



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

September 23, 2005

Reply to the attention of Simone Magwood

Donovan & Sharon Ofstie
P.O. Box 1201
Fort St. James, BC – V0J 1P0

Dear Mr. and Mrs. Offsite

Re: Application #B-36080
Part of Block A, South East ¼, District Lot 1628, Range 5, Coast District

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (60 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 **#482/2005** and shown on the attached map.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

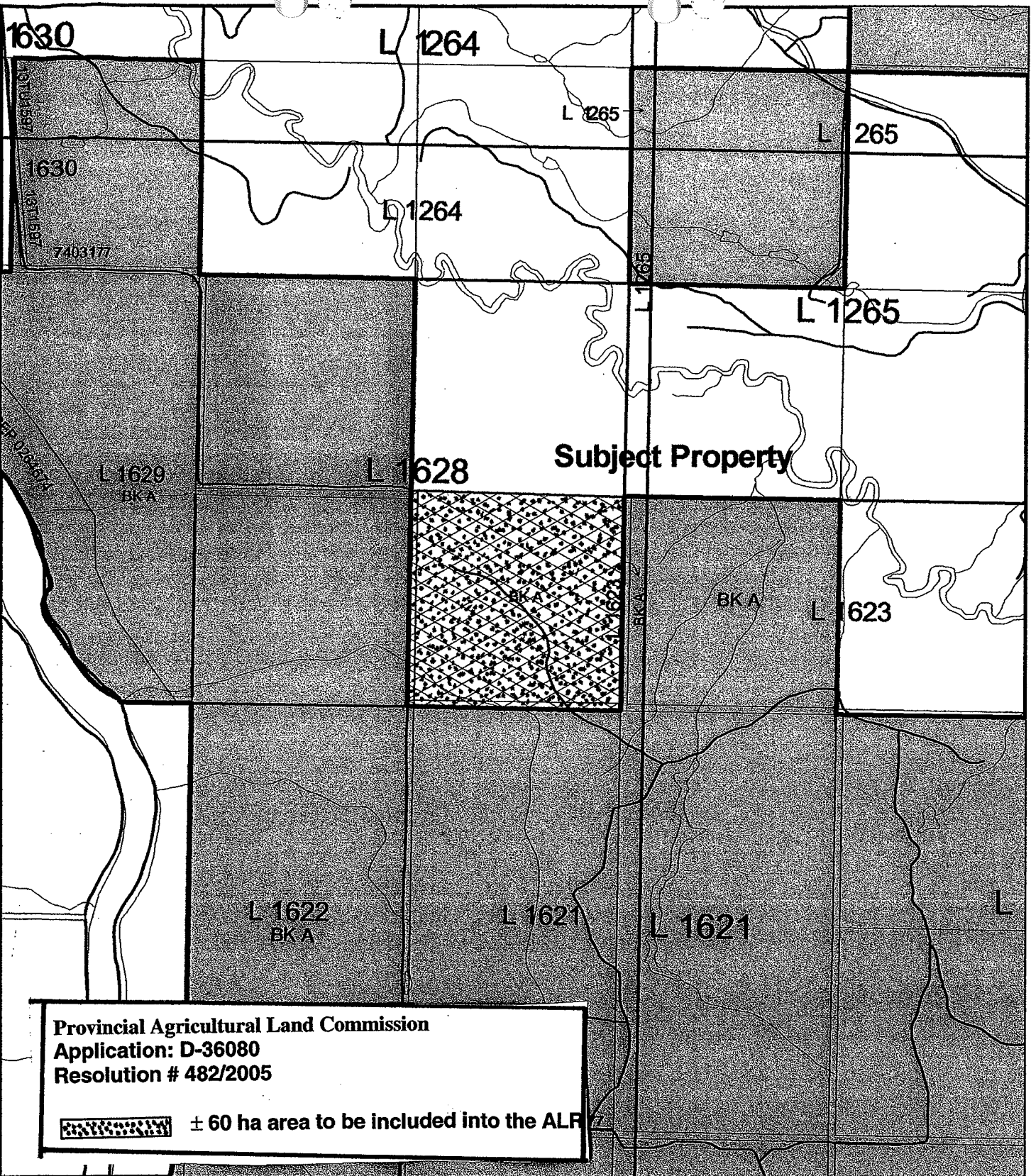
Per:

A handwritten signature in black ink, appearing to read "Erik Karlsen", is written over a horizontal line.

