



Agricultural Land Commission
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April 10, 2006

Reply to the attention of Simone Rivers

Eldon Buck
P.O. Box 1285
Fort St. James, B.C. V0J 1P0

Dear Mr. Buck:

Re: Application #B-36524
Part of the West ¼ of District Lot 1619, Range 5, Coast District AND
Part of the East ½ of District Lot 1620, Range 5, Coast District

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (± 104.5) 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 **#156/2005** and shown on the attached map.

It is our understanding that the Integrated Land Management Bureau will inform the Registrar of Land Titles of the ALR status of the property when the title is transferred.

Please quote your application number in any future correspondence.

Yours truly,

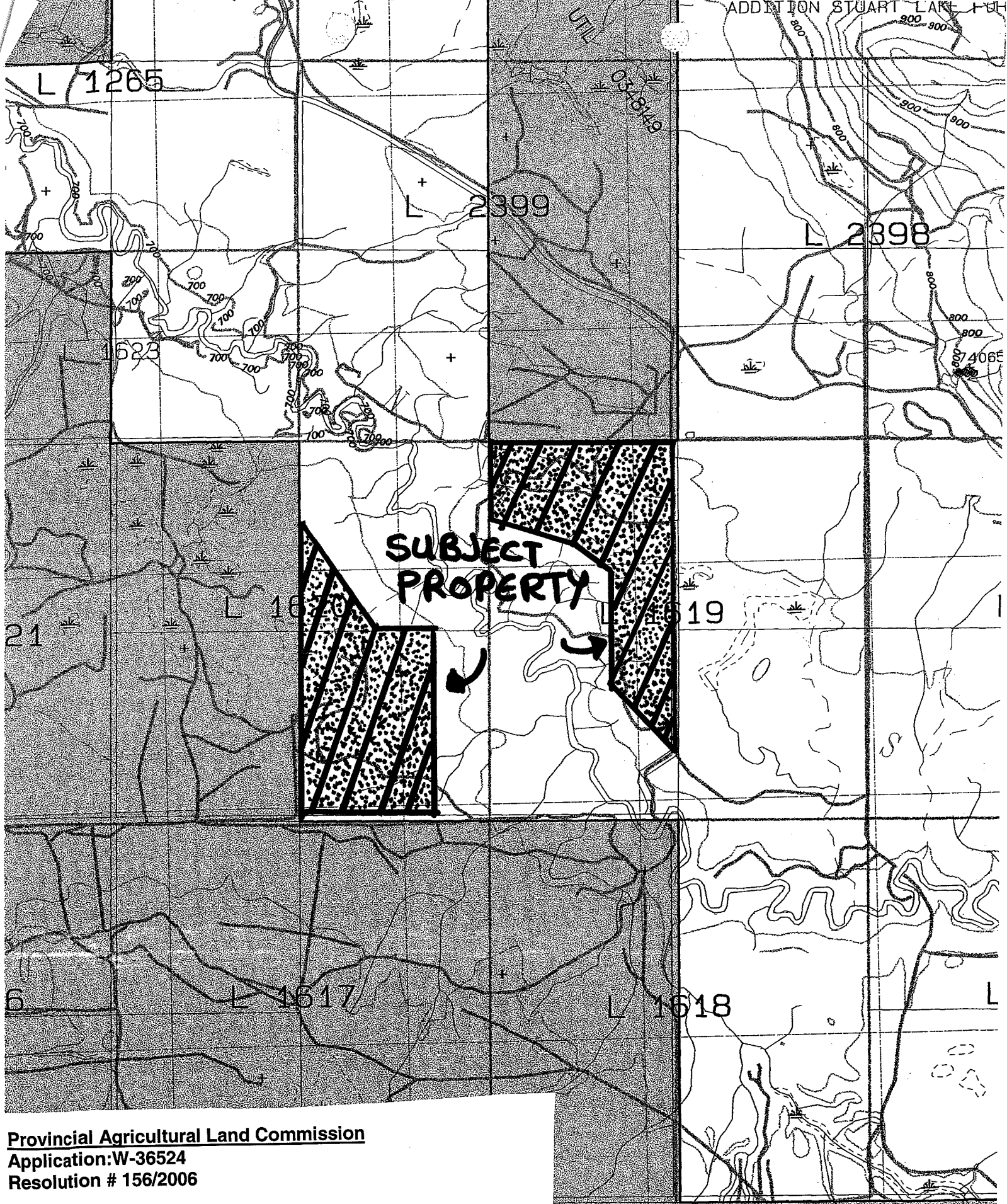
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:



Erik Karlsen, Chair

cc: Attn: Eileen Kostian, Integrated Land Management Bureau, 200 – 1488 – 4th
Avenue, Prince George, BC – V2L 4Y2 (#0307402)
Regional District of Bulkley-Nechako (File # 1022)

SR/eg
I/36524d1



Provincial Agricultural Land Commission
 Application: W-36524
 Resolution # 156/2006

-  Subject property.
-  ± 104.5 ha area approved for inclusion into the ALR.

093K.040
 1:20,000



Staff Report
Application # B – 36524 –0
Applicant: Eldon Buck
Agent: Integrated Land Management Bureau

DATE RECEIVED: March 6, 2006

DATE PREPARED: March 27, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To include 104.5 ha into the ALR

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

BACKGROUND INFORMATION:

The Integrated Land Management Bureau application was forwarded with the following site information:

This property is largely a level property with mainly an immature forest cover. The land has heavy Class 4CD soils. Overall, this Crown land is considered arable and the application has demonstrated that these soils can produce excellent forage crops on similar ground within his private property.

Eldon Buck has greater than 40 ha and greater than 50% of his private arable land in cultivated forage production... Therefore he qualified for an agricultural property under the 2005 Agricultural Policy.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

Part of the West ½ of District Lot 1619 and Part of the East ½ of District Lot 1620 Range 5 Coast District

Location of Property:

South of Fort St. James in the Necoslie Valley

Size of Property:

104.5 ha

Present use of the Property:

Agriculture

Surrounding Land Uses:

WEST: Agriculture (ALR)
SOUTH: Agriculture (ALR)
EAST: Agriculture (non-ALR)
NORTH: Agriculture (ALR)

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:

Fort St. James Rural Official Community Plan Bylaw No. 940 (1996) designates the property as Resource (RE).

Zoning Bylaw and Designation:

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

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Bulkley-Nechako Board: Interests unaffected.

STAFF COMMENTS:

Staff note that much of the surrounding land to the subject property was included into the ALR in 1983.

Agricultural Capability: The C.L.I Agricultural Capability map rates the property as 100% 5D. However; as noted in the background information, the ILMB estimates that the property should be rated as having class 4CD soils.

Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses
D undesirable soil structure
C adverse climate

END OF REPORT

Signature

Date



March 27/06

