parcel Identifier: 004-076-753
Owner with Parcel Interest: Herbert Bernhard Keuth
Parcel Area: 64.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
The western 2/3 rds of the parcel is currently in canola production
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
The property is 70% cleared and under cultivation
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
There is oil and gas activity and pipeline(s) on the property

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: Cultivated farm land

East

Land Use Type: Agricultural/Farm
Specify Activity: Cultivated farm land

South

Land Use Type: Agricultural/Farm
Specify Activity: Cultivated farm land

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West**Land Use Type:** Agricultural/Farm**Specify Activity:** Cultivated farm land**Proposal****1. Enter the total number of lots proposed for your property.**

1 ha

63.1 ha

2. What is the purpose of the proposal?

The Peace River Regional District proposes to subdivide one hectare for the purpose of establishing a bulk water tank loader station for providing potable water for public consumption.

3. Why do you believe this parcel is suitable for subdivision?

The Peace River Regional District water advisory group that is made up of community representatives identified this site as an ideal location for a bulk tank loader station. This location has a pre-existing water well that can be expanded to include treatment and has the capacity to provide a reliable water source that is not currently available in this area.

4. Does the proposal support agriculture in the short or long term? Please explain.

It supports agriculture in the long term by supplying the surrounding community and farms with clean drinking water for families and livestock.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

6. Describe any economic values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The Peace River Regional District recently established a potable water function for the purpose of being able to provide clean water for use within the rural area. This was to address the updated provincial Drinking Water Protection Act and to ensure a reliable water source for the farming community. The communities of Rose Prairie and North Pine are a considerable distance from the closest potable water source which is in the City of Fort St John. This proposal will reduce transportation costs for the rural residents and thus reduce GHG emissions.

7. Describe any cultural values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

Encourages rural development.

8. Describe any social values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

Supports healthy communities in the rural areas.

9. Describe any regional and community planning objectives you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

Rural Official Community Plan Bylaw No. 1940, 2011

3.0 General Goals, Objectives, and Policies

6. Goal: Recognition of surface and ground water sources as critical, life-sustaining resources and use of best practices in preserving, restoring, and protecting watershed areas.

a. Objective: To help protect the water quality and quantity of both surface and ground water sources, throughout the rural area, used for domestic water consumption.

September 21, 2017

Applicant: Herbert Bernhard Keuth , Katharina Ingeborg Keuth

b. Objective: In the resource extraction industries, to encourage water use that does not ultimately diminish the quality or quantity of water used for domestic and agricultural purposes.

c. Objective: To encourage water management strategies that increases the availability of water to the agricultural sector, while striving to ensure management operations are consistent with provincial and federal objectives for protecting water quality and supply.

d. Objective: To continue support of the existing rural area water supply projects.

Applicant Attachments

- Proposal Sketch - 56808
- Other correspondence or file information - Owner authorization
- Other correspondence or file information - Plan of existing water well
- Certificate of Title - 004-076-796

ALC Attachments

None.

Decisions

None.

