



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

November 10, 2005

Reply to the attention of Simone Rivers

Rodney and Kimberly deSteiger
PO Box 133 – 9937 Lawson Road
Telkwa, BC – V0J 2N0

Dear Mr. and Mrs. deSteiger:

Re: Application # B- 36197-0
Lot A, District Lot 414, Range 5, Coast District, Plan 7023

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place a third residence on the above mentioned property. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on October 31, 2005.

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the area identified on the attached plan.
- the use being restricted to a single wide mobile home.
- the use being temporary and that the removal of the mobile home when no longer needed by Rod deSteiger's mother.
- the removal of the mobile home if it is unoccupied for longer than six months
- compliance 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. The Commission suggests you contact Regional District of Bulkley-Nechako at your earliest convenience.

The decision noted above is recorded as Resolution #590/2005.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

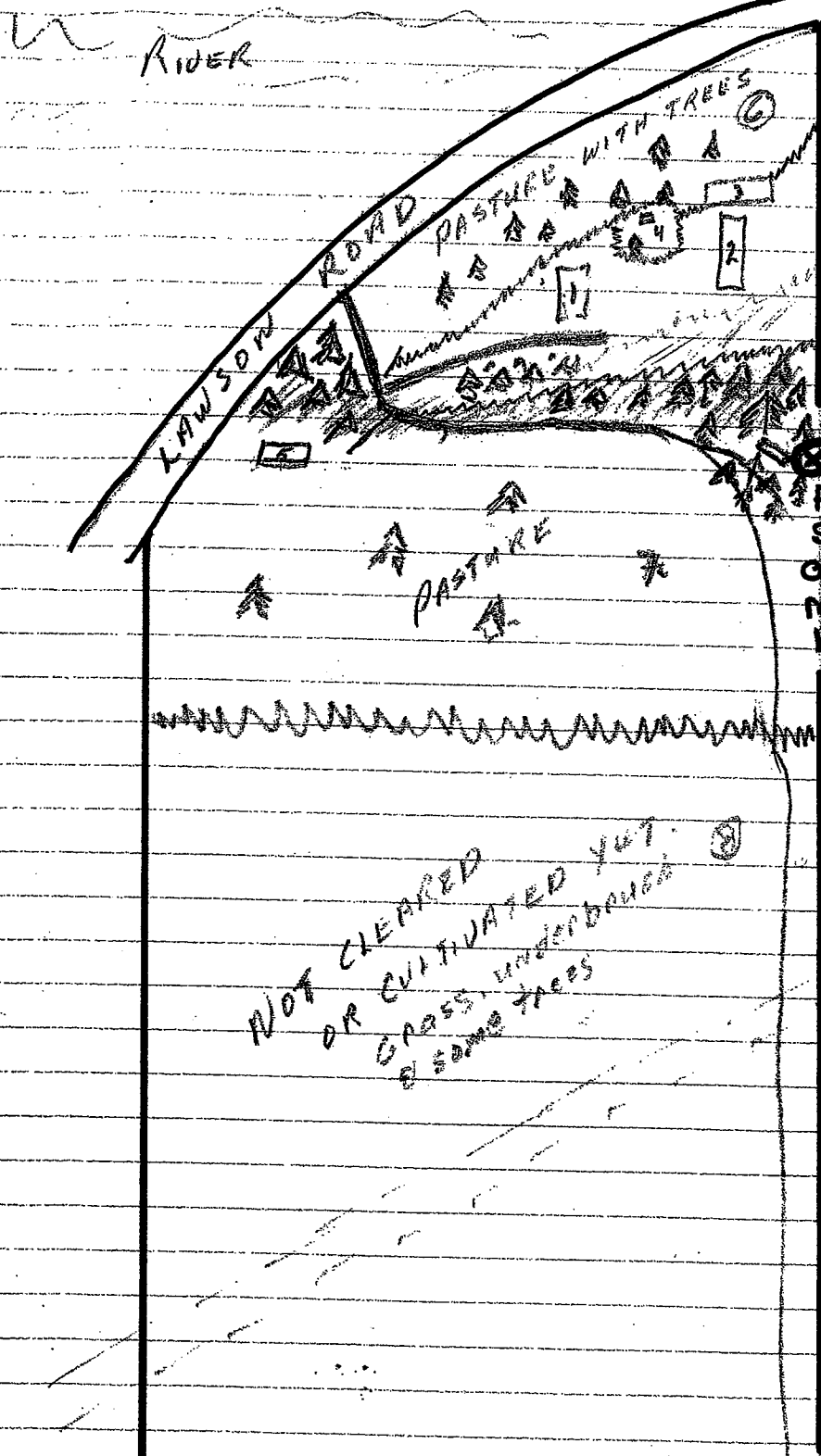
A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label. The signature is fluid and cursive, with a long vertical stroke extending downwards from the end of the name.

Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako (#1010)

SR/lv/Encl.
36197d1

Lot A, District Lot 414, Range 5, Coast District
 SKETCH OF PROPERTY BLOCK A
 52.94 AC Plan 7023



EXISTING
 ~~~~~ = FENCE  
 ——— = ROAD  
 ▲ = "TREE AREAS  
 (EVERGREEN & VARIOUS OTHERS)  
 / / / = SLOPE

1. HOUSE
2. SHED
3. HAY SHED & STALLS
4. SMALL SHED & CORRAL
5. MOBILE HOME
6. SHEEP PASTURE
- ⊗ PROPOSED SITE  
 (APPROX 90 x 75)  
 MOBILE 12 x 60  
 OR 14 x 70
7. Pasture
8. Proposed field  
 & PASTURE

Approved site for additional mobile home.

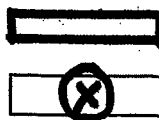
NOT CLEARED OR CULTIVATED YET  
 GRASS, UNDERBUSH & SOME TREES

HYDRO LINE

RECEIVED  
 ENZY. AGRICULTURAL LAND COMMISSION  
 AUG 5 2005

de STEIGER

Provincial Agricultural Land Commission  
 Application: B-36197-0  
 Resolution # 590/2005



Subject property.

Area approved for placement of a mobile home.



Page 2

**IT WAS**

**MOVED BY:** Commissioner Read

**SECONDED BY:** Commissioner Kerr

THAT the staff report be received and the application to place an additional mobile home on the property be approved subject to the following conditions:

- That the use is restricted to a single wide mobile home.
- That the use is temporary and that the mobile home is removed when no longer needed by Rod deSteiger's mother.
- That the mobile home is to be removed if unoccupied for longer than six months.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # B – 36197 – 0**  
**Applicant: Rodney & Kimberly deSteiger**

**DATE RECEIVED:** August 5, 2005

**DATE PREPARED:** October 4, 2005

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

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To place an additional mobile home on the property which would constitute a third dwelling.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants propose to place a mobile home on the property for Mr. deSteiger's mother. There is already one permanent dwelling and one mobile home on the property. The existing mobile home is occupied by Mrs. deSteiger's parents. The applicants have recently purchased this property and are in the process of fencing it for sheep with the intention of gaining farm status. They state that they hope to be able to eventually clear enough to grow some of the feed needed for the animals. The applicants are hoping that Mr. deSteiger's mother would be able to help with the farm they are planning to develop.

**Local Government:**

Regional District of Bulkley-Nechako

**Legal Description of Property:**

PID: 009-523-359  
Lot A, District Lot 414, Range 5, Coast District, Plan 7023

**Purchase Date:**

June 29, 2004

**Location of Property:**

9937 Lawson Road, southeast of Telkwa

**Size of Property:**

20.8 ha (The entire property is in the ALR)

**Present use of the Property:**

Residence, mobile home, outbuildings, sheep pasture and forested areas.

**Surrounding Land Uses:**

**WEST:** Farm/Residential (ALR)  
**SOUTH:** Farm/ Residential (ALR)  
**EAST:** Farm/Residential (ALR)  
**NORTH:** Farm/Residential (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93L/11  
The majority of the property is identified as having secondary (4x) ratings.

**Official Community Plan and Designation:**

Smithers-Telkwa Rural OCP Bylaw No. 546, 1987 designates the property as Agricultural (A)

**Zoning Bylaw and Designation:**

Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 designates the property as Agricultural (Ag1).  
Minimum parcel size 16 ha.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Planning Staff:** Recommend approval subject to mobile home occupied by a family member only.

The planning department conferred with the Ministry of Transportation regarding this application. The Ministry of Transportation has no objection to this proposal as long as no other access to Lawson Road is proposed. The Ministry also feels that it is important to limit the occupancy of the mobile home to relatives in order to preclude a multiple rental situation.

The Planning Department also requested the Chief Building Inspector to examine the property and evaluate the proposed location of the mobile home. After consultation with the Chief Building Inspector the Planning Department concludes that locating an additional mobile home on the subject property will not adversely affect agricultural operations on the property or in the area. This is due in part to the size of the subject property and the unobtrusive nature of the proposed site. However, the Planning Department concurs with the suggestion of the Ministry of Transportation that the occupancy of the mobile home be limited to a relative.

**OTHER COMMENTS:**

**District Agrologist, Ministry of Agriculture and Lands:** The District Agrologist recommends approval subject to removal of the mobile home once it is no longer occupied by Mrs. deSteiger. She offered the following comments. *"I feel that given the proponents intention to establish a suitable farming endeavor on this property (sheep farm) and given the knowledge and help that Mr. deSteiger's mother offers to the viability of this operation then some effort must be made to accommodate both the agricultural and family goals..."*

*...a small sheep operation would best utilize the forage producing potential. Sheep operations require a more intensive level of management than most livestock. I feel that it is in the best interests of agriculture to allow a third dwelling in the form of a mobile home on this property for*

*the duration of the time that Mrs. deSteiger is available to assist with the sheep operation. This is conditional approval to meet the intent of agricultural interests of these reasons only, it is not intended to establish a third, permanent residence on this property in perpetuity.”*

**STAFF COMMENTS:**

Recommend approval subject to the removal of the additional mobile home when it is no longer occupied by Mrs. deSteiger.

---

**END OF REPORT**

*Simone Rivers*  
\_\_\_\_\_  
Signature

*Oct 12, 2005*  
\_\_\_\_\_  
Date