



Agricultural Land Commission
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April 10, 2006

Reply to the attention of Simone Rivers

Lorie and George Engelhart
P.O. Box 845
Houston, B.C. V0J 1Z0

Dear Mrs. and Mr. Engelhart:

**Re: Application #B-36536-0
Block A of District Lot 3414, Range 5, Coast District**

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (\pm 93.2 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 **#157/2006** and shown on the attached map.

It is our understanding that the Integrated Land Management Bureau will inform the Registrar of Land Titles of the ALR status of the property when the title is transferred.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Attn: Eileen Kostian, Integrated Land Management Bureau, 200 - 1488 - 4th
Avenue, Prince George, BC - V2L 4Y2 (#6407311)
Regional District of Bulkley-Nechako (# 1023)

SR/eg
I/36536d1



Staff Report
Application # B – 36536-0
Applicant: Lorie & George Engelhart
Agent: Integrated Land Management Bureau

DATE RECEIVED: March 10, 2006

DATE PREPARED: March 27, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To include 93.2 ha into the ALR.

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

BACKGROUND INFORMATION:

The Integrated Land Management Bureau forwarded the application with the following background information:

“Agricultural lease with purchase option issued effective November 1, 2004. Due to the current beetle epidemic and unrealistic stumpage relative to mill purchase prices, the Engelharts have been unable to cultivate 25% of their lease area prior to purchase. Purchasing the property now will allow them to take advantage of more reasonable timber valuation methods, thereby enabling them to practice agriculture on this parcel. As a result, the 25% cultivation requirement is waived, consistent with current practice in the Northern Service Centre. A timber cruise has been completed and a market valuation contract is underway to determine timber price.”

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

District Lot 3414, Block A, Range 5 Coast District;

Location of Property:

South of Houston on Owen Creek.

Size of Property:

93.2 ha

Present use of the Property:

Agriculture

Surrounding Land Uses:

WEST: Vacant Crown land (non-ALR)
WEST: Vacant Crown land (non-ALR)
EAST: Vacant Crown land (non-ALR)
NORTH: Private agriculture (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93L2
The majority of the property is identified as having secondary ratings.

Zoning Bylaw and Designation:

Regional District of Bulkley-Nechako Zoning Bylaw No. 700 (1993) designates the property as Rural Resource (RR1).
Minimum lot size 28 ha.

RELEVANT APPLICATIONS:

Application #30319-0

Applicant: Ministry of Environment Lands & Parks
Decision Date: February 19, 1996
Proposal: To include 31.94 ha into the ALR.
Decision: Allowed.

Application #25414-0

Applicant: Ministry of Environment Lands & Parks
Decision Date: April 22, 1993
Proposal: To include 32.1 ha into the ALR
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Bulkley-Nechako Board: Interests unaffected.

STAFF COMMENTS:

Staff note that the application was not forwarded with any information on the arability of the parcel as is customary with ILMB inclusion applications.

C.L.I. Agricultural Capability mapping rates the parcel as follows:

One third of the parcel is rated 100% Class 6T. The remaining two thirds are rated 60% Class 5T and 40% Class 6T

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 6 - Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

