



# REGIONAL DISTRICT OF BULKLEY-NECHAKO

## AGRICULTURE COMMITTEE AGENDA

THURSDAY, JANUARY 3, 2019

<u>PAGE NO.</u>		<u>ACTION</u>
	<u>AGENDA – January 3, 2019</u>	Approve
	<u>Supplementary Agenda</u>	Receive
2-4	<u>MINUTES</u>	
	Agriculture Committee Meeting Minutes - September 6, 2018	Receive
	<u>REPORTS</u>	
5-23	Jennifer MacIntyre, Planner I – Recent Agricultural Land Commission Decisions	Receive
24-25	Debbie Evans, Agriculture Coordinator - SheepFest 2019	Recommendation (Page 25)
26-27	Debbie Evans, Agriculture Coordinator - RDBN Agriculture Department – Year Highlights from Jan 1 – Oct 31, 2019	Receive
	<u>CORRESPONDENCE</u>	
28	Nechako Valley Regional Cattlemen’s Association – Temporary Work Camp	Receive
29	BC Cattlemen’s Association – Solutions for Shavings	Receive
30-35	BC Cattlemen’s Association – BC Beef Plant Strategic Vision Workshop Minutes	Receive
	<u>SUPPLEMENTARY AGENDA</u>	
	<u>NEW BUSINESS</u>	
	<u>ADJOURN</u>	

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****AGRICULTURE COMMITTEE MEETING**  
**(Committee Of The Whole)****Thursday, September 6, 2018****Location: Village of Burns Lake Council Chambers**

**PRESENT:** Chair Mark Parker

Directors Taylor Bachrach  
Chris Beach  
Eileen Benedict  
Shane Brienen  
Mark Fisher  
Tom Greenaway  
Dwayne Lindstrom  
Thomas Liversidge  
Bill Miller  
Rob Newell  
Jerry Petersen  
Darcy Repen  
Gerry Thiessen

Director Absent Rob MacDougall, District of Fort St. James

Staff Melany de Weerd, Chief Administrative Officer  
Cheryl Anderson, Manager of Administrative Services  
John Illes, Chief Financial Officer  
Debbie Evans, Agriculture Coordinator  
Corrine Swenson, Manager of Regional Economic Development  
Wendy Wainwright, Executive Assistant

**CALL TO ORDER**

Chair Parker called the meeting to order at 3:00 p.m.

**AGENDA**Moved by Director Petersen  
Seconded by Director Lindstrom**AG.2018-5-1**

"That the Agriculture Committee Agenda of September 6, 2018 be adopted."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY****MINUTES****Agriculture Committee**  
**Meeting Minutes**  
**-June 7, 2018**Moved by Director Beach  
Seconded by Director Brienen**AG.2018-5-2**

"That the Minutes of the Agriculture Committee Meeting of June 7, 2018 be received."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

## **VERBAL REPORTS**

### **Mark Parker, Chair – Conference Call with the Honourable Lana Popham, Minister of Agriculture**

Chair Parker mentioned that the conference call that he had with the Honourable Lana Popham, Minister of Agriculture was good. He noted that it was implied that the Agriculture Land Commission's elimination of Zone 1 and 2 would take place but he spoke of the need to maintain a northern voice. Chair Parker reiterated that the RDBN and RDBN Planning Department felt that the current system was working and encouraged that the current system remain the same. Ms. Popham indicated that with the Agricultural Land Commission based in Vancouver there would be one northern representative on the commission. Chair Parker was very firm that northern B.C. required better representation and is not the same farming and ranching topography as southern B.C. He spoke of the need for northern B.C. to have a panel that represents the area. Chair Parker commented that he will follow-up with the messaging at the upcoming meeting with Minister Popham at the 2018 UBCM Convention in Whistler, B.C.

Chair Parker stated that they also spoke of the proposed packing plant in Prince George and the potential changes to agriculture in the north. He noted the importance of northern representation and a northern panel. Director Miller noted that discussion took place in regard to the difference in climate, growing capacity, land base etc. in northern B.C. Director Parker spoke of the extended growing season often experienced in southern B.C.

#### **Verbal Report**

Moved by Director Miller  
 Seconded by Director Beach

#### **AG.2018-5-3**

"That the Agriculture Committee receive Chair Parker's verbal report."

All/Directors/Majority)

**CARRIED UNANIMOUSLY**

## **REPORT**

### **Connecting Consumers and Producers**

Moved by Director Lindstrom  
 Seconded by Director Beach

#### **AG.2018-5-4**

"That the Agriculture Committee receive the Manager of Regional Economic Development's August 27, 2018 memo titled "Connecting Consumers and Producers."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

## **CORRESPONDENCE**

### **Climate Action Initiative Regional Agriculture Adaptation Strategies Project**

Moved by Director Beach  
 Seconded by Director Miller

#### **AG.2018-5-5**

"That the Agriculture Committee recommend that the Regional District of Bulkley-Nechako Board of Directors authorize providing up to \$3,500 for the Regional Agricultural Adaptation Strategies Project workshops."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

**CORRESPONDENCE (CONT'D)**

B.C. Minister of Agriculture's  
Advisory Committee for  
Revitalizing the ALR and the  
ALC – Revitalizing the Agricultural  
Land Reserve and the Agricultural  
Land Commission – Interim  
Committee Report to the Minister  
of Agriculture – July 31, 2018

Moved by Director Miller  
Seconded by Director Beach

AG.2018-5-6 "That the Agriculture Committee receive the B.C. Minister of Agriculture's Advisory Committee for Revitalizing the ALR and the ALC – *Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission – Interim Committee Report to the Minister of Agriculture – July 31, 2018.*"

(All/Directors/Majority) CARRIED UNANIMOUSLY

**NEW BUSINESS**

Wildfire Recovery and  
Resiliency

Director Miller noted the importance of informing the public of the Emergency Hay Program and Agri-Recovery to residents impacted by the wildfires. Questions can be directed to Debbie Evans, Agriculture Coordinator. Ms. Evans also noted that Ken Chalmers, P. Ag. RPF, Range Tenures Officer Nadina, and Karen Tabs, Range Officer, VanJam, Ministry of Forests, Lands, Natural Resource Operations and Rural Development are also good resources.

**ADJOURNMENT**

Moved by Director Fisher  
Seconded by Director Greenaway

AG.2018-5-7 "That the meeting be adjourned at 3:22 p.m."

(All/Directors/Majority) CARRIED UNANIMOUSLY

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Mark Parker, Chair

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Wendy Wainwright, Executive Assistant



# MEMORANDUM

To: Agriculture Committee Chair  
From: Jennifer MacIntyre, Planner I  
Date: December 4, 2018  
Re: Recent Agricultural Land Commission Decisions

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To inform the Board that the ALC's Executive Committee has overturned the North Panel's approval for application ALR No. 1195 (Nagali).

### Background

In June 2017, Staff received an application to remove covenant binding two properties. Removing the restrictive covenant would allow the applicants to do a boundary adjustment that would create 3 properties that would have access Telkwa High Road.

### RDBN Recommendations

The Advisory Planning Commission (APC) recommended that the application be supported. Planning Department staff recommended that the application be denied. The RDBN Board decided to recommend to the ALC that the application be denied.

The application was then sent to the ALC for final consideration.

### ALC Recommendations

The ALC North Panel gave conditional approval subject to the applicants registering a covenant binding the titles of the properties laying south of the subject properties.

