



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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January 6, 2005

Reply to the attention of Ron Wallace

Christopher & Friederike Schippers
20484 Kitsequecia Lake Road
Smithers, BC – V0J 2N1

Dear Sir/Madam:

RE: **Application #N-35685-0**
Block E, District Lot 5420 & 8103, Range 5 Coast District
Block F, District Lot 5420, Range 5 Coast District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to include the two properties described above into the Agricultural Land Reserve (ALR). The application was submitted pursuant to section 17(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved the application to include Block E, DL 5420 and 8103, Range 5, Coast District into the ALR. This property as shown on the attached map is included within the Agricultural Land Reserve Plan of the Regional District of Bulkley-Nechako.

However, the proposal to include Block F, DL 5420, Range 5, Coast District in to the ALR was refused due to its very limited agricultural capability (i.e., steep topography). The Commission has no objection to the continued use of this property as part of your agricultural operations.

The decision noted above is recorded as Resolution **#595/2004**.

With this approval, applicable Acts, regulations, bylaws of the local government continue to apply, along with the provisions of the Agricultural Land Commission Act and regulation.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

K. B. Miller, Chief Executive Officer

cc: Regional District of Bulkley-Nechako (#987)
Land and Water British Columbia Inc., 455-1011 - 4th Avenue,
Prince George, BC V2L3H9
BC Assessment, Prince George
Land Title - Kamloops

RW/lv/Encl./35685d1

Resolution #595/2004
Application #B-35685

**CERTIFICATE OF ORDER # 595/2004
PURSUANT TO THE AGRICULTURAL LAND COMMISSION ACT**

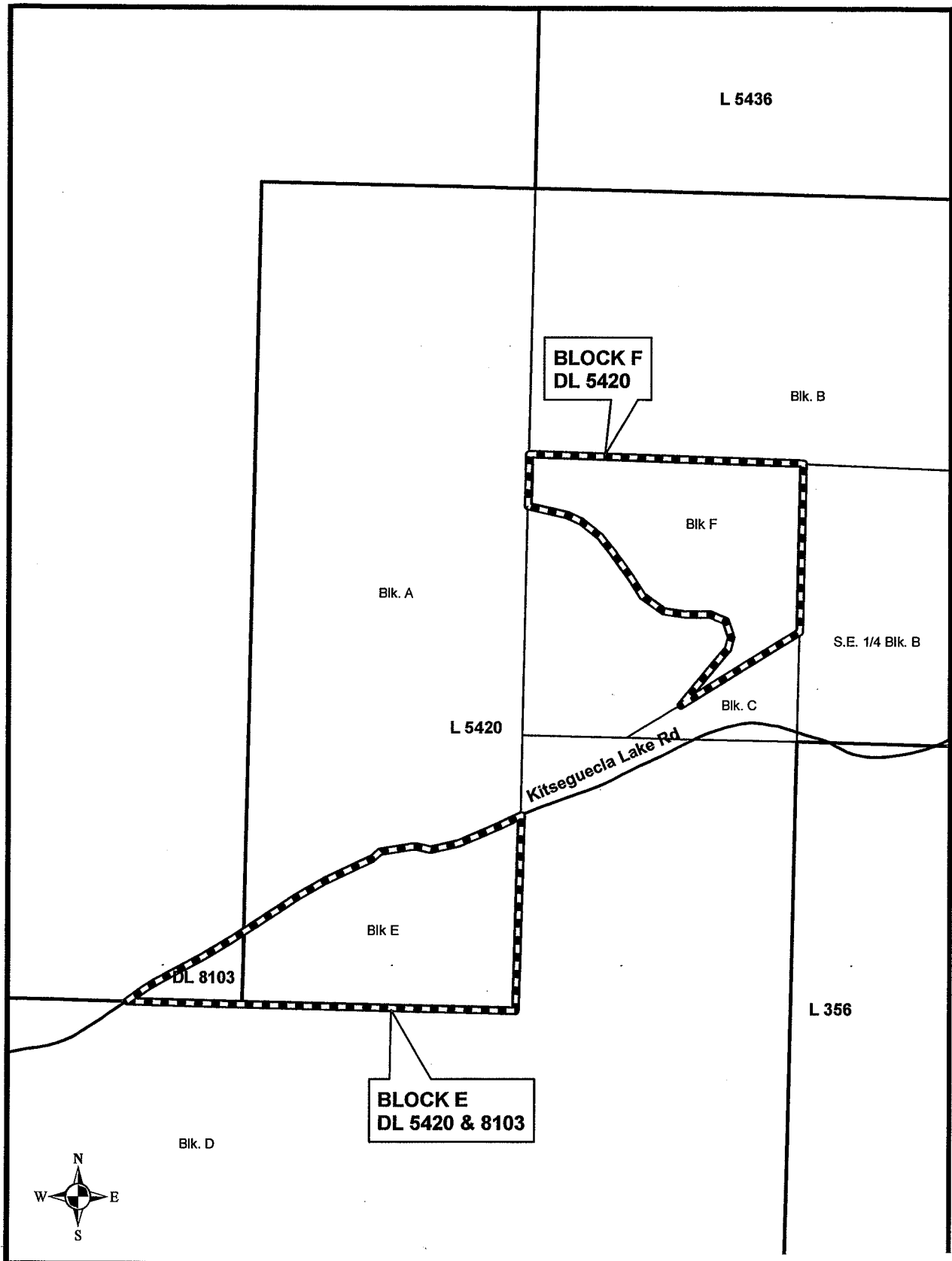
Re: Block E, District Lot 5420 & 8103, Range 5 Coast District

