



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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May 7, 2007

Reply to the attention of Simone Rivers  
ALC File: B-37301

Jeanette Pearson  
Integrated Land Management Bureau  
200-1488-4th Avenue  
Prince George, BC V2L4Y2

Dear Madam:

**Re: Application to include land into the Agricultural Land Reserve**

**Your File: 7408367**

Please find attached the Minutes of Resolution # 176/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako (1034)

Enclosure: Minutes/Sketch Plan

SR/eg  
i/37301d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on April 12, 2007 at Smithers, B.C.**

**PRESENT:** Frank Read    Chair, North Panel  
              William Norton    Commissioner  
              Simone Rivers     Staff

### **For Consideration**

Application:        # B- 37301  
Applicant:         Klaus and Ursula Wolff  
Agent:              Integrated Land Management Bureau  
Proposal:          To include the 16 ha subject property into the Agricultural Land Reserve.  
  
Legal:              Part of North 1/2, District Lot 69, Range 4 Coast District;  
Location:         Nithi Road between Fraser Lake and Franchoise Lake

### **Site Inspection**

No site inspection was conducted

### **Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

### **Discussion**

The Commission had no objection to the proposed inclusion on the grounds that the land is being Crown granted for agricultural purposes and the application is consistent with the longstanding Memorandum of Understanding (MOU) between the Commission and the Integrated Land Management Bureau (ILMB) (and its predecessors).

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.

**IT WAS**

**MOVED BY:** Commissioner Bill Norton  
**SECONDED BY:** Commissioner Frank Read

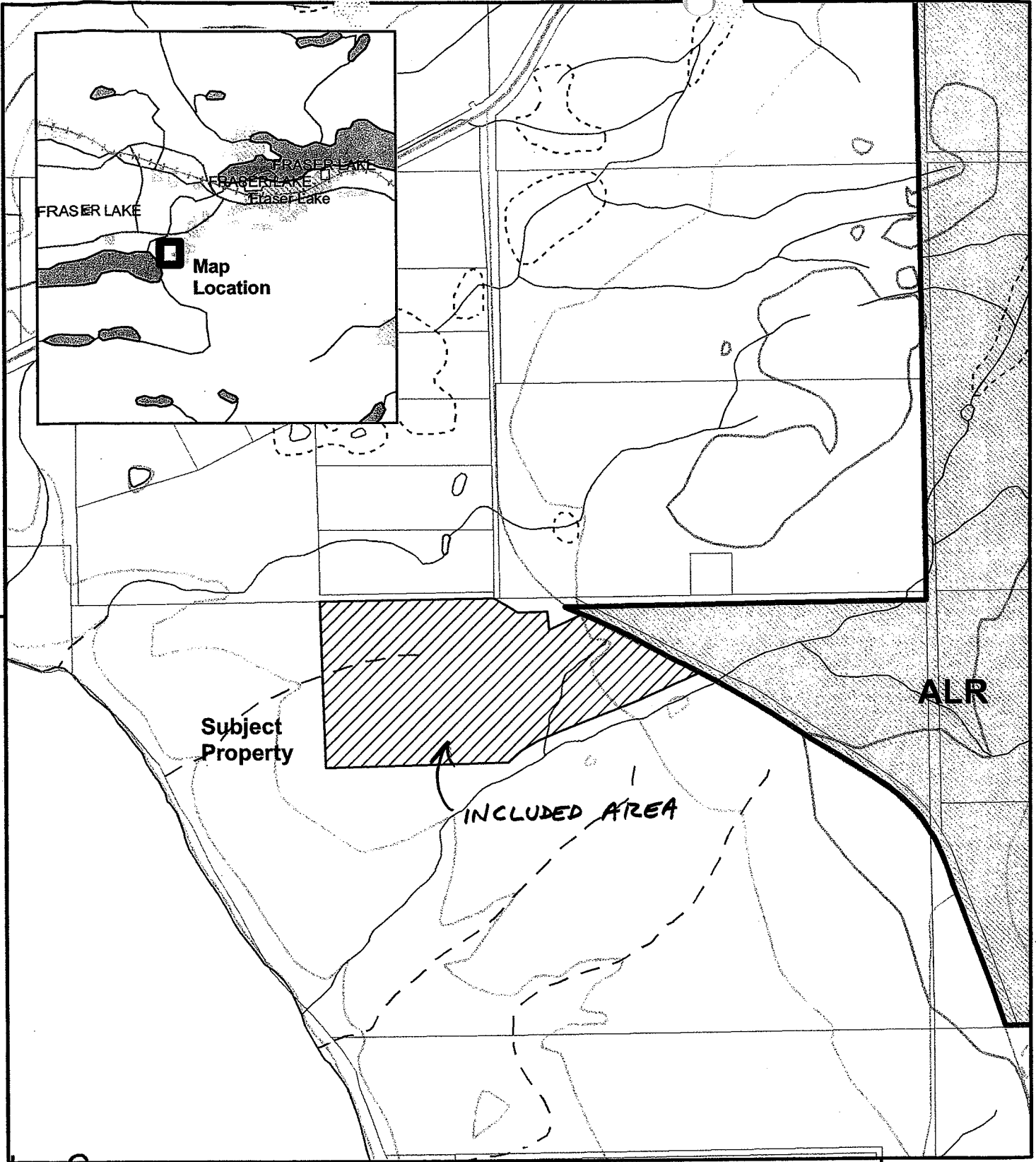
THAT the application to include 16 ha into the ALR be allowed.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

