



April 13, 2006

Agricultural Land Commission

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Burnaby, British Columbia V5G 4K6
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Fax: 604 660-7033
www.alc.gov.bc.ca

Reply to the attention of Simone Rivers

William and Kathleen Onstein
Box 3040
Smithers, B.C. V0J 2N0

Dear Mr. and Mrs. Onstein:

**Re: Application # B-36467-0
The Southeast ¼ of District Lot 874, Range 5, Coast District, Except Plan
PRP41607**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide 16 ha from the above mentioned 64 ha property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on April 3, 2006. The Commission appreciated seeing the property and learning more about your plans.

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

- the subdivision being in substantial compliance with the attached plan.
- the consolidation of the 47.3 ha portion of the property with the Southwest ¼ of District Lot 874 owned by Al Booth.
- 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 #149/2006.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

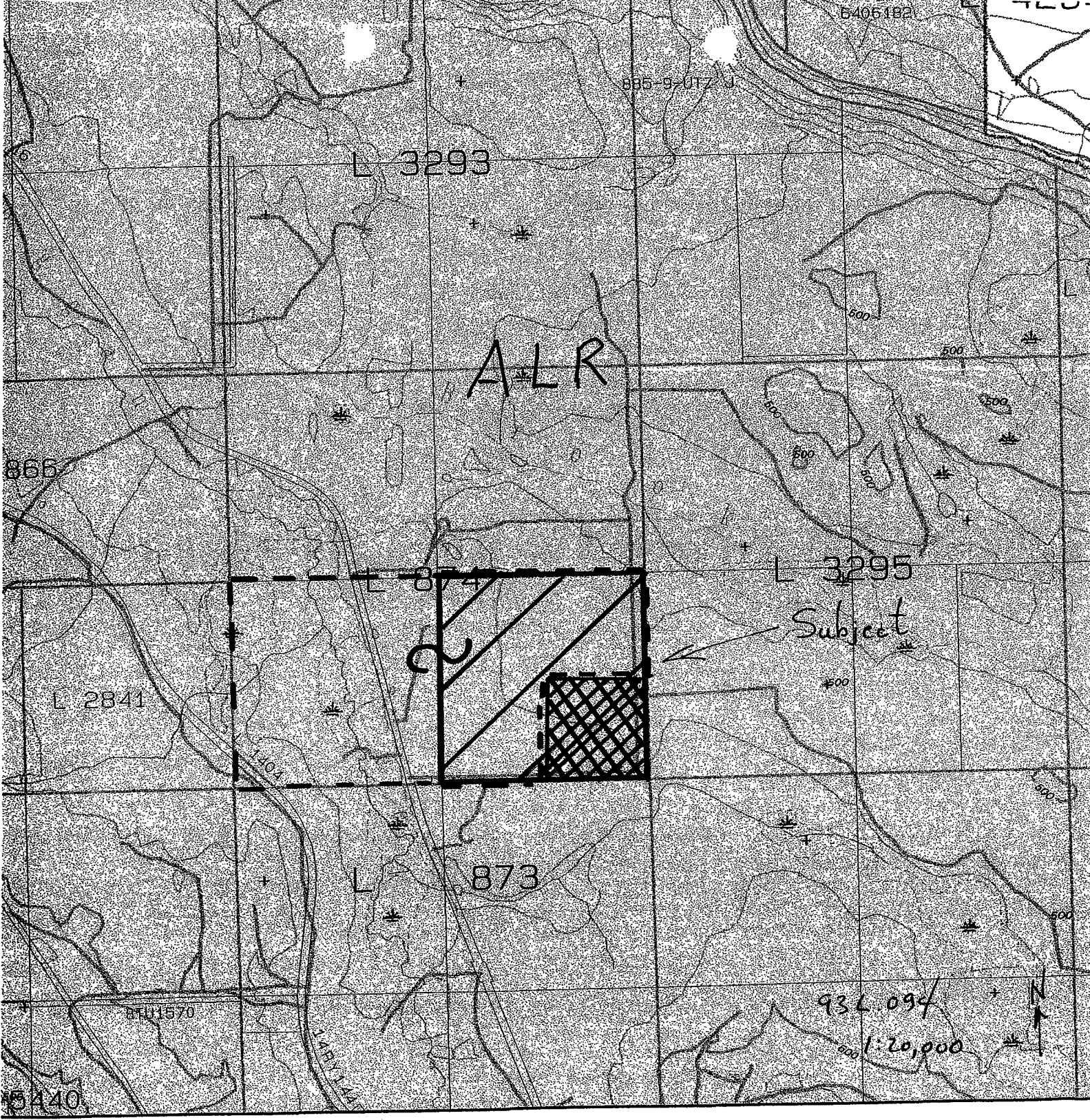
Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:




Erik Karlsen, Chair

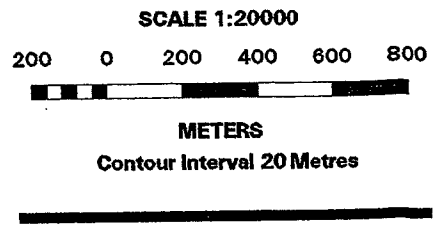
cc: Regional District of Bulkley-Nechako (File # 1018)
Al Booth c/o B & A Rentals, Box 85, Smithers, B.C. V0J 2N0
Resource Stewardship Agrologist: Ministry of Agriculture and Lands, Smithers.