I hereby certify that the Provincial Agricultural Land Commission, by Resolution #595/2004 dated the 1st day of December, 2004 approved an order under Section 17(3) of the *Agricultural Land Commission Act*, allowing the application to include the land and thereby amending the Agricultural Land Reserve Plan of the Regional District of Bulkley-Nechako.

Dated at Burnaby, British Columbia, this 6th day of January 2005.



K. B. Miller, Chief Executive Officer
Provincial Agricultural Land Comm





Staff Report
Application # B – 35685-0
Applicant: Christopher & Friederike Schippers
Agent: Land and Water BC Inc.

DATE PREPARED: November 22, 2004

TO: Chair and Commissioners –North Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To include the subject properties into the ALR as a condition of Crown grant. The applicants wish to add these properties to their existing holdings. The properties will be used for agricultural purposes such as additional calving areas, hay land and cow pasture.

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

BACKGROUND INFORMATION:

There have been no previous applications involving the subject properties.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

District Lot 5420 & 8103, Block E, Range 5 Coast District;
District Lot 5420, Block F, Range 5 Coast District;

Location of Property:

The properties are located approximately 23 km north of Smithers.

Size of Property:

13.2 ha

Present use of the Property:

Undeveloped

Surrounding Land Uses:

NORTH: Crown land, undeveloped

EAST: Agriculture

SOUTH: Agriculture
WEST: Crown land, undeveloped

Agricultural Capability:

Data Source: Agricultural Capability Map # 93L/14
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

None

Zoning Bylaw and Designation:

None

RELEVANT APPLICATIONS:

Application #30317-0

Applicant: Ministry of Environment Lands & Parks

Decision Date: February 19, 1996

Proposal: Include 48.6 ha into ALR in accordance with Article 8.0 of the Memorandum of Agreement with the Ministry.

Decision: Allow

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Regional Board recommends approval.

Advisory Planning Commission

Recommends approval.

Planning Committee

Recommends approval.


Planning Department

This proposal improves the viability of the grantee's farm unit and provides a clear benefit to agriculture, therefore the planning department has no objections to this application.

