



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

Douglas and Sarah Hobenshield
17744 Kitseguella Lake Road
Smithers, BC – V0J 2N0

Dear Sir/Madam:

Re: Application #B-36228
Easterly 40 Chains, District Lot 896, Range 5, Coast District

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (± 64.8 ha) 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 **#593/2005** and shown on the attached map. Note also that the Commission has no objection to the dedication of a 25 m wide right of way for the Kitseguella Lake Road.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

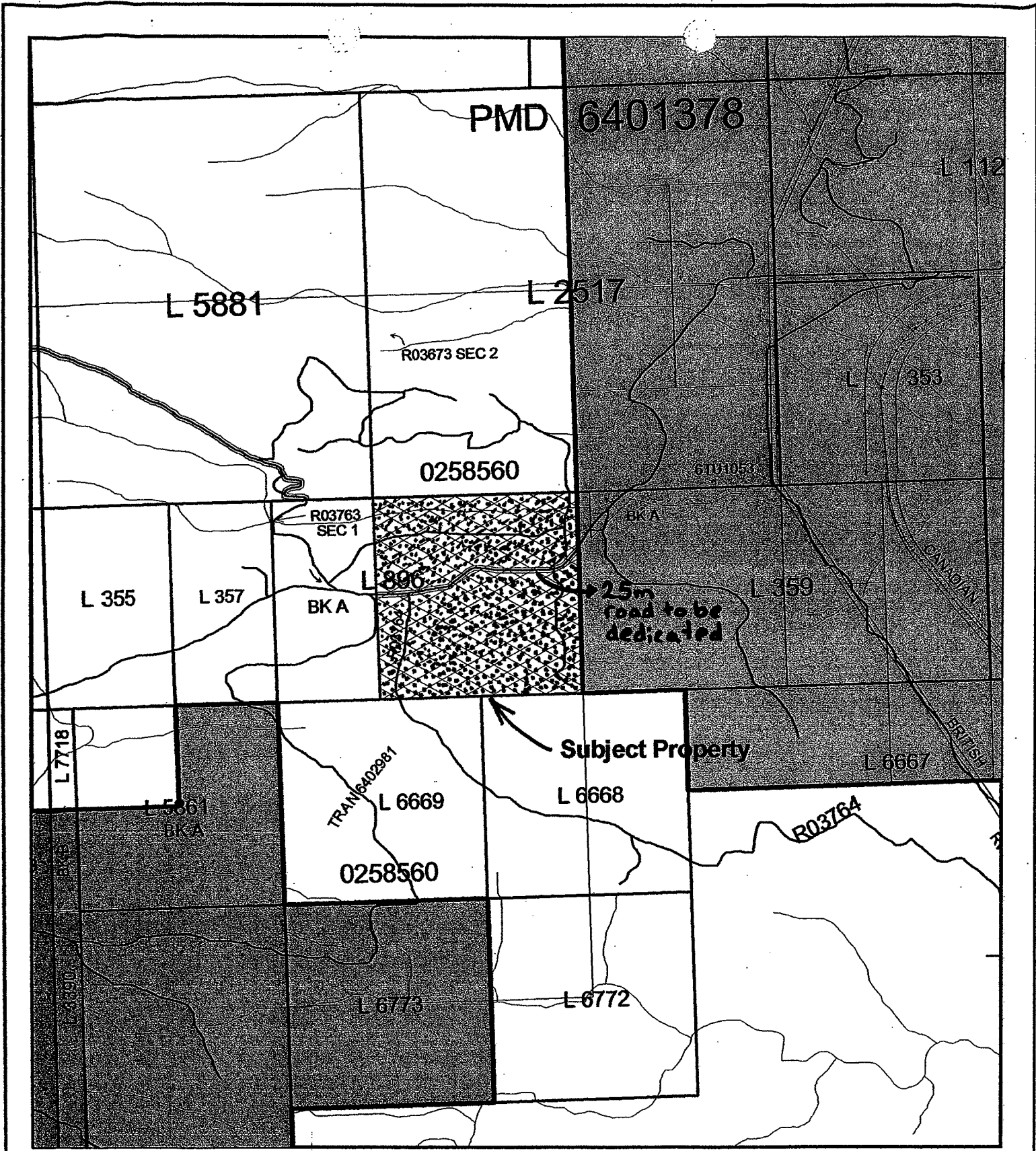
Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Integrated Land Management Bureau - 455-1011 4th Ave,
Prince George, B.C., V2L 3H9 File: 6407608
Bulkley-Nechako Regional District (#1013)

SR/lv/Encl.
36228d1



Provincial Agricultural Land Commission
 Application: B-36228-0
 Resolution # 593/2005

ALC File #: 11-05-36228
 BCGS Map Sheet #: 93L.094
 Regional District: Bulkley-Nechako

± 64.8 ha area to be included into the ALR

Easterly 40 Chains, DL 896, R5, Coast District



Staff Report
Application # B – 36228 – 0
Applicant: Douglas and Sarah Hobenshield
Agent: Land and Water BC Inc.

DATE RECEIVED: August 22, 2005

DATE PREPARED: October 13, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To include 64.8 ha into the ALR

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

BACKGROUND INFORMATION:

Land and Water BC Inc. submitted this application with the following comments. The application area is located directly adjacent to a portion of the applicants' farm holdings. It was identified as an Agricultural Development Area as part of the Bulkley Valley Agricultural-Wildlife Zone planning process. According to arability mapping approximately 90% of the area is arable (4P/T (3P/T/C) with the main limiting factor in the area being stoniness. This has been confirmed through a field assessment. Un-mappable pockets of 5P soils are located within the parcel, however, adjacent land use of similar types indicated suitability for forage crops and/or improved pasture will not be limited. The applicants' private holdings indicate a very good effort to make use of all potentially arable land.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

Easterly 40 Chains District Lot 896, Range 5, Coast District

Location of Property:

Kitsequecla Lake Road, Smithers

Size of Property:

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

Present use of the Property:

Forested

Surrounding Land Uses:

WEST: Private agriculture / hayfield (non-ALR)
SOUTH: Grazing lease / forested (non-ALR)
EAST: Grazing lease / forested (ALR)
NORTH: Grazing lease / forested (non-ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93L/14
The property is identified as having the following agricultural capability ratings, 5PT, 4PT and 6TR. The majority of the property is rated at 5PT. These ratings are similar to those of the applicants' adjacent ALR holdings.

Official Community Plan and Designation:

Smithers-Telkwa Rural Official Community Plan Bylaw No. 546, 1987 designates the parcel as Resource (RE).

Zoning Bylaw and Designation:

Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 designates the parcel as Large Holdings (H2).
Minimum parcel size 8 ha.

END OF REPORT


Signature

Oct 14, 2005
Date