Staff was notified that the ALC Commission Chair had referred the decision of the North Panel to the Executive Committee of the Commission for reconsideration.

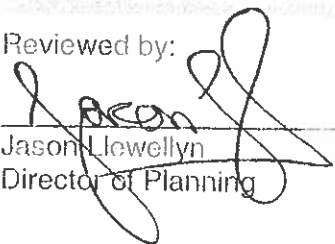
The Executive Committee found that maintaining a restrictive covenant would be appropriate due to the fact the properties are a continuous farm unit and should be sold together. In addition, they found that the proposal would result in an increase in market value of the properties, which adds to the cost of farmland in the area and may contribute to the increased speculation on surrounding agricultural lands. Therefore, the Executive Committee reversed the decision of the North Panel and refused the proposal.

For more information please see the attached North Panel, and Executive Committee Reasons for Decision reports.

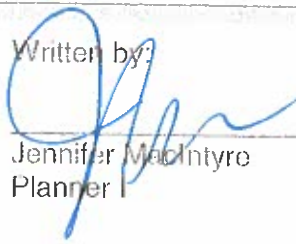
### Recommendation

Receipt.

Reviewed by:

  
Jason Llewellyn  
Director of Planning

Written by:

  
Jennifer MacIntyre  
Planner I

b



**AGRICULTURAL LAND COMMISSION FILE 56297**  
**REASONS FOR DECISION OF THE NORTH PANEL**

**Subdivision Application Submitted Under s. 21(2) of the *Agricultural Land Commission Act***

**Applicants:**

**Gordon Nageli**  
**Sussanne Nageli**  
**Barbara Nageli**  
**Esther Nageli**

**Agent:**

**Mark Rossmann**

**Properties:**

**Property 1:**

**Parcel Identifier: 015-097-153**

**Legal Description: District Lot 1151, Range 5, Coast District**

**Area: 58.5 ha**

**Property 2:**

**Parcel Identifier: 015-097-102**

**Legal Description: District Lot 1154, Range 5, Coast District**

**Area: 16.3 ha**

**Property 3:**

**Parcel Identifier: 0007-766-611**

**Legal Description: The Southwest  $\frac{1}{4}$  of District Lot 844, Range 5, Coast District, Except plan PRP13319**

**Area: 59.1 ha**

**Panel:**

**David Merz, North Panel Chair**  
**Ross Ravelli**  
**James Garnet Berge**



## OVERVIEW

- [1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act (ALCA)*. The Properties are located within Zone 2 as defined in s. 4.2 of the ALCA.
- [2] In 1990, an application was submitted to the Agricultural Land Commission (the "Commission") by Herman Nageli to subdivide one parcel of 2 ha from the Southwest  $\frac{1}{4}$  of District Lot 844, Range 5, Coast, to provide a homesite for his daughter and son-in-law (ALC Application ID 38454). The Commission was not prepared to support the proposed subdivision on the grounds that it did not wish to create a rural residential parcel in an active farming area. However, the Commission was prepared to support the proposed subdivision, subject to the applicant agreeing in writing to relinquish his possible eligibility for a homesite severance for himself and if he agreed to legally consolidate any two of the land registry parcels which he owns. By Resolution #527/90 the Commission approved the proposed subdivision to subdivide one parcel of 2 ha subject to the registration of a binding of titles restrictive covenant on the titles of Property 1 and Property 2 to prevent them from being sold separately.
- [3] Pursuant to s. 21(2) of the ALCA, the Applicants are applying to the Commission to remove the restrictive covenant which binds the titles of Property 1 and 2. Removing the restrictive covenant would enable the Applicants to do a boundary line adjustment of the three Properties. The proposed subdivision will provide all three properties with road access onto Telkwa High Road. The proposed boundary line adjustment will result in parcels of 56 ha (proposed Lot 1), 31 ha (proposed Lot 2) and 47 ha (Rem SW  $\frac{1}{4}$  DL 844) (the "Proposal"). The Proposal will help facilitate an equitable division of the Applicants land holdings and to enable the existing beef cattle operation to continue with the majority of the farm infrastructure located on Property 3.
- [4] The first issue the Panel considered is whether the Proposal would benefit the configuration of parcels for agricultural use.



[5] The second issue the Panel considered is whether there are any economic, social, cultural, or regional and community planning objectives considerations that contribute to the Panel's review of the proposal taking into account the priority given to agricultural considerations.

[6] The Proposal was considered in the context of s. 4.3 of the ALCA, which states:

*When exercising a power under this Act in relation to land located in Zone 2, the commission must consider all of the following, in descending order of priority:*

- (a) The purposes of the commission set out in section 6;*
- (b) Economic, cultural and social values;*
- (c) Regional and community planning objectives;*
- (d) Other prescribed considerations*

The purposes of the Commission set out in s. 6 of the ALCA are:

- (a) To preserve agricultural land;*
- (b) To encourage farming on agricultural land in collaboration with other communities of interest; and,*
- (c) To encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.*

### **EVIDENTIARY RECORD**

[7] The Proposal along with related documentation from the Applicants, Agent, local government and Commission, is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[8] The Panel conducted a walk-around site visit on June 13, 2018 in accordance with the ALC Policy Regarding Site Visits in Applications (the "Site Visit"). A site visit report was prepared in accordance with the Policy Regarding Site Visits in Applications. The site





visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Applicant on June 15, 2018 (the "Site Visit Report").

### **EVIDENCE AND FINDINGS**

[9] This section sets out the findings of Ross Ravelli and James Garnet Berge (the "majority of the Panel").

**Issue 1: The Panel considered whether the Proposal would benefit the configuration of parcels for agricultural use.**

[10] To assess agricultural capability on the Properties, the Panel referred in part to agricultural capability ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The unimproved agricultural capability ratings applicable to the Properties are Class 3, Class 4, Class 5 and Class 6. A significant portion of Property 1 and the southwest portion of Property 3 have agricultural capability ratings of Class 5T and 7:6T – 3:5PC (i.e. 70% Class 6T and 30% Class 5PC). The eastern portion of Property 1 and Property 2 have agricultural capability ratings of 7:4TP – 3:5PM (i.e., 70% Class 4TP and 30% Class 5PM). The remaining portion of Property 3 (the northeast area of the Properties, where the majority of the farm infrastructure is located) has agricultural capability ratings of Class 4MP and 6:3X – 4:4TM (i.e., 60% Class 3X and 40% Class 4TM).

Class 1 - land is capable of producing the very widest range of crops. Soil and climate conditions are optimum, resulting in easy management.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.



**Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.**

**Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.**

**Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.**

**Class 7 - land has no capability for soil bound agriculture.**

The limiting subclasses associated with this parcel of land are C (adverse climate), M (moisture deficiency), P (stoniness), R (bedrock near the surface), T (topographic limitations), and X (a combination of soil factors).

[11] In addition, the Panel recalled its walk around site visit on June 13, 2018.

[12] Based on the agricultural capability ratings and the walk around site visit, the Panel finds that the Properties have mixed prime and secondary agricultural capability. Specifically, it was observed that the middle portion of the Properties (i.e., Property 1 and the southwest portion of the Property 3 is characterized by steep topography and that there is a ravine located near the southern boundary of Property 3. Both the northeast portion of Property 3 (i.e., northeast area of Properties) and the southeast area of the Properties (i.e., Property 2 and the east side of Property 1) have some cleared land suitable for cattle pasture and hay production.