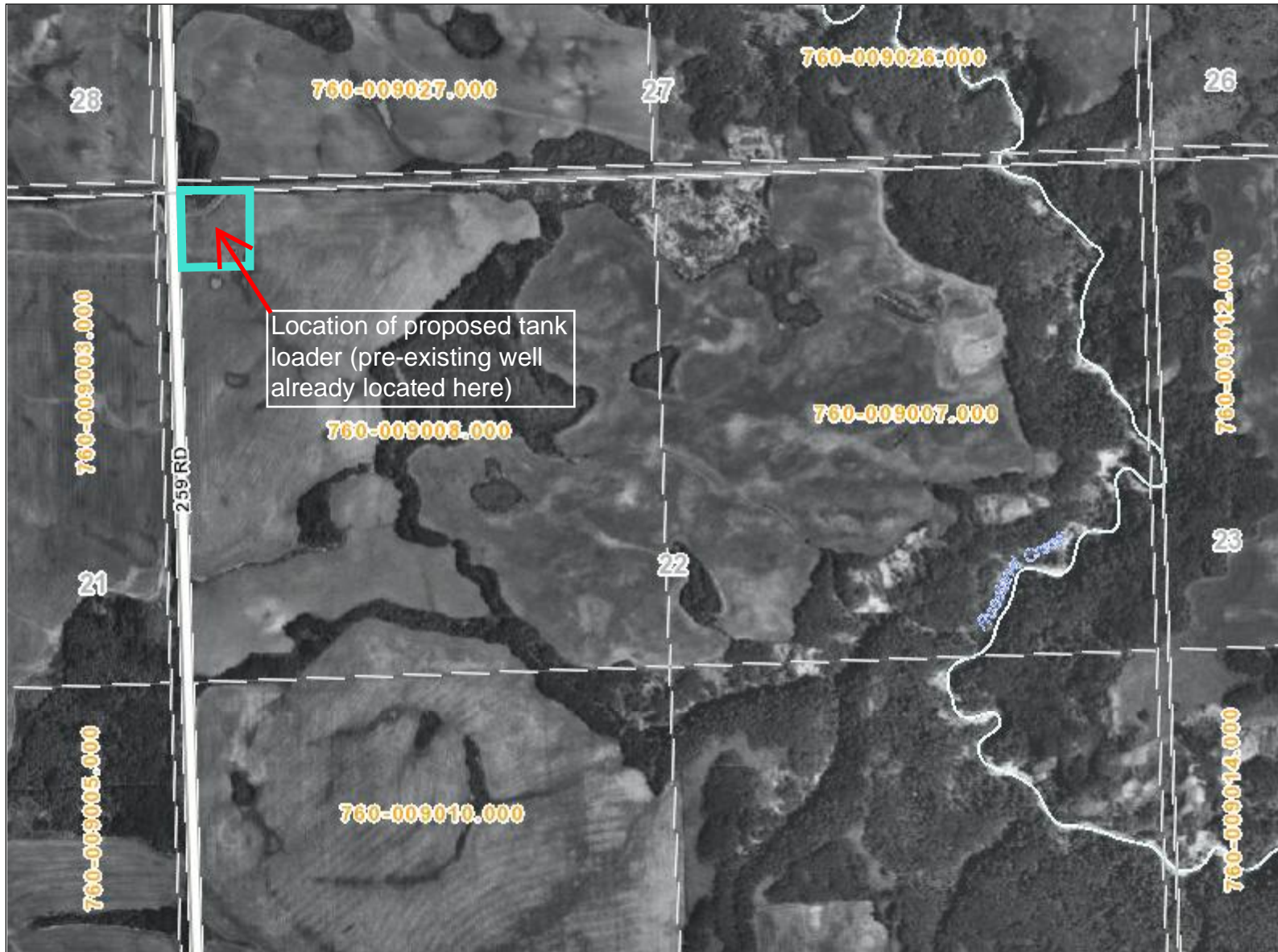
September 21, 2017

Applicant: Herbert Bernhard Keuth , Katharina Ingeborg Keuth



Proposed Rose Prairie Well Location

R-8



Legend

- ◆ Highway Mile Marker
- Rural Community
- 911 Civic Address
- Sections
- ▬ Main Roads (> 1:10000)
- ▬ Minor Roads (> 1:10000)
- ▬ Water Course
- Parcel / District Lot
- ▭ Regional District Boundary
- ▨ Municipal Boundaries

1: 10,000



508.0 0 254.00 508.0 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

September 21, 2017 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

approx. 1 ha. footprint

AGENT AUTHORIZATION LETTER

I (we) Katharina and Herbert Keuth
Printed/typed name(s) of landowner(s)

hereby appoint Paulo Eichelberger, Peace River Regional District to
Printed/typed name of agent

make application to the Agricultural Land Commission as agent on my/our behalf with respect to
the following parcel (s): *Insert legal description for each parcel under application*

