



Agricultural Land Commission
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March 22, 2006

Reply to the attention of Simone Rivers

Gail Helps
P.O. Box 95
Telkwa, B.C. V0J 2X0

Dear Ms. Helps:

Re: Application #B-36440
District Lot 403, Block B, Range 5, Coast District

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (\pm 128.6 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 #113/2006 and shown on the attached map.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

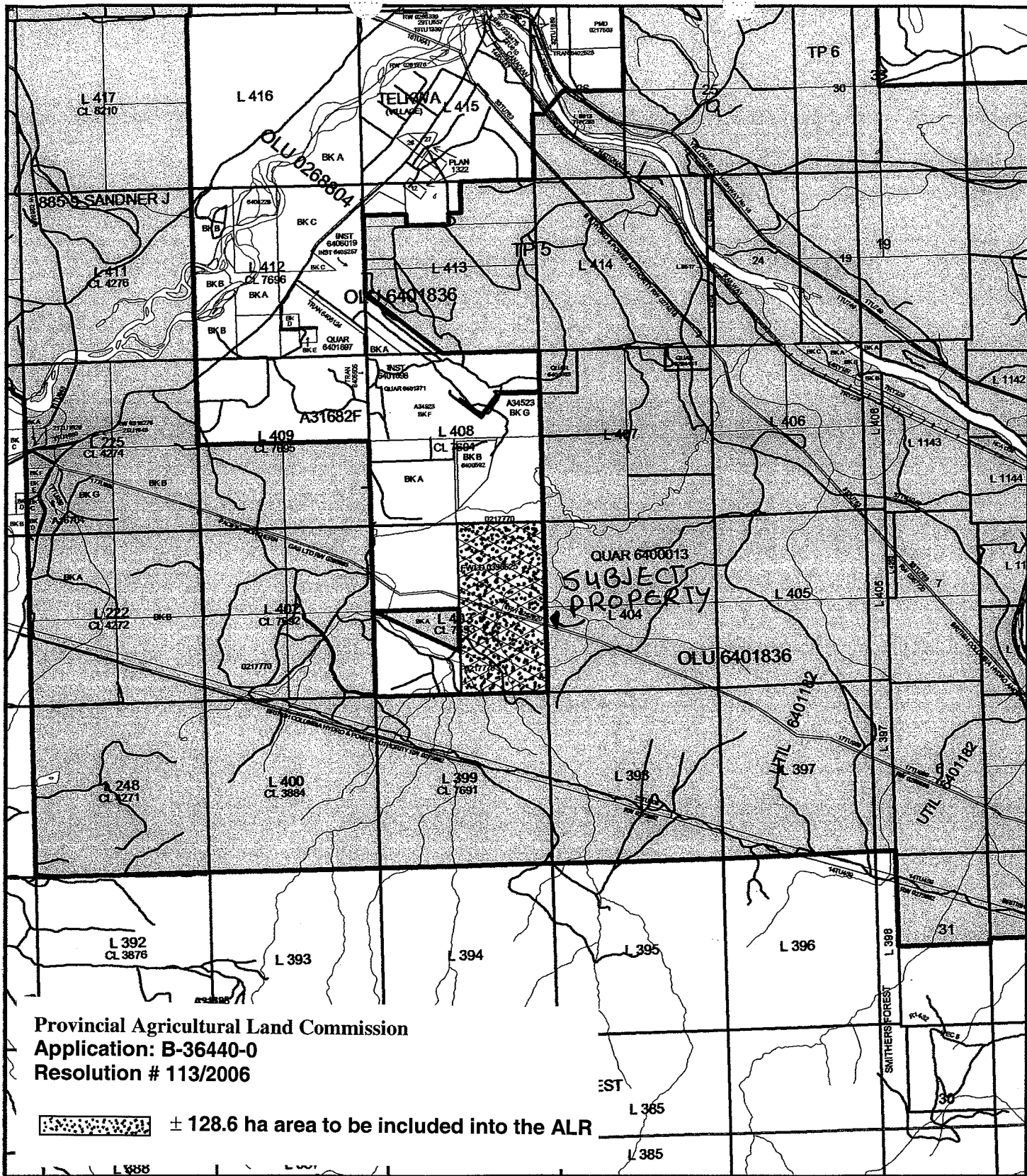
Per:

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 (#5406770)
Regional District of Bulkley-Nechako (# 1020)

SBR/lv/Encl.
36440d1



Provincial Agricultural Land Commission
 Application: B-36440-0
 Resolution # 113/2006

 ± 128.6 ha area to be included into the ALR



ALC CONTEXT MAP
 Application # B-36440-0

Map Scale: 1: 50000

ALC File #: 11-05-36440
 BCGS Map Sheet #: 93L/11
 Regional District: Bulkley-Nechako

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Staff Report
Application # B – 36440 – 0
Applicant: Gail Helps
Agent: Integrated Land Management Bureau

DATE RECEIVED: January 9, 2006

DATE PREPARED: January 31, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To include 128.6 ha into the ALR

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

BACKGROUND INFORMATION:

The application area is located directly adjacent to a portion of the applicant's farm holdings. The subject area is now managed under a 10 year Term Agriculture Lease in the applicant's name. Of the total 128.6 ha under application, 104 ha is considered arable (from David Yole P.Ag report 1999) or 81.5 % of the total area. Arable portions of the subject parcel have been cleared in the past and continue to be cleared and cultivated under the current lease.

This farm has shown that it has the ability to improve the agriculture capability by clearing, cultivating and seeding relatively rough and steep land (Class 5 and higher), and achieve good pasture for livestock (from David Yole, report 1999). In addition, the applicant has been able to successfully drain moist to wet land (Class 4W -5W) via ditching and achieve a very productive silange/hay crop.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

District Lot 403, Block B, Range 5, Coast District

Location of Property:

South of Telkwa

Size of Property:

128.6 ha

Present use of the Property:

Agriculture

Surrounding Land Uses:

WEST: Crown forested (non-ALR)
SOUTH: Crown forested (ALR)
EAST: Crown forested (ALR)
NORTH: Grazing (non-ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93L/11
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

Smithers Telkwa Rural Official Community Plan Bylaw No. 546, (1997) currently designates the parcel as Mineral Development (Md).

The parcel is designated as Resource (RE) in the draft Smithers Telkwa Rural Official Plan

Zoning Bylaw and Designation:

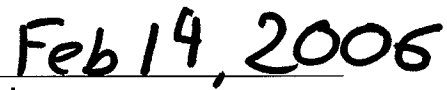
Regional District of Bulkley-Nechako Zoning Bylaw No. 700, (1993) designates the property as Large Holdings (H2).
Minimum Parcel Size 8 ha.

STAFF COMMENTS:

Staff recommends approval as the land is being Crown granted for agricultural purposes and the application 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


Signature


Date