[13] In terms of Issue 1, the majority of the Panel acknowledges previous ALC Resolution #527/90 and the condition resulting from the approved subdivision to register the bindings of title restrictive covenant on Property 1 (i.e., District Lot 1151) and Property 2 (i.e., District Lot 2). While the binding of titles is generally a benefit to agriculture, the majority of the Panel finds that due to the steep topography of the land and that there is a ravine located in the middle of the Properties, the movement of both farm equipment and livestock from one side of the farm to the other is only feasible along Telkwa High Road. The proposed subdivision



will provide all three properties with road access onto Telkwa High Road, and thereby enable each proposed parcel to be utilized separately for agricultural purposes.

**Issue 2: The Panel considered whether there are any economic, social, cultural, or regional and community planning objectives considerations that contribute to the Panel's review of the Proposal taking into account the priority given to agricultural considerations.**

- [14] In terms of economic values the Applicants have indicated that as the Properties are owned by several people; it is difficult to facilitate the separating of this shared asset with the existing covenant registered on title and with the current boundary line configuration of the three subject properties. The Proposal to remove the binding of title covenant on Property 1 and Property 2 and to reconfigure all three properties to have road access onto Telkwa High Road will increase the overall value of the farm asset, better facilitate the settlement of the estate between the owners and enabling one of the owners to be in a better position to further invest in the farm operation. In terms of social values the Applicants indicate the Proposal will better enable the farm operation to be kept in the family instead of being forced to sell the Properties in order to achieve the objectives for estate settlement.
- [15] At its meeting of December 13, 2017, the Regional District of Bulkley Nechako Board of Directors resolved to recommend that the Application No. 1195 (Nageli) be denied.
- [16] The Official Community Plan designation for the Properties is Agriculture (AG). This designation is intended to preserve these lands for the purposes of farming and other related activities.
- [17] The Properties are zoned Agricultural (Ag1). The minimum parcel size requirement for the Ag1 zone is 16 ha and therefore the Proposal meets the minimum parcel size requirement.
- [18] The Regional District of Bulkley Nechako's Agricultural Plan is to maintain appropriately large parcel sizes and to keep smaller parcel residential development away from farming areas. The Agricultural Plan recommends that:



*"The RDBN should continue with its efforts to protect and preserve farm land and soil having capability for agricultural purposes through the restriction of subdivision, and limited encroachment of non-farm uses."*

[19] The Ministry of Agriculture was referred on July 14, 2017 for comment on this Application. The Panel reviewed the response from the Ministry of Agriculture staff and concurred with the comment that should the Commission approve the Proposal to remove the existing restrictive covenant which binds the titles of Property 1 and 2, it would (as expressed by the Ministry of Agriculture) support:

*"the consolidation or binding of titles between District Lot 1189 and Rem SE ¼ Section 17 Township 2A because there appears to be significant forage values and cultivated land in production..."*

[20] In terms of Issue 2, the majority of the Panel concurs with the Applicants' comment regarding economic value in that the Proposal will better facilitate the settlement of the estate between the owners and enable the one owner who currently farms the Properties to be in a better position to further invest in the farm operation. The majority of the Panel also concurs with the Applicants comment in terms of social values in that the Proposal will better enable the farm operation to be kept in the family instead of being forced to sell the Properties in order to achieve their objectives for estate settlement.

### **Weighing the Factors**

[21] In summary, the majority of the Panel is prepared to support the Proposal due to the physical constraints of farming the Properties as a whole without the use of Telkwa High Road for access and due to the stated economic and social values of providing road access to Telkwa High Road for each of the proposed lots. The majority of the Panel also concurs with the comments from the Ministry of Agriculture that with the removal of the restrictive covenant which binds the titles of Property 1 and 2, it would support the consolidation by legal survey or binding of titles between District Lot 1189 and Rem SE ¼ Section 17



Township 2A because there appears to be significant forage values and cultivated land in production which when bound together would be a benefit to agriculture.

**DECISION OF THE MAJORITY**

- [22] For the reasons given above, the Commissioners Ravelli and Berge approves the Proposal to remove the restrictive covenant and subdivide the Properties into ±56 ha, ±31 ha, and ±47 ha lots subject to the following conditions:
- a. the survey plan to be in substantial compliance with Schedule A of this decision;
  - b. the registration of a covenant for the purpose of binding the titles of District Lot 1189 and Remainder Southeast ¼, Section 17, Township 2A so that neither parcel can be sold separately from the other;
  - c. provide discharge of covenant for the binding of titles for Property 1 and 2;
  - d. the survey plan conditions of approval be submitted within three years from the date of release of this decision.

[23] This decision does not relieve the owner or occupier of the responsibility to comply 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.

[24] This is a decision of the majority of the Panel.

[25] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[26] Resolution #256/2018  
Released on August 20, 2018

Ross Ravelli, Commissioner

Garnet Berge, Commissioner

**DISSENTING VOTE**

[27] The reasons for which I do not support the decision are:

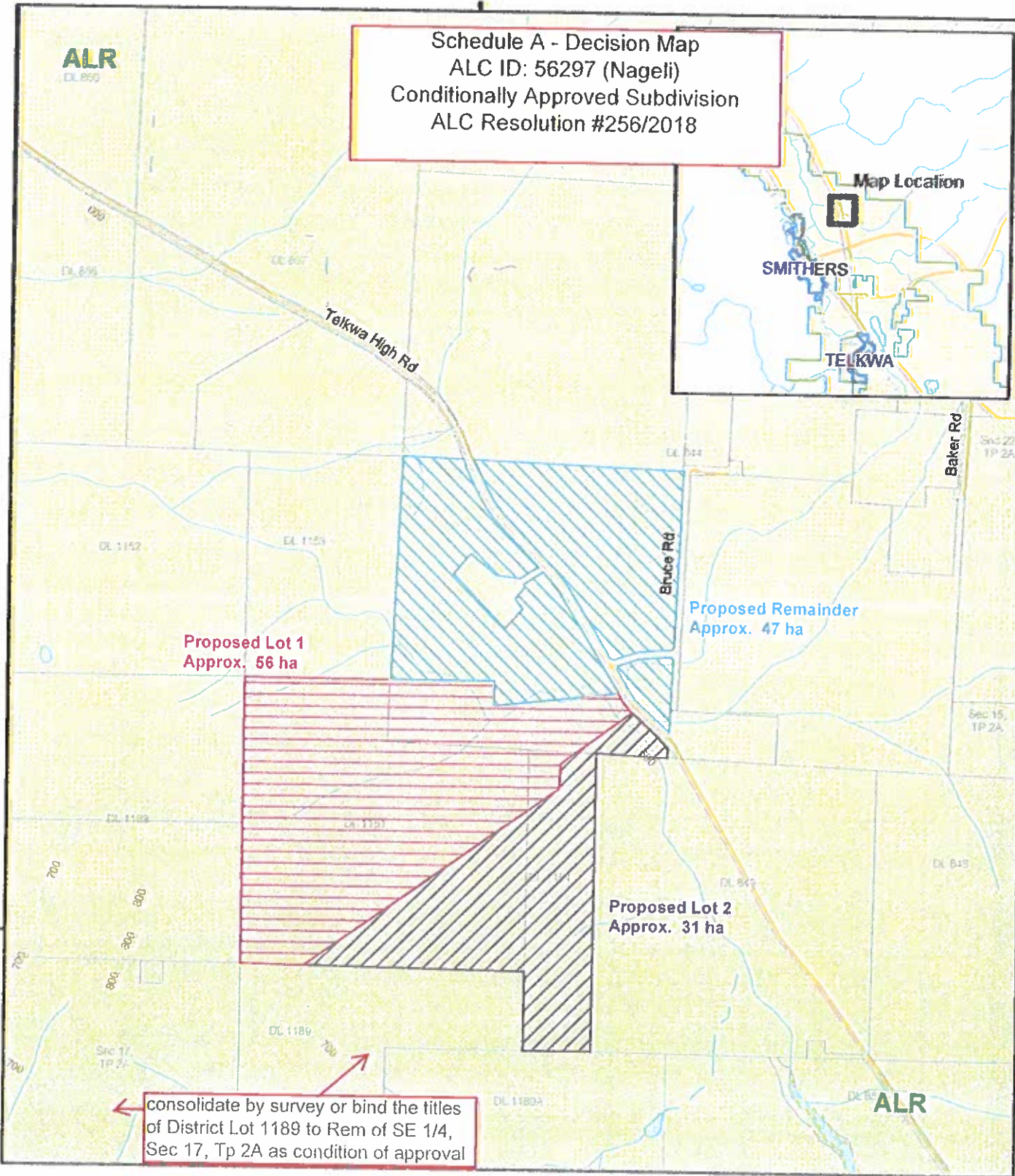
- a. While I concur that portions of the farm property has steep topographic limitations and a ravine which restricts the movement of livestock and farm machinery, I find the proposal to create three parcels with road access onto Telkwa High Road could have a negative impact to agriculture as follows:
  - The reduction in the agricultural potential of the current farm operation with the creation of three parcels that can be sold separately outside of the farm.
  - The proposal will result in an increase in the market value of the Properties which could add to the cost of farming the subject land and contribute to inflationary pressures on the surrounding agricultural land.
- b. I disagree with the finding of the majority of the Panel that the Proposal will enable the one owner who currently farms the Properties to be in a better position to further invest in the farm operation. For the reason noted above, the Proposal could add to the cost of farming the Properties compared to the status quo.

