



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

September 22, 2005

Reply to the attention of Simone Magwood

Jacques Roy  
RR1 – Site 16 – Comp 29  
Vanderhoof, BC – V0J 3A0

Dear Sir/Madam:

**Re: Application #B-36183**  
South ½ of the West ½ of the North West ¼ of District Lot 948, Cariboo District.

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (16 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 #481/2005 and shown on the attached map.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

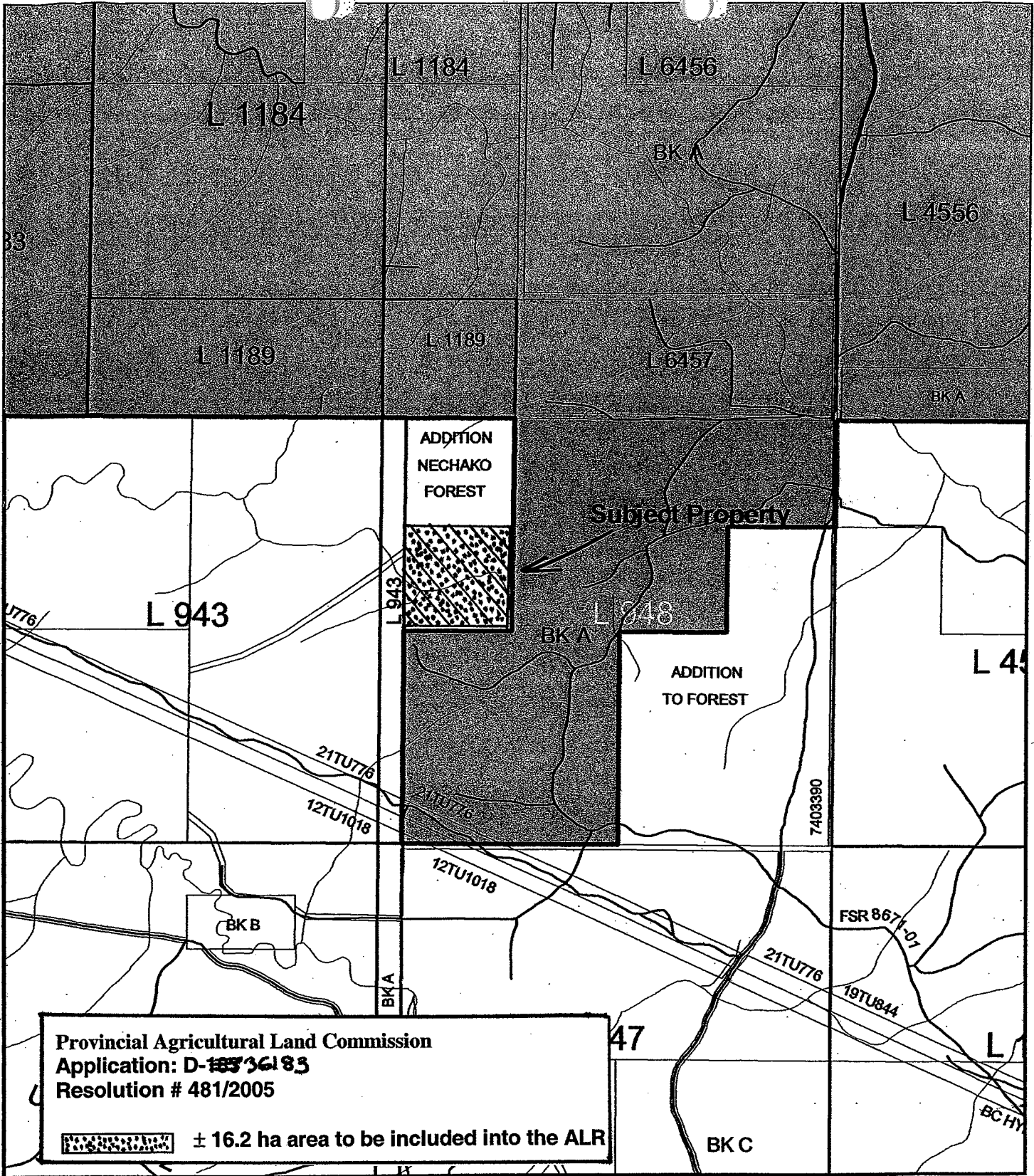
Per:

A handwritten signature in black ink, appearing to read "Erik Karlsen". The signature is fluid and cursive, written over a white background.