**Resolution # 176/2007**

124°58'0"W



54°0'0"N

ALR

Subject Property

INCLUDED AREA

124°58'0"W

RESOLUTION #176/2007



Map Scale: 1:10,000



ALC File #: 11-07-37301

Mapsheet #: 93F.096

Map Produced: April 04, 2007

Regional District: Bulkley-Nechako



**Staff Report**  
**Application # B – 37301**  
**Applicant: Klaus and Ursula Wolff**  
**Agent: Integrated Land Management Bureau (ILMB)**

**DATE RECEIVED:** March 21, 2007

**DATE PREPARED:** April 4, 2007

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To include the 16 ha subject property into the Agricultural Land Reserve.

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

**BACKGROUND INFORMATION:**

The land is being sold to the applicant under the Extensive Agriculture policy as a agricultural extension of holdings. The property is being sold as a direct sale. The ILMB has determined that the subject property is 100% arable.

**Local Government:**

Regional District of Bulkley-Nechako

**Legal Description of Property:**

Part of North 1/2, District Lot 69, Range 4 Coast District

**Location of Property:**

Nithi Road, South of Fraser Lake

**Size of Property:**

16 ha

**Present use of the Property:**

Agriculture

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93F/15 & 93K/2  
The majority of the property is identified as having secondary ratings.

**Official Community Plan and Designation:**

Endako, Fraser Lake Fort-Fraser Rural OCP Bylaw No. 584 (1988)  
Designation: Rural Resource (RU)

**Zoning Bylaw and Designation:**

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

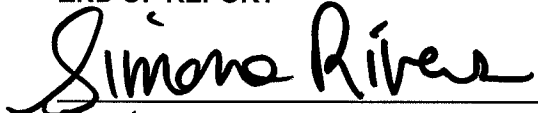
**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

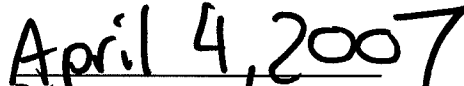
**Bulkley-Nechako Regional District Board:** The Regional Board forwarded the application and stated that their interests are unaffected.

**ATTACHMENTS:**

- ALC Context Map - 93F.096 - 1:50,000 (Created by ALC Staff)
- Airphoto - 1:5000 (created by ALC Staff)

END OF REPORT

  
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Signature

  
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Date