These are my reasons.

A handwritten signature in black ink, appearing to read 'D. Merz', written in a cursive style.

Dave Merz, Panel Chair

Schedule A - Decision Map  
ALC ID: 56297 (Nageli)  
Conditionally Approved Subdivision  
ALC Resolution #256/2018



Proposed Lot 1  
Approx. 56 ha

Proposed Remainder  
Approx. 47 ha

Proposed Lot 2  
Approx. 31 ha

← consolidate by survey or bind the titles  
of District Lot 1189 to Rem of SE 1/4,  
Sec 17, Tp 2A as condition of approval



ALR Context Map  
Proposal Map  
Map Scale: 1:15,000



ALC File #:	56297
Mapsheet #:	93L.085
Map Produced:	November 14, 2017
Regional District:	Bulkley-Nechako



**AGRICULTURAL LAND COMMISSION FILE 56297**  
**RECONSIDERATION OF ORIGINAL APPLICATION**  
**REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE**

Subdivision application submitted under s. 21(2) of the *Agricultural Land Commission Act*

**Applicants:**

Gordon Nageli  
 Sussanne Nageli  
 Barbara Nageli  
 Esther Nageli

**Agent:**

Mark Rossmann, HBH Land Surveying Inc.

**Properties**

**Property 1:**

**Parcel Identifier: 015-097-153**

**Legal Description: District Lot 1151, Range 5, Coast District**

**Location: Generally south of Property 3**

**Area: 58.5 ha**

**Property 2:**

**Parcel Identifier: 015-097-102**

**Legal Description: District Lot 1154, Range 5, Coast District**

**Location: Generally southwest of Property 3**

**Area: 16.3 ha**

**Property 3:**

**Parcel Identifier: 007-766-611**

**Legal Description: Southwest Quarter of District Lot 844, Range 5, Coast District, Except Plan PRP13319**

**Civic: 16428 Telkwa High Road, Smithers, BC**

**Area: 59.1 ha**



**Executive Committee:**

**Jennifer Dyson, Chair**

**William Zylmans, South Coast Panel**

**Richard Mumford, Interior Panel**

**Linda Michaluk, Island Panel**

**David Zehnder, Kootenay Panel**

**Dave Merz, North Panel**



## OVERVIEW

- [1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA). The Properties are located within Zone 2 as defined in s. 4.2 of the ALCA.
- [2] Pursuant to s. 21(2) of the ALCA, the applicants applied to the Agricultural Land Commission (the "Commission") to remove the restrictive covenant that binds the titles of Property 1 and 2. Removing the restrictive covenant would enable the Applicants to do a boundary line adjustment of the three Properties. The proposed subdivision will provide all three properties with road access onto Telkwa High Road. The proposed boundary line adjustment will result in parcels of 56 ha, 31 ha, and 47 ha (the "Proposal").
- [3] By Resolution #256/2018, dated August 20, 2018, the North Panel, in a majority decision, approved the Proposal (the "Original Decision").
- [4] On September 10, 2018, the Original Decision was referred by the Chair to the Executive Committee of the Commission under s. 33.1 of the ALCA.
- [5] The first issue the Executive Committee considered was whether the Proposal to remove the restrictive covenant that binds the titles of Property 1 and 2 is appropriate.
- [6] The second issue the Executive Committee considered was whether the proposed configuration of parcels would benefit agricultural use.
- [7] The third issue the Executive Committee considered whether there are any economic, cultural, social, or regional and community planning objectives considerations that contribute to the Panel's review of the Proposal taking into account the priority given to agricultural considerations.
- [8] The Proposal was considered in the context of s. 4.3 of the ALCA, which states:



Reasons for Decision of the Executive Committee  
Reconsideration of Resolution #256/2018, Application 56297

*When exercising a power under this Act in relation to land located in Zone 2, the commission must consider all of the following, in descending order of priority:*

- (a) The purposes of the commission set out in section 6;*
- (b) Economic, cultural and social values;*
- (c) Regional and community planning objectives;*
- (d) Other prescribed considerations*

The purposes of the Commission set out in s. 6 of the ALCA are:

- (a) To preserve agricultural land;*
- (b) To encourage farming on agricultural land in collaboration with other communities of interest; and,*
- (c) To encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.*

### **EVIDENTIARY RECORD**

[9] The Executive Committee considered the following evidence:

1. The Proposal along with related documentation from the Applicants, Agent, local government, and Commission, collectively referred to as the "Application";
2. The Site Visit Report;
3. The Original Decision; and
4. The Chair Referral of the Original Decision to the Executive Committee, dated September 10, 2018.

### **EVIDENCE AND FINDINGS**

**Issue 1: Whether the Proposal to remove the restrictive covenant that binds the titles of Property 1 and 2 is appropriate.**

[10] In 1990, ALC Application 38454 (24500) was made by Herman Nageli to subdivide one parcel of 2 ha from the Southwest Quarter of District Lot 844, Range 5, Coast District, to



Reasons for Decision of the Executive Committee  
Reconsideration of Resolution #256/2018, Application 56297

provide a homesite for the applicant's daughter and son-in-law. The Commission stated in the decision, that it did not wish to create a rural residential parcel in an active farming area, however, the Commission was prepared to support the proposed subdivision subject to the applicant agreeing in writing to relinquish his possible eligibility for a homesite severance for himself and to legally consolidate any two of the land registry parcels which he owned. By Resolution #527/90, the Commission approved the proposal to subdivide one 2 ha parcel subject to the registration of a binding of titles restrictive covenant on titles of Property 1 and Property 2. The registration of a binding of titles restrictive covenant prevents Property 1 and Property 2 from being sold separately.