NW 1/4 OF SEC 22 TP 86 R 18 W6M PEACE RIVER

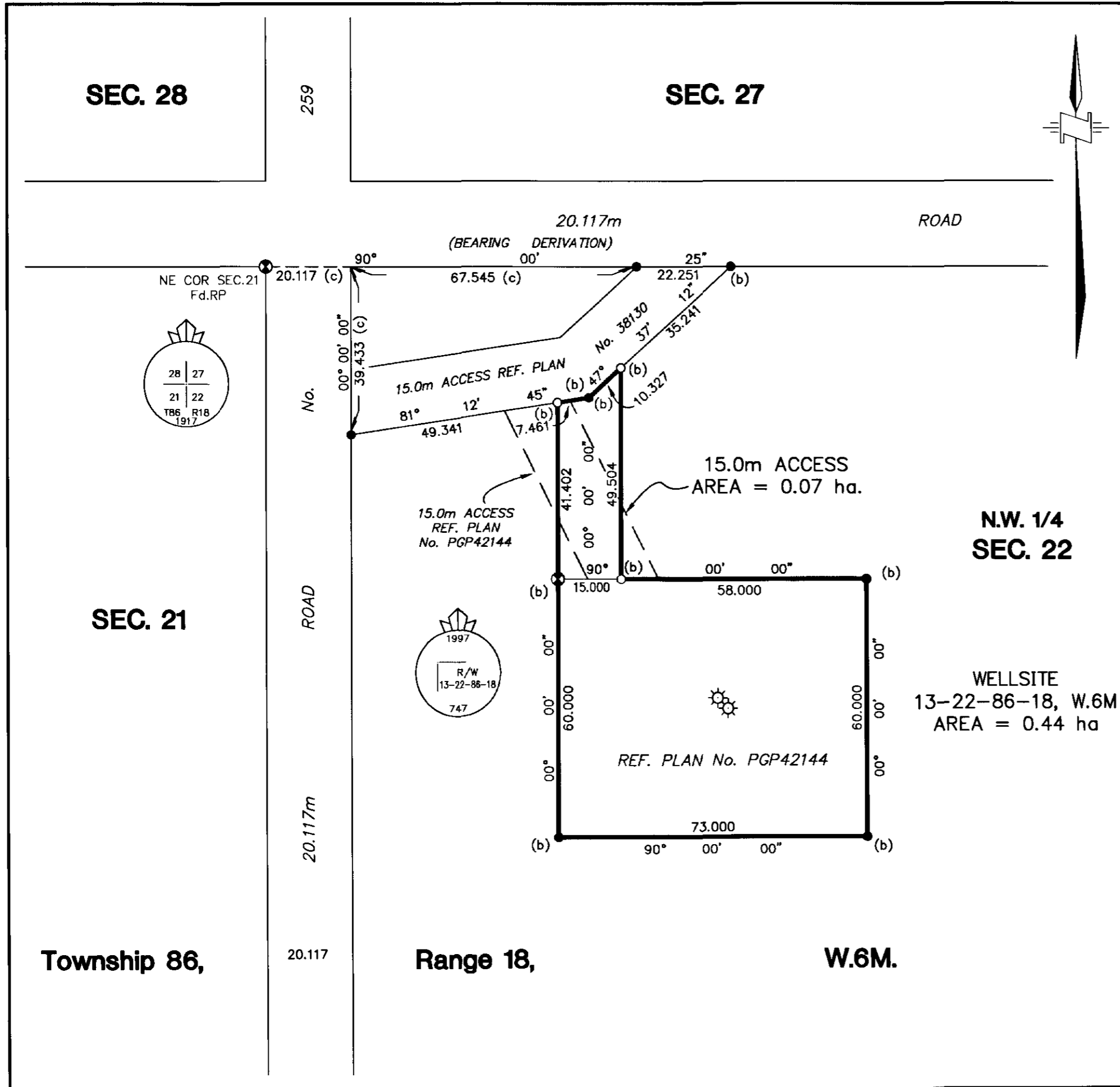
I Paulo Eichelberger, GM Environmental Services, PRRD understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being
submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

 HERBERT B. KEUTH 21.08.2017
Signature Printed Name Date

 KATHARINA I. KEUTH 21.08.2017
Signature Printed Name Date



PLAN PGP42750

DEPOSITED IN THE LAND TITLE OFFICE
AT PRINCE GEORGE B.C.
THIS 9 DAY OF July, 1998.

L. Kilbride
REGISTRAR/bw

An 29032

REFERENCE PLAN OF
PART OF THE
N.W.1/4 SEC.22, Tp.86, R 18, W.6M.
PEACE RIVER DISTRICT
'PURSUANT TO SEC.99(1)(j) OF THE LAND TITLE ACT'
B.C.G.S. 94A . 047
SCALE 1:1,000



BOOK OF REFERENCE

LOCATION	DESCRIPTION	AREA
N.W.1/4 SEC.22, TP. 86, R 18, W.6M	WELLSITE 13-22-86-18, W.6M.	0.44 ha.
N.W.1/4 SEC.22, TP. 86, R 18, W.6M	15.0m ACCESS	0.07 ha.

STATEMENT BY SURVEYOR

I, K.H. LAWSON, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF FORT ST. JOHN, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 29th DAY OF JUNE, 1998.

K.H. Lawson
K.H. LAWSON, B.C.L.S.

THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL DISTRICT
ENCAL ENERGY LTD.

LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- ⊙ DENOTES STANDARD CAPPED POST FOUND
- ⊛ DENOTES PRODUCING WELL
- (b) DENOTES BURIED

BEARINGS ARE ASTRONOMIC, DERIVED FROM REF. PLAN No. 38130 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF Tp. 86, R 18, W.6M.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

McELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
Ste.202, 10014-97th Ave.
Fort St. John, B.C.
Tel.: (250)787-0356, Fax: (250)787-0310

JOB No. : 3111-06278RF
DATE: JULY 2, 1998. *BD BRC*