



## Agricultural Land Commission Staff Report

**DATE:** May 12, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 51636  
**PROPOSAL:** To include 56 ha into the ALR.

### PROPOSAL INFORMATION

**Background:** This Crown land is being sold for agricultural purposes and therefore this application is a requirement of the sale.  
**Received Date:** March 9, 2010  
**Applicant:** Chad Johnson  
**Agent:** Integrated Land Management Bureau  
**Local Government:** Regional District of Bulkley-Nechako

### DESCRIPTION OF LAND

**Legal Description:** Part of the N 1/2, Section 16, Township 19, Range 5, Coast District  
**Civic Address:** North of Vanderhoof on Highway 27  
**Area:** 56 ha  
**ALR Area:** 0 ha  
**Purchase Date:**  
**Owner:** Province of British Columbia

**Total Land Area:** 56 ha  
**Total ALR Area:** 0 ha  
**Current Land Use:** Agriculture

### PROPOSAL DETAILS

#### Inclusion

Area	Agricultural Capability	Agricultural Capability Source
56.0	Secondary	CLI

#### Surrounding Land Uses:

**Official Community Plan**

**Bylaw Name:**

**Designation:** Resource (RE)

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:**

**Zoning Designation:** Rural Resource (RR1)

**Minimum Lot Size:** 28.0 ha

**Zoning Compliance:** Yes

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	No Comment	Regional District of Bulkley-Nechako Board: The Regional Board stated that its interests are unaffected by the proposed inclusion.

**STAFF COMMENTS**

This application is being submitted in conjunction with the long standing memorandum of understanding between the Commission and the ILMB. When Non-ALR Crown land is being granted for agricultural purposes the agreement states that an application to include the land into the ALR is made as a condition of the sale.

Although the CLI map for the property shows Agricultural Capability ratings of 80% Class 7 - 20% class 6 an assessment completed by ILMB staff give ratings of 70% Class 4D - 30% Class 5P with limitation of D- undesirable soil structure and P - stoniness. The majority of the area under application for inclusion has been assessed as being arable.

**ATTACHMENTS**

- 51636\_ContextMap50k\_site.pdf
- 51636 ag cap map.pdf
- 51636 airphoto.pdf
- 51636 arability sketch.pdf

**END OF REPORT**

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Signature

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Date