- [11] The Executive Committee discussed that the restrictive covenant binding the titles of Property 1 and Property 2 was required as a condition of approval for ALC Resolution #527/90 and finds that maintaining the restrictive covenant is appropriate.

**Issue 2: Whether the Proposed configuration of parcels would benefit agricultural use.**

- [12] To assess agricultural capability on the Properties, the Executive Committee referred to agricultural capability ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The unimproved agricultural capability ratings applicable to the Properties are Class 3, Class 4, Class 5 and Class 6. More specifically, Property 1 is 35% 4MP, 30% 6:3X – 4:4TM, 20% 7:6T-3:5PC, 10% 5T, 5% 4TM, Property 2 is approximately 80% 5T, 10% 7:4TP-3:5PM and 10% 6TR and Property 3 is 100% 7:4TP – 3:5PM.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.



Reasons for Decision of the Executive Committee  
Reconsideration of Resolution #256/2018, Application 56297

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Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The limiting subclasses associated with this parcel of land are C (adverse climate), M (moisture deficiency), P (stoniness), R (bedrock near the surface), T (topographic limitations), and X (a combination of soil factors).

- [13] The Executive Committee reviewed the agricultural capability of the Properties and the Site Visit Report and concurs with the findings of the North Panel that the Properties have mixed prime and secondary agricultural capability.
- [14] The Application submits that the Properties are currently used for a beef cattle operation, grazing/pasture and hay production, with the majority of the farm infrastructure located on Property 3. At present, the Properties comprise a continuous farm unit. The titles of Property 1 and Property 2 are bound by restrictive covenant and must be sold together. The Executive Committee finds that the Proposal to remove the restrictive covenant and adjust the boundaries of the Properties would result in the reduction in agricultural potential of the current farm operation with the creation of three parcels that can be sold separately from the current farm operation. Further, the Executive Committee finds that the Proposal would result in an increase in market value of the Properties, which adds to the cost of farmland in the area and may contribute to increased speculation on surrounding agricultural lands.
- [15] For the reasons listed above, the Executive Committee finds that the Proposal to create three parcels with road access to Telkwa High Road would not benefit the agricultural use of the Properties.

**Issue 3: Whether there are any economic, cultural, social, or regional and community planning objectives considerations that contribute to the Panel's review of the proposal taking into account the priority given to agricultural considerations.**

- [16] The Application submits as an economic consideration that the Proposal would allow *“for one of the owners to be bought out of the shared property owned by the 4 siblings, without causing the hardship of the remaining owners having to payout a large sum of*



Reasons for Decision of the Executive Committee  
Reconsideration of Resolution #256/2018, Application 56297

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*money*" and would leave *"the remaining owners in a better position to further invest in the farm business."* The Application further submits that the value of the Properties would increase as two additional parcels that were previously land locked would have road access. The Executive Committee finds that the division of ownership for personal benefit and increased property value does not constitute an economic benefit under s. 4.3(b) of the ALCA.

- [17] The Application did not include any evidence or rationale related to cultural considerations.
- [18] The Application submits as a social consideration that the Proposal will enable the farm operation to be kept within the family instead of being forced to sell the Properties in order to achieve the objective of estate settlement. The Executive Committee finds subdivision of land for the purposes of estate settlement does not constitute a social benefit under s. 4.3(b) of the ALCA at the community, regional, or provincial scale.
- [19] With respect to the submitted economic and social benefits, s. 4.3(b) of the ALCA contemplates benefits at the community, regional, or provincial scale. In this regard, the Executive Committee finds that the Proposal does not provide these benefits under s. 4.3(b) of the ALCA.
- [20] The Application submits as a regional and community planning objective the Properties are *"currently zoned Agricultural and will remain so."* The Executive Committee discussed that although the Proposal would not require rezoning, the submission of the Applicants does not constitute a justification for removing the restrictive covenant under s. 4.3(c) of the ALCA.

WEIGHING THE FACTORS IN PRIORITY

- [21] The Executive Committee gave consideration to economic and social values and regional and community planning objectives as required by s. 4.3 of the ALCA. In this case, the Executive Committee finds that these considerations are not contributory to the decision given the Executive Committee's finding following its review of the agricultural considerations.



Reasons for Decision of the Executive Committee  
Reconsideration of Resolution #256/2018, Application 56297

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**DECISION**

[22] For the reasons given above, the Executive Committee reverses the decision of the North Panel recorded as Resolution #256/2018 and refuses the Proposal.

[23] These are the unanimous reasons of the Executive Committee of the Agricultural Land Commission.

[24] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(3) of the *Agricultural Land Commission Act*.

[25] Resolution #339/2018  
Released on October 19, 2018

A handwritten signature in blue ink, appearing to read 'Jennifer Dyson', is written over a circular stamp or seal that is partially obscured.

**Jennifer Dyson, Chair**

On behalf of the Executive Committee



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **Direction**

**TO:** Chair Parker and Agriculture Committee  
**FROM:** Debbie Evans, Agriculture Coordinator  
**DATE:** January 3, 2019  
**SUBJECT:** SheepFest 2019

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#### **Background:**

During the support and relocation of livestock in the 2018 Wildfires it became apparent that there are many independent sheep and goat producers. Some producers have asked about a workshop on wool. John Stevenson, P. Ag., Regional Agrologist in Smither with the BC Min of Agriculture contacted the RDBN Ag Coordinator with a potential funding source.

SheepFest 2019 will be held on Saturday, March 9, 2019. The agenda is as follows:  
 Lakes District Senior Secondary, Burns Lake, BC

- 8:15 a.m. Registration
- 8:30 a.m. Welcome and opening comments.  
Introduce the concept of a Sheep Producers Association
- 8:45 a.m. - 10:15 a.m. Dr. Lisa Surber, Wool Education Coordinator, American Sheep Industry Association  
Wool industry and other uses of wool.
- Refreshment Break**
- 10:30 a.m. - 12:00 Dr Glenna McGregor, DVM, BC Ministry of Agriculture Veterinary Pathologist  
Small Flock Herd Health Workshop
- Lunch and Networking**
- 1:00 p.m. - 2:30 p.m. Theres Gasser, Robson Valley Sheep Company  
Artisan Cheese!
- Refreshment Break**
- 2:45 p.m. - 4:15 p.m. Breakout session. (attendees will have selected at registration)  
Wool with Dr Surber  
Small Flock Health with Dr McGregor  
Artisan Cheese with Theres Gasser
- 4:20 p.m. Group as a Whole with 15-minute further discussion about formation of Sheep Producers Association. Thank you gifts on Behalf of the RDBN to presenters. Door prize Draw. Closing remarks and Evaluation

With the number of sheep within the Region, there is a vast amount of waste wool. Is there an opportunity to establish a wool collection, a wool processing facility, or other wool use markets? Increasing the knowledge of herd health is for the betterment of the industry. Artisan Cheese is an opportunity and could increase the economic viability of the sheep/goat industry. The event will be an excellent chance for independent producers to meet and start networking and to form a producer association that would strengthen this sector's voice.