Erik Karlsen, Chair

cc: Land and Water B.C. 455-1011 4th Ave, Prince George, B.C., V2L 3H9
File: 7400671
Regional District of Bulkley-Nechako (#1006)

SM/lv/Encl.
36080d1



Provincial Agricultural Land Commission
 Application: D-36080
 Resolution # 482/2005

 ± 60 ha area to be included into the ALP



ALC CONTEXT MAP
 Application # 36080

Map Scale: 1: 20000

ALC File #: 11-05-36080
 BCGS Map Sheet #: 93K.039
 Regional District: Bulkley-Nechako



Staff Report
Application # B – 36080 – 0
Applicant: Donovan & Sharon Ofstie
Location: Necoslie Valley - Near Fort St. James

DATE PREPARED: July 21, 2005

TO: Chair and Commissioners – Interior Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To include ± 60 ha of land into the ALR

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

BACKGROUND INFORMATION:

This property is largely a level property with mainly immature forest cover. The land has heavy Class 4CD clay soils, with the exception of an unnamed water course in the southwest corner of the property. Overall, this Crown Land is considered arable and the applicants have demonstrated that these soils can produce excellent forage crops on similar ground within their private property.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

Part of Block A, South East ¼, District Lot 1628, Range 5, Coast District .

Location of Property:

Necoslie Valley - Near Fort St. James

Size of Property:

60.0 ha

Present use of the Property:

Agriculture

Agricultural Capability:

Data Source: Agricultural Capability Map # 93K/8
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

The land is designated as Resource (RE) in the Fort St. James Rural OCP Bylaw No. 940, 1996

Zoning Bylaw and Designation:

The land is zoned Rural Resource (RR1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 with a minimum lot size of 28 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comment

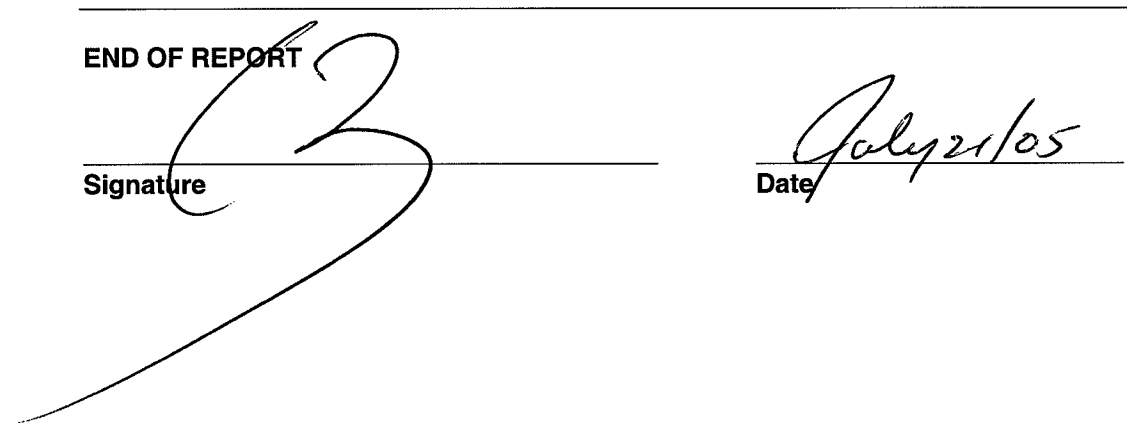
STAFF COMMENTS:

The parcel is surrounded on three sides by ALR.

END OF REPORT

Signature

Date

A large, stylized handwritten signature is written over a horizontal line. To the right of the signature, the date "July 21/05" is handwritten over another horizontal line.