



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

August 28, 2007

Reply to the attention of Simone Rivers
ALC File: # B - 37488

Wilber and Anne Bulkley
10048 Blackwater Road
Vanderhoof, BC V0J 3A1

Dear Sir/Madam:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 409/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Kalsen, Chair



cc: W D McIntosh Box 1250 (186 Health) Vanderhoof, BC V0J3A0
Regional District of Bulkley-Nechako (1035)

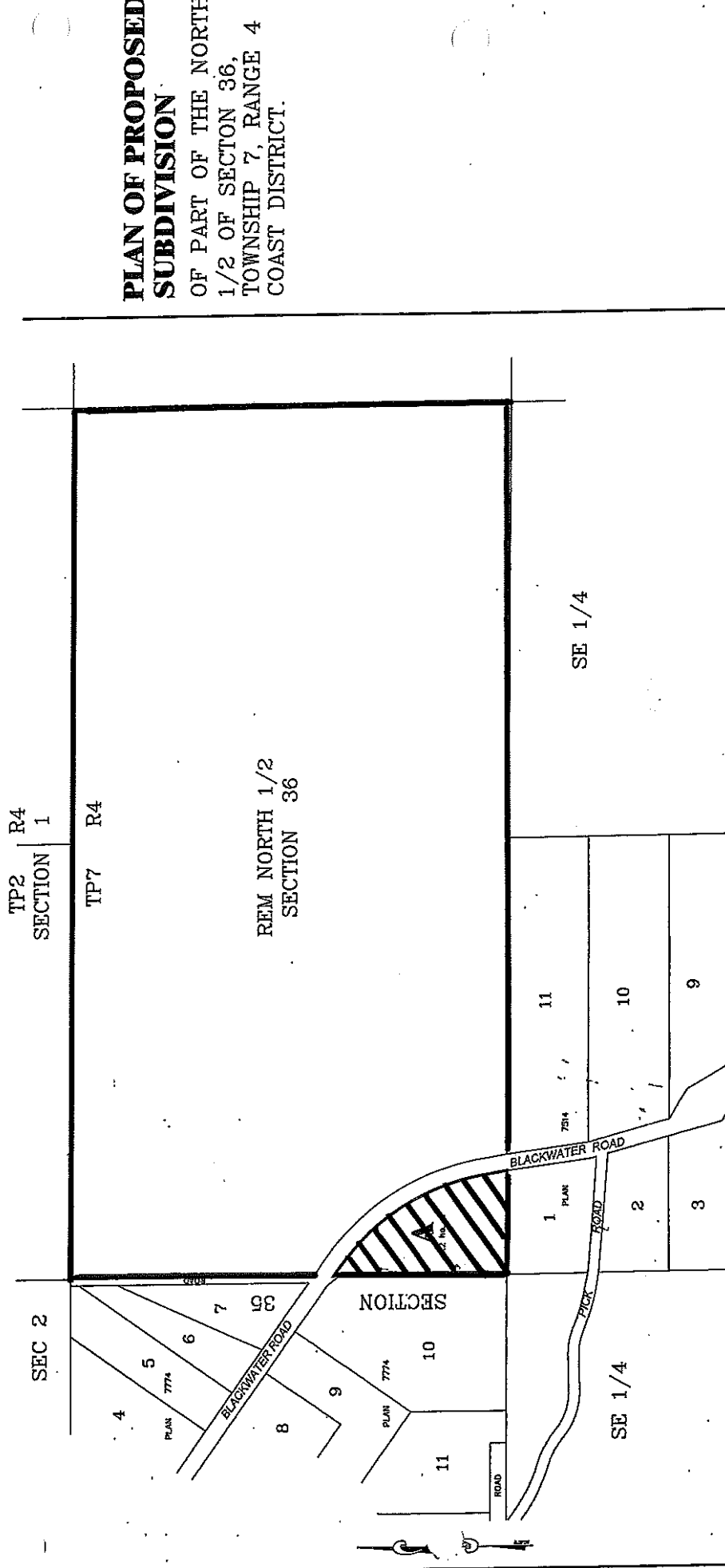
Enclosure: Minutes/Sketch Plan

RC/lv/37488d1

Provincial Agricultural Land Commission

Application #B-37488
 Resolution 409/2007

-  Subject Property
-  Approved subdivision of one ±4.2 ha lot.



PLAN OF PROPOSED SUBDIVISION
 OF PART OF THE NORTH
 1/2 OF SECTION 36,
 TOWNSHIP 7, RANGE 4
 COAST DISTRICT.



Staff Report
Application # B – 37488
Applicant: Wilber and Anne Bulkley
Agent: W D McIntosh

DATE RECEIVED: June 14, 2007

DATE PREPARED: July 13, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Subdivision for a Relative: To subdivide a 4.2 ha lot from the 128 ha subject property. The applicants have owned the land since 1958.

This application is made pursuant to section 21(2) of the *Agricultural Land*

BACKGROUND INFORMATION:

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

PID: 015-739-147

The North ½ of Section 36, Township 7, Range 4 Coast District

Purchase Date:

1958-09-01

Location of Property:

Located at 10048 Blackwater Road, approximately 9 km south of Vanderhoof.

Size of Property:

128 ha (The entire property is in the ALR).

Present use of the Property:

Residence, farm and farm buildings

Surrounding Land Uses:

WEST: Residential Lots, Blackwater Road and Sinket Lake
SOUTH: Residential Lot, Pick Road, Forested Land and Farm Land
EAST: Forested lands
NORTH: Forested land, farm land and pasture

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:

Vanderhoof Rural OCP Bylaw No. 840 (1995)
Designation: Agricultural (A)

Zoning Bylaw and Designation:

Regional District of Bulkley-Nechako Zoning Bylaw No. 700 (1993)
Designation: Agricultural (Ag1)
Minimum Lot Size: 16 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Bulkley-Nechako Regional District Board: The Regional Board forwarded the application with a recommendation of support.

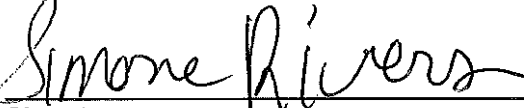
STAFF COMMENTS:

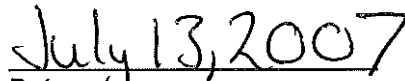
- The applicants have provided documentary evidence that they have owned the subject property since 1958. They therefore qualify for consideration under the Commission's *Homesite Severance Policy*.
- They are asking for consideration of a subdivision for a relative in lieu of subdividing the existing homesite.
- The proposed subdivision is separated from the remainder of the subject property by a road.

ATTACHMENTS:

- Sketch of proposed subdivision (submitted by the Agent for the applicant)
- Copy of original purchase agreement dated 1958
- ALC Context Map 1:20,000 (93G.091 - created by ALC Staff)
- Airphoto 1:10,000 (created by ALC Staff)

END OF REPORT


Signature


Date