The budget is:

Expenses:

Speakers fees and expenses (airfare, lodging, mileage, etc.)	\$7,000.00
Facility and equipment rental	\$500.00
Advertising and communications (handouts)	\$500.00
Workshop Materials	\$1,000.00
Meals/Refreshments	\$2,300.00
Expense Total	\$11,500.00

Income:

Regional Registration (\$25.00 per person)	\$2,000.00
Out of Region Registration (\$35.00 per person)	\$500.00
BC Agriculture Strategic Outreach Initiative Funding	\$5,000.00
RDBN Agriculture Workshop funding	\$4,000.00
Income Total	\$11,500.00

I would be pleased to answer any questions.

**RECOMMENDATION:**

**(All/Directors/Majority)**

**"That the Agriculture Committee receive the SheepFest 2019 and approve the expenditure from the RDBN Agriculture Workshop funds of \$4,000.00.**

Regional District of Bulkley-Nechako  
 Department Agriculture  
 Year Highlights from Jan 1 – Oct 31, 2019

**Bulkley Nechako Fraser Fort George Regional Climate Change Adaptation:**

The ability of agricultural producers to adapt to changes in climate is linked to physical resources and decision-making processes that go beyond the individual farm. For example, some of the most significant issues for future food production in BC include approaches to: water management, (water supply and storage, drainage and ditching), emergency planning, land use and zoning, economic development, sector adaptive capacity and regional infrastructure.

The Bulkley Nechako Fraser Fort George Regional Climate Change Adaptation strategy planning process results in a clear set of local strategies and actions for agricultural adaptation to climate change. In November 2018, Workshop 1 was held and discussed Climate Change Vulnerabilities/Impacts. Workshop 2 will be held in early February, Feb 5 in Prince George and Feb 7 in Telkwa and is focused on Adaptation Strategies and Actions. An implementation meeting will be held in early March where projects will be announced to utilize up to \$300,000 in seed funding. Possible funding partners will be invited to the March meeting to hopefully match or exceed the seed funding for eligible collaborative projects. Projects will hopefully start in the spring of 2019.

**Producer focused workshops:**

Working with funding partners, BC Ministry of Agriculture, Canadian Agriculture Partnership, Investment Agriculture Foundation to fund workshops. Agriculture Coordinator has been asked by commodity groups to have workshops and will try to accommodate if interest for a large turnout from within the Region. 2019 is starting off with Livestock Emergency Preparedness Workshops throughout the region (listed below). The sheep producers have been asking for a workshop and SheepFest 2019 will be hosted in Burns Lake in March with high caliber speakers. A Bee Workshop and potential Farmer Market support workshops have been asked for by some individuals in the region. Working with BC Ministry of Agriculture Regional Agrologist to partner on workshops like Succession Planning.

**Emergency Livestock Preparedness Workshops**

Goal is to have at least 10 workshops throughout the region with 3 already booked in Smithers/Telkwa and in early January will book 1 or 2 in Houston area, 1 in Burns Lake, 1 in Fraser Lake, 1 in Fort St. James, 2 in Vanderhoof and 1 in Granisle. Workshops being booked in evening or possible weekend to allow off-farm working producers to attend. The more people who are prepared the better!

Workshop Outline:

Welcome

Livestock Emergency Preparedness

Firesmart

Questions & Comments

(written evaluation)

Handouts:

Emergency Plan For "Their" Farm Template

RDBN Quick Reference Guide to Emergency Commercial Livestock Relocation

Guide for non-commercial livestock

How Owners Firesmart Manual

Bulkley-Nechako Regional Emergency Contacts

PowerPoint Handout

**Update of the 2012 RDBN Agriculture Plan**

The Ag Coordinator has included in the 2019 budget dollars to hire an experience ag planner. Working with the planner, goal is to establish the Ag Plan Advisory Committee by the end of February.

Submitting a funding application into Investment Agriculture Foundation by their February 7<sup>th</sup> deadline for funding to assist with the workshops that will be held throughout the region. The Regional Agriculture Forum was going to focus on Food Security which is one of the components of the Ag Plan. Originally beginning of March was proposed but had a scheduling conflict with another agriculture organization. Propose to have Ag Plan one-day workshop, with Food Security component twice, back to back in the Western and Eastern portions of the region. Goal is to have the draft 2019 RDBN Ag Plan for the Agriculture Committee meeting the beginning of September. With a contractor, the plan could go forward if emergencies happen again this summer.

### **Connecting Consumers and Producers**

*(hand out a copy to new directors)*

The 2019 Connecting Consumers and Producers work has already begun as producers are contacting the office wanting to know how they can be included. Deadline for producers will be June 1<sup>st</sup> and the publication will be formatted in house and sent to the printers July 15<sup>th</sup>. Goal is to have in early August and have for Connecting Consumer and Producers regional events.

### **Regional Agriculture Website Page**

The work on the website was slated for last summer and was lost due to the wildfires. To cover the time of the Ag Coordinator an Expenditure Authorization Form was submitted to hire a contractor to EMBC. A contract will be working on the website starting the second week of January. The website will be updated and kept current and hopefully will be a resource for agriculture producers.

**Calendar of Events:** *This calendar will be updated monthly as more gets added.*

January – first two weeks booking Emergency Livestock Presentations

January – February – Regional Beef AGMs

Feb 5 – Climate Change Workshop 2 in Prince George

Feb 7 – Climate Change Workshop 2 in Telkwa

Feb 7 – Deadline for Investment Agriculture Foundation Funding for Ag Plan

Feb 12 – Canada's Ag Day

Feb 13 – Round Lake Hall, Telkwa Emergency Livestock Presentation

Feb 20 – Evelyn Community Hall, Emergency Livestock Presentation

Feb 27 – Driftwood (Glenwood Hall), Emergency Livestock Presentation

March 1 – 2 – Smithers Farmers Institute **Carrots to Cattle 2019**

March 9 – **SheepFest 2019**, Burns Lake BC

March – Workshop 3 of Climate Change

RECEIVED

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DEC 19 2018

Dec, 10, 2018

REGIONAL DISTRICT OF  
BULKLEY NECHAKO

Nechako Valley Regional Cattlemen's  
Association  
Box 1623 Vanderhoof BC  
V0J 3A0

To the Directors of the Regional District of Bulkley Nechako:

The Nechako Valley Regional Cattlemen's Association represents four local Cattlemen's Associations in the central interior. The areas which members of these associations operate within stretches from the Chilako River in the east, west to the Endako River drainage, South to Tatelkuz Lake and north to Tezzeron Lake. There are over 180 NVRCA members caring for cattle and raising forage crops within these boundaries.

One of the members of the NVRCA was recently notified that an adjacent property was being considered as a site for a large temporary work camp. The proposed site is within the ALR and neighbours some of the most productive crop land in the Nechako Valley. At a recent NVRCA meeting, the directors discussed this issue and were able to voice our concerns with Vanderhoof mayor Gerry Thiessen when he was a guest at our director's meeting.

The NVRCA position on this issue is that developments such as this large work camp or any other industrial projects should be located on land that is either zoned commercial or industrial. As rural land owners, cattlemen have been restricted in our options regarding land use on Agricultural Land Reserve lands and expect that all land owners be subject to the same restrictions on ALR lands. Further, we would like to be kept up to date on this work camp project and formally notified of other proposals regarding non agricultural developments on ALR land through our Land Stewardship Committee.

