



Agricultural Land Commission
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March 22, 2006

Reply to the attention of Simone Rivers

Donald and Lisa Newgard
2021 Dungeness Creek Road
Houston, B.C. – V0J 1Z2

Dear Mr. and Mrs. Newgard:

Re: Application #B-36311
That part of the East ½ of District Lot 2499, Range 5, Coast District.

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (± 32.2 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 #115/2006 and shown on the attached map.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

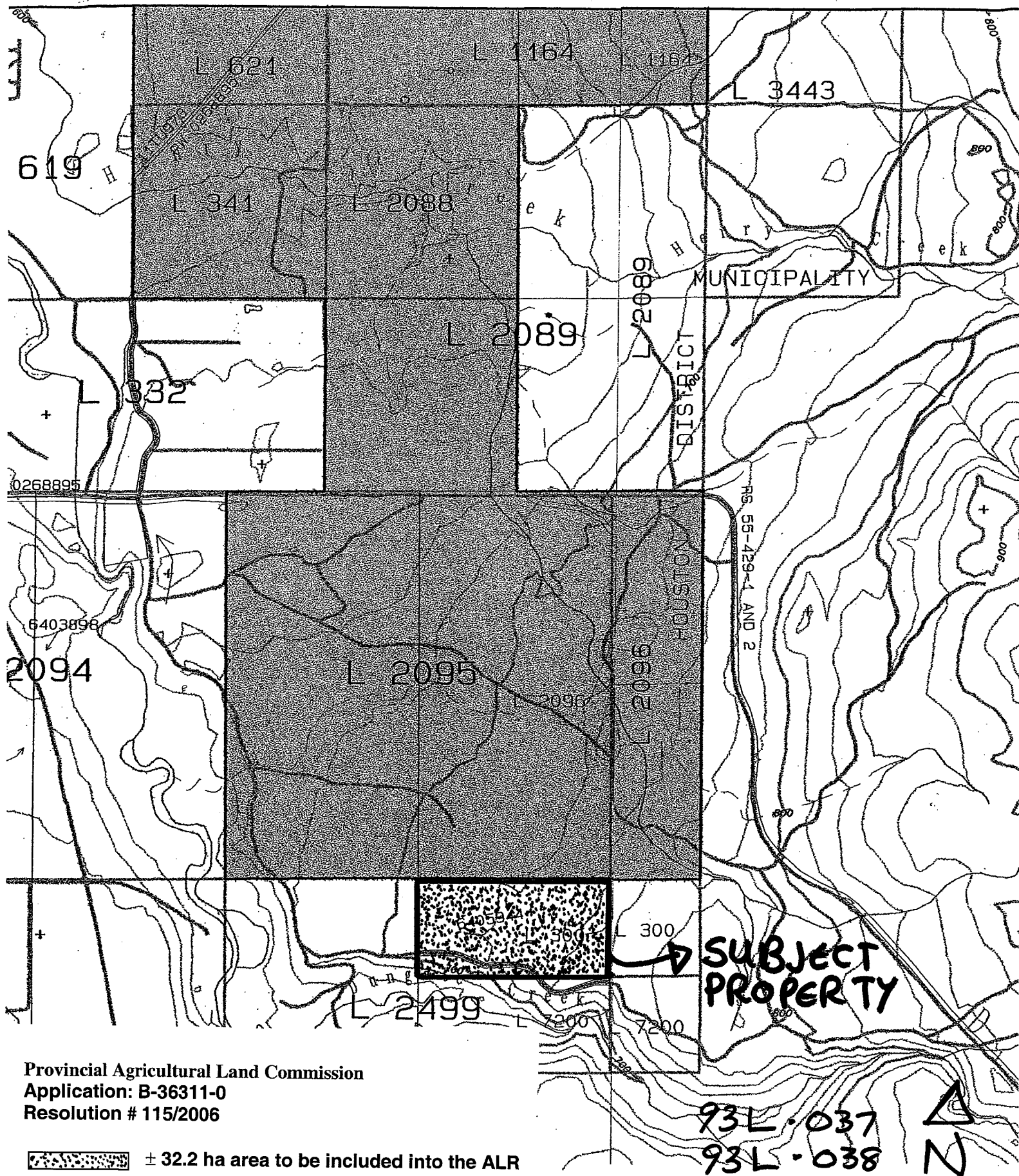
Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.


Erik Karlsen, Chair

cc: Attn: Eileen Kostian: Integrated Land Management Bureau, 200 – 1488 – 4th
Avenue, Prince George, BC – V2L 4Y2 (#6407622)
Regional District of Bulkley-Nechako (# 1015)

SBR/lv/Encl.
36311d1



Provincial Agricultural Land Commission
 Application: B-36311-0
 Resolution # 115/2006

 ± 32.2 ha area to be included into the ALR

93L-037
 93L-038



1:20,000



Staff Report
Application # B – 36311 – 0
Applicant: Donald & Lisa Newgard

DATE RECEIVED: October 14, 2005

DATE PREPARED: January 20, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To include 32.2 ha of land into the ALR

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

BACKGROUND INFORMATION:

The following background information was provided by the Integrated Land Management Bureau with the application: *The Newgard cattle company is a 50-head cow/calf operation. Current holdings are fully utilized for cultivation. The applicants currently hold a grazing lease which includes the application area. Expansion of cultivated area is required to sustain the farming operation. The applicant's current holdings are less than the minimum required for application. A variance was approved and is on file to support this application. The majority of the area is arable, with class 4P-5P soils. The soils are better suited to agriculture than those on their private holdings which produce a viable hay crop. Non-arable areas are mainly limited by terrain. The area south of the access road drops off a very steep ravine into Dungate Creek. In addition, there is a steep gully in the northeast corner of the application area. Surrounding this gully is a 5 ha complex of hummocky terrain, where 40% of the area is not arable. Overall approximately 82% of the application area is arable.*

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

That part of the East ½, District Lot 2499, Range 5, Coast District

Location of Property:

Southeast of Houston

Size of Property:

32.2 ha

Present use of the Property:

Cattle grazing

Surrounding Land Uses:

WEST: Private agricultural (non-ALR)
SOUTH: Grazing Lease (non-ALR)
EAST: Private agricultural (non-ALR)
NORTH: Private agricultural (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93L/7
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Houston Topley Granisle Rural Official Community Plan Bylaw No. 1087, (1998) designates the parcel as Resource (RE).

Zoning Bylaw and Designation:

Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 designates the property as Rural Resource (RR1).
Minimum parcel size 28 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Bulkley-Nechako Board: Interests unaffected.

STAFF COMMENTS:

Staff recommend approval as the proposal is consistent with the long standing Memorandum of Understanding (MOU) between the Commission and the Integrated Land Management Bureau (ILMB) and its predecessors.

END OF REPORT

Simere Rivers

Signature

Jan 30, 2006

Date