Erik Karlsen, Chair

cc: Land and Water B.C. 455-1011 4<sup>th</sup> Ave, Prince George, B.C., V2L 3H9  
File: 7408302  
Regional District of Bulkley Nechako (#1012)  
BC Assessment, Prince George

SM/lv/Encl.  
36183d1



ALC CONTEXT MAP  
 Application # 36183

Map Scale: 1: 20000

ALC File #: 11-05-36183  
 BCGS Map Sheet #: 93G.093  
 Regional District: Bulkley-Nechako

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the “Commission”) on September 15, 2005 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, BC.

PRESENT: Frank Read                                                                  Chair  
             Harold Kerr                                                                      Commissioner

ABSENT: Grant Huffman                                                                Commissioner

STAFF: Simone Magwood, Regional Research Officer  
          Martin Collins, Planner

For Consideration

Simone Magwood presented the staff report dated August 23, 2005 regarding application #B- 36183.

Site Inspection

No site inspection was conducted.

**Commission Discussion**

The Commission had no objection to the proposed inclusion on the grounds the proposal was consistent with provincial policy.

**IT WAS**

**MOVED BY:**                      Commissioner Read  
**SECONDED BY:**                Commissioner Kerr

THAT the staff report be received and the application to include 16.2 ha of land described as the south 1/2 of the west 1/2 of the North West 1/4 of DL 948, Cariboo District be approved on the grounds the proposal was consistent with provincial policy.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # B – 36183 – 0**  
**Applicant: Jacques Roy**

**DATE PREPARED:** August 23, 2005

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Magwood, Regional Research Officer

**PROPOSAL:** To include 16.2 ha of land into the ALR

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

**BACKGROUND INFORMATION:**

The applicant does not qualify for an agricultural property because he only has approximately 24 ha in crop production, which is less than the required minimum of 40 ha and less than 50% of the private arable land in hay or grain production. The proposed agricultural property does make a natural extension of holdings to the adjacent private property. The Agricultural Policy, however, limits direct sales up to only 16.2 ha.

On June 24th (2005) LWBC staff inspected the application area and confirmed that the soils are arable enough to sell this property as an agricultural extension of holdings. Although the soils map shows that half of the property is rated as 7TC and the other half 8:5T-2:5D the LWBC staff concluded that the parcel has a rating of 5:4DP-5:5P and therefore arable.

**Local Government:**

Regional District of Bulkley-Nechako

**Legal Description of Property:**

District Lot 948, South 1/2 of the West 1/2 of the North West 1/4, Cariboo District

**Location of Property:**

Near Vanderhoof

**Size of Property:**

16.2 ha

**Present use of the Property:**

Forested

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93G/13  
The majority of the property is identified as having secondary ratings.

**Official Community Plan and Designation:**

Resource (RE) in the Vanderhoof Rural Official Community Plan Bylaw no. 840, 1995

**Zoning Bylaw and Designation:**

Rural Resource (RR1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.  
Minimum Lot Size: 28 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Government Comments:**

The addition of the 16.2 ha to the existing parcel does not create a non-conformity. However, unless the remainder of DL 948 is consolidated with an adjacent parcel such that it meets the 28 ha minimum parcel area requirement, the remainder will not conform to the zoning.

**Vanderhoof Forest District:**

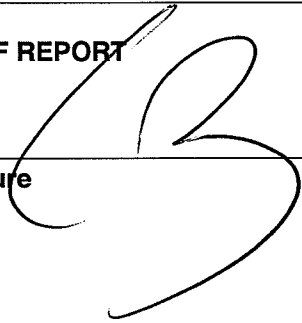
Please note that this proposed lease area is in the vicinity of the Wren Community Pasture. Because there have been concerns expressed previously about cattle accessing private land in this area, please inform your client that it is his responsibility to fence out cattle from his private land.

Please note that a number of streams are present within the proposed application area. Please ensure that the appropriate steps are taken to manage and maintain the riparian features within the application area.

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**END OF REPORT**

Signature



Date

August 24/05