

July 6, 2006

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

Reply to the attention of Simone Rivers

Frank & Judith Wiebe RR 2 – Site 11 – Comp 17 Burns Lake, BC V0J 1E1

Dear Mr. and Mrs. Wiebe

Re:

Application #B-36671

All that Unsurveyed Crown Land in the Vicinity of Star Lake South of Takysie Lake, BC, together with District Lot 1723A & 1733, Rage 4, Coast District

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (\pm 83 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 #339/2006 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

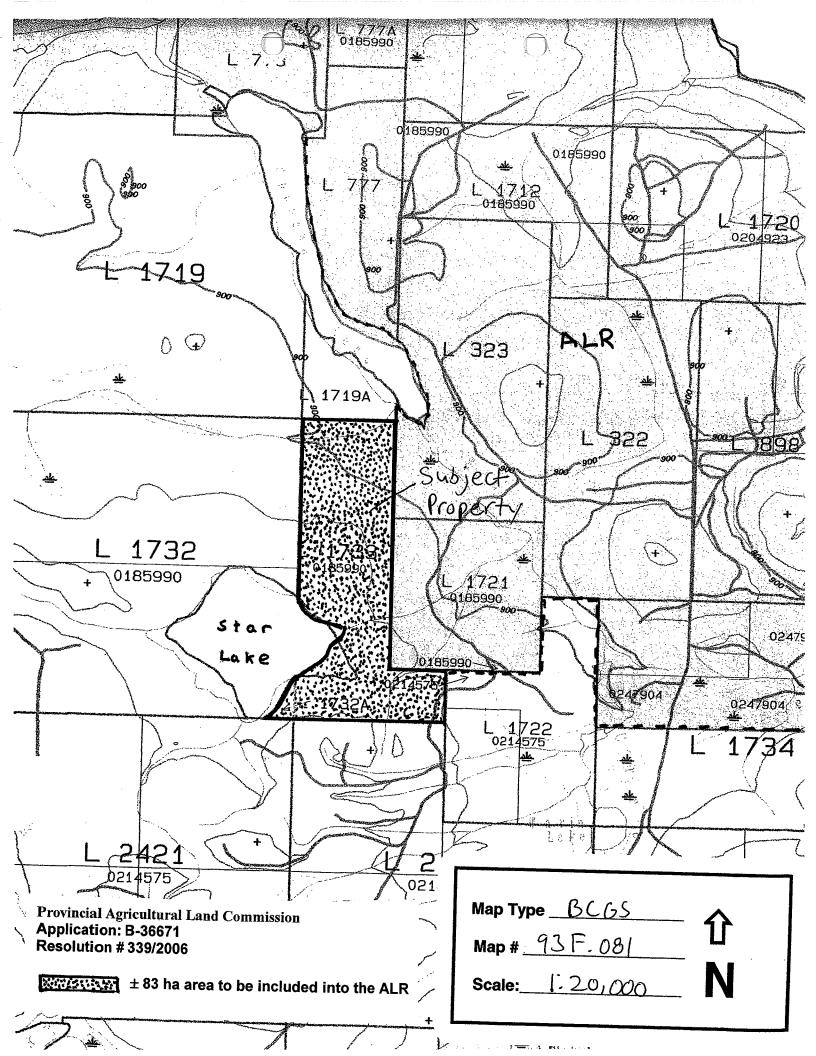
Per:

Erik Karlsen, Chair

CC:

Attn: Eileen Kostian - Integrated Land Management Bureau, 200 – 1488 – 4th Avenue, Prince George,BC V2L 4Y2 (#6407621) Regional District of Bulkley-Nechako (File # 1024)

SR/lv/Encl. 36671d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 29, 2006 at the George Dawson Inn, 11705 8th Street, Dawson Creek, B.C.

PRESENT:

Frank Read

Chair

John Kendrew

Commissioner

ABSENT:

Grant Huffman

Commissioner

STAFF:

Simone Rivers, Land Use Planner

Martin Collins, Regional Planner

Brian Underhill, Director, Strategic Planning and Corporate Policy

For Consideration

Simone Rivers presented the staff report dated June 9, 2006 regarding application #B-36671.

Site Inspection

A site inspection was not conducted.

Commission Discussion

The Commission had no objection to the proposed inclusion on the grounds that the land is being Crown granted for agricultural purposes and the application is consistent with the long-standing Memorandum of Understanding MOU) between the Commission and the Integrated Land Management Bureau (ILMB) (and its predecessors)

IT WAS

MOVED BY: SECONDED BY: Commissioner Kendrew

Commissioner Read

THAT the staff report be received and the application to include 83 ha of land described as All that Unsurveyed Crown Land in the Vicinity of Star Lake South of Takysie Lake, BC, together with District Lot 1723A & 1733, Rage 4, Coast District be approved on the grounds the proposal was consistent with the long-standing MOU between the Commission and the ILMB.

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



Staff Report Application # B – 36671 Applicant: Frank & Judith Wiebe Agent: Integrated Land Management Bureau

DATE RECEIVED: May 8, 2006

DATE PREPARED: June 9, 2006

TO:

Chair and Commissioners - North Panel

FROM:

Simone Rivers, Regional Research Officer

PROPOSAL:

To include 83 ha into the ALR

This application is made pursuant to section 17(3) of the Agricultural Land

Commission Act.

BACKGROUND INFORMATION:

The applicants are applying to increase the productive farming area associated with their beef farm located approximately 2 km south of Takysie Lake on Hewitt Road. To date, the applicants have cleared approximately 60% of their deeded land. Approximately 47% or 148.8 ha of these deeded areas are in full hay production or have potential to produce hay crops at the present time.

During a field inspection by ILMB staff, extensive Mountain Pine Beetle attack was observed throughout the timbered portions of this area of application. It is highly likely that most, if not all, of the mature Lodgepole Pine tress in and around the subject area will be killed within a few years.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

All that Unsurveyed Crown Land in the vicinity of Star Lake South of Takysie Lake, BC, together with District Lot 1732A & 1733, Range 4 Coast District

Location of Property:

South of Takysie Lake

Size of Property:

83.0 ha

Page 2 – June 9, 2006 aff Report Re: Application # B-36671

Present use of the Property:

Grazing Lease

Surrounding Land Uses:

WEST:

Grazing Lease (non-ALR) **SOUTH:** Grazing Lease (non-ALR)

EAST:

Client's private land holdings / Grazing Lease (ALR)

NORTH: Vacant Crown land (non-ALR)

Agricultural Capability:

Data Source:

Agricultural Capability Map # 93F/13

The majority of the property is identified as having Secondary ratings.

Zoning Bylaw and Designation:

Regional District Bulkley-Nechako Zoning Bylaw No. 700 (1993) designates the property as Rural Resource (RR1)

Minimum parcel size 28 ha.

STAFF COMMENTS:

Agricultural Capability: the CLI Mapping for the subject property indicates a rating of 60% Class 5C - 40% Class 6T.

However, David Yole, P.Ag, prepared a comprehensive Farm Management Report for the Wiebe farm a summary of which is submitted as part of the application. Mr. Yole conducted a thorough mapping of the soils, arability assessment and farm management assessment of the subject area. In general the soils within the subject area were classified as 4P or clayey at depths of >35cm with 21-40% gravel/cobble volume but due to a blanket 5C climate limitation in the general area, the actual classification would be 5C/P.

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

Subclasses: P – Stoniness T- Topography C- Adverse Climate

END OF REPORT

June 13,2000