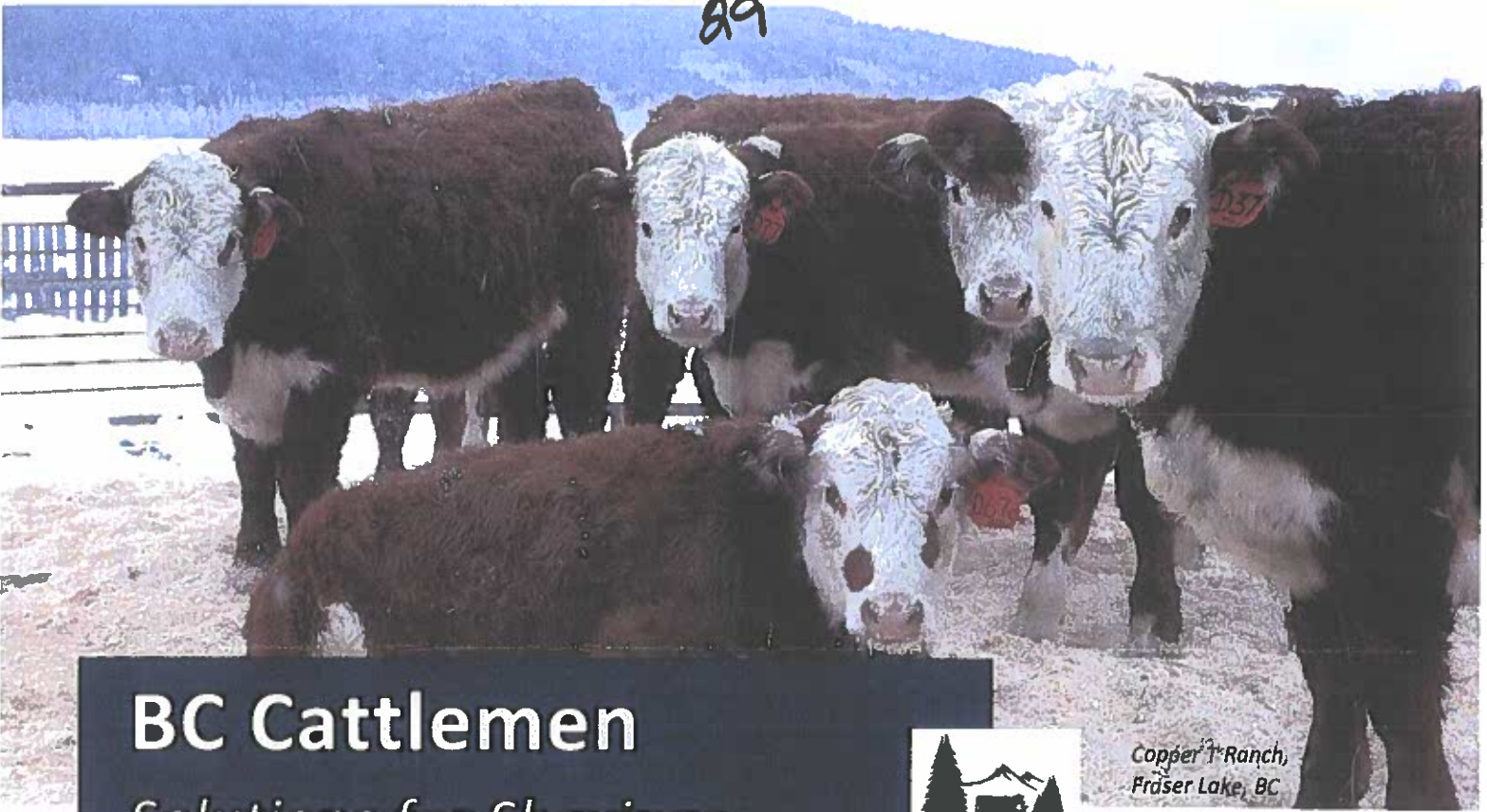
The NVRCA supports any projects or developments which will benefit the economy of our local communities while being mindful and respectful of the land and the project's impact on neighbours.

Sincerely,



Decody Corbiere,  
Vice President,  
Nechako Valley Regional Cattlemen's Association

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# BC Cattlemen

## *Solutions for Shavings*



Copper River Ranch,  
Fraser Lake, BC

- CHALLENGE** The ranching and farming communities use shavings -- a byproduct of the planer mills -- as bedding and a soil enhancement. For the last 60 years, agriculture has provided a dedicated market to make beneficial use of the shavings. With the establishment of the wood pellet industry, sourcing and purchasing shavings for the ranching industry has become very challenging.
- GROWTH** Ministry of Agriculture is exploring the potential to build a beef packing plant in the Prince George area. The Highway 16 region alone could supply 24,000 head of finished cattle per year. Animal agriculture is a value-added industry that could leverage the spin-off of up to 620 jobs.
- OPPORTUNITY** **BCCA recommends that the Province facilitate** local economic development by apportioning up to 50,000 m3 of AAC in each TSA which would be utilized for strengthening and diversifying Rural Development.  
**Further, BCCA recommends that the Province encourage** Regional Districts to partner with Regional Livestock Associations and to apply for this volume via Community Forest Agreements so that this timber can be traded for 'shavings' as well as supporting other local needs and opportunities.
- BENEFITS**
  - 1) The timber from these community forest agreements would go to existing mills and therefore would not impact timber supply.
  - 2) Trading timber for shavings at competitive rates via a resource sharing agreement will ensure local sawmills have access to the timber and the cattle sector has access to shavings. Further the resulting pressure on shavings supply will encourage pellet producers to utilize local cull piles to supplement their shavings supply.
  - 3) The product that cattle ranchers require is available at all planer mills across the Province.
  - 4) These community forest agreements would allow all rural British Columbian's access to the resource owned by the people of the Province.
- CONTACT** BC Cattlemen's Association, Ph: 250-573-3611 Email: [bccattle@cattlemen.bc.ca](mailto:bccattle@cattlemen.bc.ca)

British Columbia Cattlemen's Association  
BC BEEF PLANT  
STRATEGIC VISION WORKSHOP  
Minutes

Presentation to cattle producers from the Nechako Valley and Skeena regional cattlemen's associations. The question being discussed: "Would there be a supply of cattle to support a viable packing plant?"

The British Columbia Cattlemen's Association, BCCA, are working with a beef industry marketer and contractors from Malok Creek, an Ontario Engineering firm which specializes in designing packing plants.

BC Beef Plant is proposed to be a Producer Based/Owned & Set-up by producers. Working on establishing a BC Brand and Added-Value Beef Products.

There will be the following meeting schedule which has Go & No-Go Steps which will determine if all the series of steps will be completed:

- Business Plan #1 (completed a year ago)
- Propose a plant built on principles used by Progressive Pork Producers in Ontario.
- Steering Team was formed and conducted a SWOT Analysis
- Producer Plan with Commitment and Supply Contracts
- Business Plan #2
- Financial Plan
- Business Plan #3 – Letters on intent, Supply Contracts
- Business Launch
- Build Plant (Location still not determined as of Sept 2018)
- Start-up

Proposed plant built with meetings and structuring like the example that Malok Creek utilized to establish Progressive Pork Producers Co-Operative Inc. in Breslau Ont., Conestoga Meat Packers. Progressive Pork Producers Co-operative Inc is a privately held company and produces pork products from pork slaughtered on site. Current estimates have this company has an annual revenue of \$31,440,000 and employs a staff of approximately 250. Conestoga Meat Packers mission statement is "Our Mission is to provide premium pork products to those who desire responsibly raised, healthy, quality pork through our commitment to local farmers, families and communities worldwide. Conestoga Meat Packers processes 14,000 head per week and is a co-operative of 157 SW Ontario hog producers.