SR/eg/Enclosure/i/36467



Provincial Agricultural Land Commission
 Application: B-36467-0
 Resolution # 149/2006

-  Subject property.
-  16 ha area to be subdivided
-  Lots to be consolidated





Staff Report
Application # B – 36467 – 0
Applicants: William & Kathleen Onstein, Roka Enterprises Ltd.
Agent: B & A Rentals

DATE RECEIVED: January 30, 2006

DATE PREPARED: March 24, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide 16 ha from the 63.3 ha property

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

BACKGROUND INFORMATION:

The purpose of this application is to create two parcels. The 16 ha parcel would be used as a sheep and horse farm by the current owners, while the remaining 47.3 ha parcel would be sold to the neighbouring farmer and used for hay/feed production and cattle grazing. The neighbouring farmer currently rents the remainder of the property and has helped develop it for agricultural uses.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

PID: 014-423-243

The Southeast ¼ of District Lot 874, Range 5, Coast District, EXCEPT Plan PRP41607

Purchase Date:

1998

Location of Property:

Approximately 15 km north of Smithers on Highway 16

Size of Property:

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

Present use of the Property:

Corrals, livestock handling alley. 47.3 ha of the property is currently rented.

Surrounding Land Uses:

WEST: Booth Cattle Farm (ALR)
SOUTH: Benjamin's Cattle Farm (ALR)
EAST: Benjamin's Cattle Farm (ALR)
NORTH: Adama's Dairy Farm (ALR)

Agricultural Capability:

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

Official Community Plan and Designation:

Smithers Telkwa Rural Official Community Plan Bylaw No. 546, (1997) designates the parcel as Rural-Agricultural (Ru-A).

Zoning Bylaw and Designation:

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

RELEVANT APPLICATIONS:

Application #30315-0

Applicant: Reitsma, Jack & Shirley
Decision Date: January 30, 1996
Proposal: To subdivide a 2 ha area for retirement homesite.
Decision: Allowed under Homesite Severance Policy

Application #02023-0

Applicant: Reitsma, Jack & Shirley
Decision Date: September 16, 1976
Proposal: To subdivide a 0.5 ha lot for a homesite for a relative
Decision: Refused as presented. Allowed with consolidation of lot with owner's farm to the north-east. (Done by binding of titles)

Application #09600-0

Applicant: Heal and Gregerson, Mabel and Mary
Decision Date: January 24, 1980
Proposal: To subdivide 62.7 ha into two lots of 16 ha and 46.7 ha as divided by Highway 16
Decision: Refused, may consider with consolidation to adjacent

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Bulkley-Nechako Board: Recommend approval subject to the 47.3 ha remainder being consolidated with the neighbouring farmer's (Al Booth's) parcel.

Advisory Planning Commission: Recommend approval subject to the 47.3 ha remainder being consolidated with the neighbouring farmer's (Al Booth's) parcel.

Regional District Planning Staff: Recommend approval subject to the 47.3 ha remainder being consolidated with the neighbouring farmer's (Al Booth's) parcel.

OTHER COMMENTS:

Ministry of Agriculture Food and Fisheries: Resource Stewardship Agrologist: Shirley Hamblin:

With respect to the proposal to subdivide this property into 16 ha and 47.3 ha parcels I recommend conditional approval as follows:

- 1. that the 47.3 ha parcel be consolidated with the parcel immediately adjacent (SW 1/4 874) that belongs to Al Booth (B&A Rentals)*
- 2. That the smaller parcel conform to Agriculture zone bylaw minimal parcel size*
- 3. That a provision be made to perimeter fence the 16 ha parcel with an acceptable livestock proof type of fence once the parcel boundary is confirmed by legal survey.*

Usually I do not recommend quarter section fragmentation such as this without good reason, because the main agricultural industry in this area is beef production and viable beef operations require larger parcels of land not smaller. This proposal allows the Booth beef operation to develop a larger base property while at the same time I acknowledge that the existing sheep and horse farm operations (Onstein) will not be hampered so long as their parcel size remains a minimum of 16 ha.

STAFF COMMENTS:

Agricultural Capability:

The property is rated as follows: 80% Class 4 PT - 20% Class 3X.

Class 3 - Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses

P Stoniness

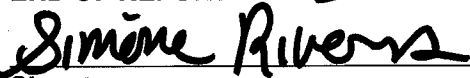
T Topography

X Cumulative and minor adverse conditions.

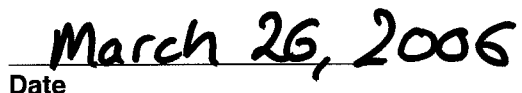
Impact on Agriculture: The proposed subdivision would create a small "hobby farm" parcel in an area of larger quarter section sized parcels. However, if consolidation with neighbouring parcels is possible, this may offer a suitable benefit to agriculture.

Staff recommend a site visit to discuss the applicants' plans and to determine the nature of surrounding agricultural operations.

END OF REPORT



Signature



Date