STAFF RECOMMENDATIONS:

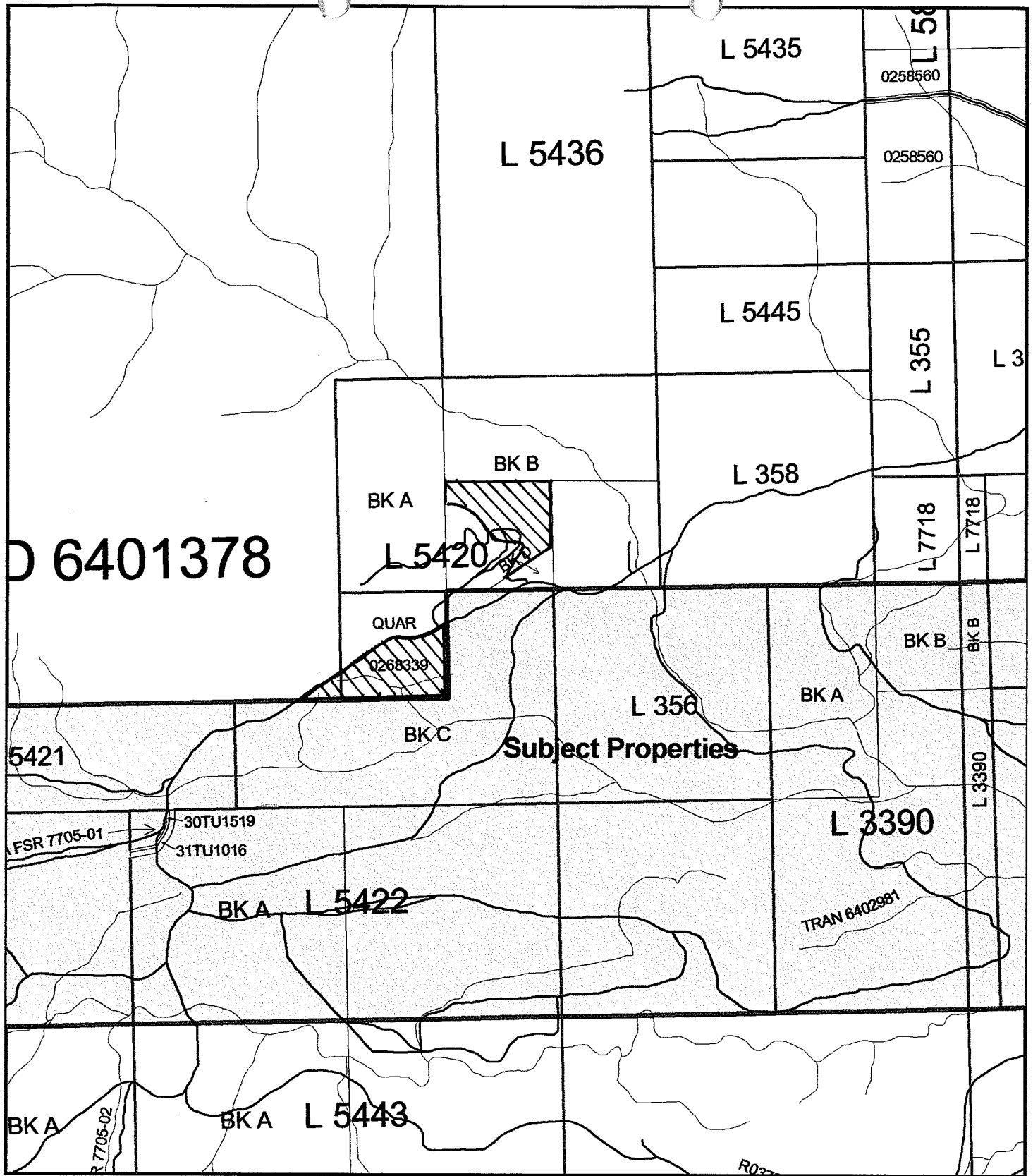
Staff recommends approval.

END OF REPORT



Director's Signature

22 November 2004
Date



ALC CONTEXT MAP
Application # 35685

Map Scale: 1: 20000

ALC File #: 11-04-35685

BCGS Map Sheet #: 93L.093

Regional District: Bulkley-Nechako