BC Beef Plant will provide an opportunity to different consumer beef demands and supply high quality beef for BC Consumers, other domestic markets and select international markets.

BC Brand goal is to capture 10% of BC Beef consumer market

Differentiated high quality to high/medium/low – Beef products that serve specific needs e.g.: grind meat

Market potential to utilize more than meal e.g. Offals – pre-grind for pet food market, tendons, bones all pet food (market price in pet industry is just about equal to ground meat prices)

Supply

- Owned by suppliers (producers) based on at least 51% ownership, 100% supply and decision made by producer owners.
- The supply loop is from cow/calf producers, backgrounder and Feedlot.
- Seeking regional cattlemen commitment with cost of production versus capacity.
- Establishing a sold brand and supply for a plant
- Efficient shipping cost and management
- Strategic supply to support plant
- Establish a pricing grid with a producer-based committee
- Forward vision to support expansion from BC markets to Western markets and International Markets, Brand Growth Plan.
- First year of plant is a goal of 500/week.

Structure

- Equity ownership
- BC Beef Inc New Generation Co-operative
- Committed supply at 120% facility capacity (e.g. plant could do extra 20% if achieved by adding a Saturday kill day)
- Grid Pricing (linked to value of carcass)
- Brand Marketing Program
- Financially secure (included a plan on losses of the price of plant)

Some questions/concerns at this point were:

- 1) Number of cow herds are declining and producer ages are increasing. Concern for a supply in future. Discussion included expansion of current farms and potential new entrant cattle producers.
- 2) Freight Advantage if all cattle produced in the region could be taking through the whole loop, cow/calf/backgrounder/feedlot in the region. Concerns expressed about adequate level of high-quality feed and bedding sources.
- 3) Opportunity to establish a value-brand. Large plants can not process niche value products due to the volume they are running through their plants. The proposed plant could fill niche markets.
- 4) Reference to CanFax BC/Alberta/Washington State data, with supply, kill costs with strong establishment of a BC Brand, a market origin in BC, a BC premium product will be an advantage.

Demand

- BC Brand (Retail/Food Service and Industrial)
- BC Premium
- Cull Cow (Grind BC Brand)
- Committed Retail and Food Service Program (this established with Letter of Intent)
- Detailed Brand Plan
- Detailed Cut-Out and Product Plan
- Opportunity Market: Pet Food

**Discussion/concerns:**

- 1) Question and discussion about Cut-Out and pet food markets – pet, fat trim, bones, tendons (a large market opportunity)
- 2) Brand Package together and then discount.
- 3) BC Survey and in 89% of responders, prime BC Beef is a challenge and there is not enough BC Beef product. In the survey they present 9 market attributes and asked about price sets.
- 4) Question about grass-fed and survey found marginal support for grain-fed over grass fed. The different attributes were more predominant in select markets. Grass-fed is a certain sector of the consumers. Need to hold back cattle and there is a lack of consistency.
- 5) Question if Brand would be Breed Specific? Producer steering committee is not looking at one breed but to source cattle to meet requirements of the plant. Comment on Angus Brand which has been successful at creating a brand. Another Brand is Ontario Corn-Fed Cattle.
- 6) Question of Born-Raised in BC. Backgrounding and Feedlot capacity does not exist at the moment and supply would mean that producers might be changing from their current calving schedule to keep supply. Feed source is a concern as quality feed is needed for quality beef.

**Positioning Statement**

To the BC consumer, BC Beef Brand of value-added beef offers:

- ☆ BC Born & Raised
- ☆ BC Producer Owned
- ☆ Quality

**Structure Proposed**

- ❖ **Class A** voting share
  - responsible for supplying finished beef (100%)
  - Direct Share
  - 1 animal/Class A Share
  - Supply contract
  - Value-based pricing model, market and price sold-processing
  - Producer gets 100% report of animal
  
- ❖ **Class B Loop**
  - Loop Share
  - Voting share
  - Partner to supply animal
  - Work with backgrounder and feeder to get finished beef to plant
  - Example of profit : 20% cow/calf producer, 20% backgrounder and 60% feeder

***Hook purchase with either Direct Share or Loop Share. Each hook sold to responsible producers to fill that hook on that date.***

- ❖ **Class C**
  - Supply loop investment option
  - Non-voting share
  - Way to get investment into the plant
  - Class C has targeted returns – defined returns and timelines



Possible to borrow 60% of the cost. Cost of plant estimated at \$12 million for a top-end plant with operation costs of \$2 million. The Class C is where possibility of "cash" for plant. Co-operative rules apply and if loss, Class C shares paid out before Class B and Class A shares.

The "HOOK" cost has not been determined. Could be many more meetings before cost is revealed and some producers replied back that not knowing the hook cost was a missing piece of information in membership interest.

### Management

#### General Management

- General Manager (Experienced in Beef Processing)
- Sales & Marketing
- Co-operative Management (Producer/owner run)
- Food Safety
- Production Manager
- Cut-out production manager

### Tentative Output

#### Year 1:

- 500/week
- BC Branding for domestic BC market

#### Year 2:

- 500/week
- BC Region Branding
- Western Expansion
- Independent & Chain Food Retailers

#### Year 3:

- 600/week
- Domestic BC Region
- Western, food retailers
- Export Planning

Variance – financed – Progressive Pork was Federal  
 Producer investment until break even  
 Must have committed Supply Chain.

### Next Steps

- Feedlots are south, meeting in Southern Interior
- Will be establishing a website
- Next meeting – need real interest to move to "GO"

**Note:** Backgrounding is an intermediate stage sometimes used in cattle production which begins after weaning and ends upon placement in a feedlot. Background feeding relies more heavily on forage in combination with grains to increase a calf's weight by several hundred pounds and to build up immunity to diseases before it enters a feedlot. Some cattle operations specialize in backgrounding.

Meeting thoughts from Regional Agriculture Coordinator:

- As part of the Regional District of Bulkley-Nechako Board of Directors Strategic Planning session, should a proposal go forward regarding the BC Beef Plant.
- If the plant is located in Prince George, and Regional Cattlemen's Associations interest to taking economic advantage of this opportunity, should the RDBN Board of Directors discuss a show of support and potential investment in the Beef Community in the possible purchase of Class C shares.

## BC Beef Plant – Membership Interest

In consideration of the future payment of the sum of one hundred dollars (\$100) made to the BC Beef Inc., the undersigned Supplier of cattle/cows hereby agrees to be identified as a *potential* member of the BC Beef Inc. and to purchase the appropriate Class M Membership Share to be issued by BC Beef Inc. to the investor, permitting the investor to be a member of BC Beef Inc.

BC Beef Inc. and the investor acknowledge that the investor may withdraw his or her name as a member of the Membership Waiting List at any time prior to the issuance of a Class M membership share to the investor and will at such time receive from the Company the consideration referred to herein without interest or deduction.

Dated at \_\_\_\_\_, British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

### Investor Information:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

# of committed or planned \_\_\_\_\_ Cattle per year

# of committed or planned \_\_\_\_\_ Cull Cows per year

	Please circle:		
	Yes	No	Not sure
Interest in direct investment supply option (Class A, B)?			
Interest in supply loop investment option (Class B)?			
Interest in supply loop investment option (Class C)?			

Please scan and send completed Membership Interest Form to [bccattle@cattlemen.bc.ca](mailto:bccattle@cattlemen.bc.ca) or hand in at meeting.

**BC BEEF  
PLANT**  
PRODUCER  
ENGAGEMENT