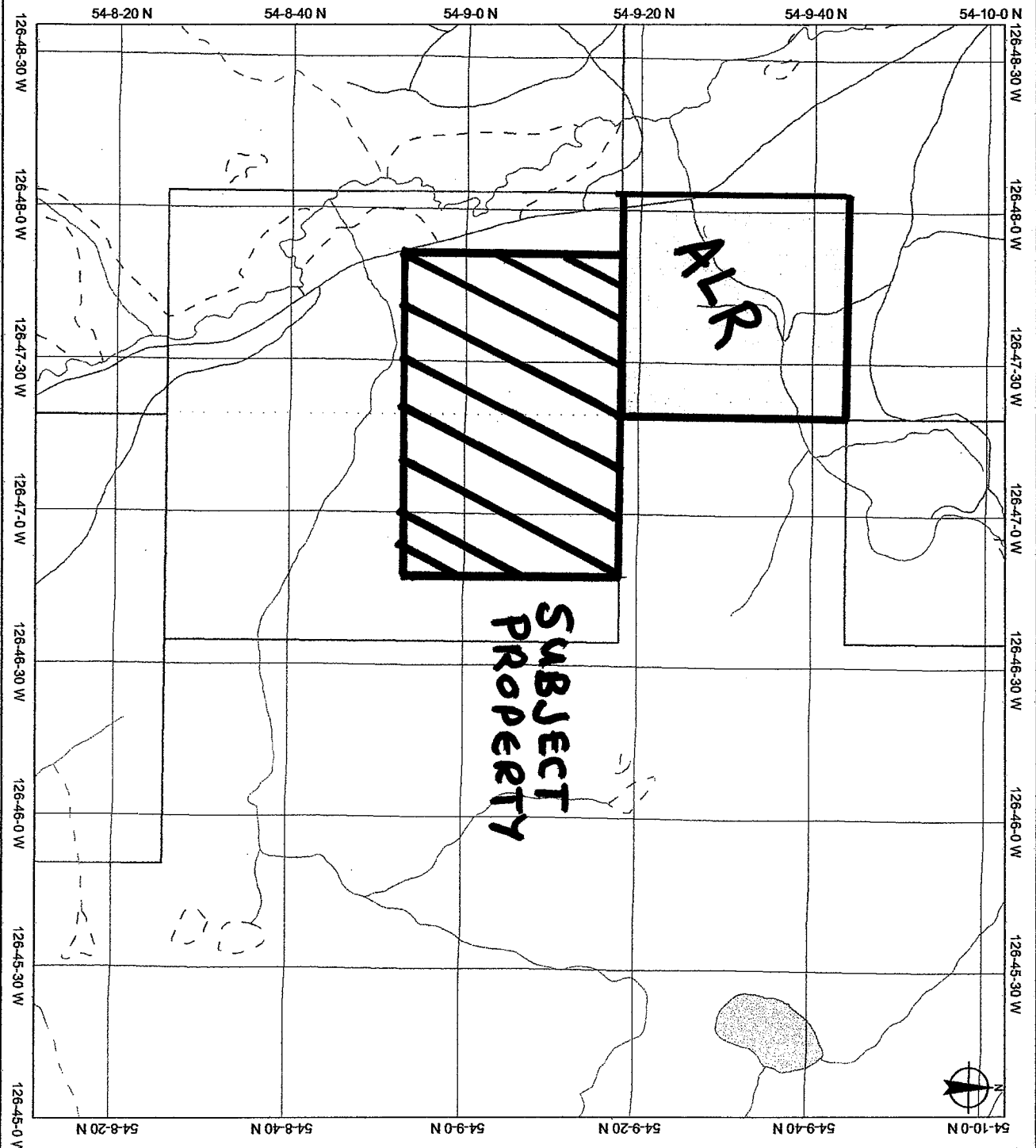
Subclass: T - Topography

END OF REPORT

Signature

Date

March 27/06



B-36536 93L.017 1:20,000

Annotation (20k)
 (20k) Transportation - Lines
 Road Pavement (Undivided) - Not Eminent - 2
 Lane Each Way
 Lane Each Way

Road Pavement (Divided) - U-C - Not Eminent -
 2 Lanes Each Way

Road Pavement (Undivided) - Not Eminent - 3
 Lanes

Road Pavement (Undivided) - Not Eminent -
 More Than 4 Lanes

Road Pavement (Undivided) - U-C - Not Eminent
 - 4 Lanes

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Scale: 1:20,000

0 550 m
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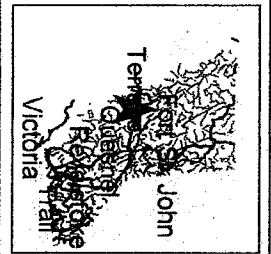
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Demographic: NAD83, Azimuth Equal Area Conic

Key Map of British Columbia



93L.017 N
 1:20,000 N