



Agricultural Land Commission Staff Report

DATE: July 8, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 45926

PROPOSAL: To build a 223 m² Class B inspected abattoir to process approximately 700 animal units/year on the 2.8 ha subject property. The operation will also have a 139 m² animal holding facility.

PROPOSAL INFORMATION

Background: Legacy Application # is 21-D-38956
Received Date: April 17, 2009
Applicant: Roland Traber and Ulrich Grob
Agent: N/A
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 027-344-479
Legal Description: Lot 1, District Lot 6, Cariboo District, Plan BCP34114
Civic Address: 2972 Holley Road, Quesnel
Area: 2.8 ha
ALR Area: 2.8 ha
Purchase Date: August 1, 2008
Owners: Roland Traber
Ulrich Grob

Total Land Area: 2.8 ha
Total ALR Area: 2.8 ha
Current Land Use: Residential

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North Bush and hayfields, dwelling
East Rail right-of-way, highway and bush
South Hayfields
West Hayfields

Official Community Plan

Bylaw Name:
Designation:
OCP Compliance:

Zoning

Zoning Bylaw Name: North Cariboo Rural Land Use Bylaw, 3505,1999
Zoning Designation: Rural 3 (RR3)
Minimum Lot Size: 0.8 ha
Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 43410
Applicant: Alois and Kathi Klæui
Proposal: To subdivide the 6 ha property into a 2.8 ha lot and a 3.2 ha lot as divided by Holley Road.

Decisions:

Resolution Number	Decision Date	Decision Description
614	November 23, 2006	Allowed as requested

Note: This application created the subject property.

Application #: 23384
Applicant: Bertha Deering
Proposal: 1st Request: To subdivide a 2.4 ha lot and a 3.4 ha lot from the 51 ha property.
2nd Request: To increase the size of the approved 3.4 ha to 4 ha.

Decisions:

Resolution Number	Decision Date	Decision Description
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- Note:**
- Resolution 6217/77 - May 10, 1977
Partially allowed - allowed 3.4 ha lot but refused the 2.4 ha lot unless it could be legally consolidated with an adjacent property to the east.
 - Resolution 7508/77 - November 10, 1977
Allowed increase in the size of the lot but reconfirmed the decision to refuse the 2.4 ha lot.
 - Resolution 8744/78 - May 9, 1978
Refused the request to create the 2.4 ha as a separate lot but gave the applicants the option of subdividing it and consolidating it with DL 6735 subject to access conditions.

Application #: 22925

Applicant: George & Caroline Gilson
Proposal: To exclude 2.4 ha in order to create the property as a separate lot.

Decisions:
Resolution Number

Decision Date **Decision Description**

Note: 1. Resolution # 85/85 - February 12, 1985
Refused exclusion and allowed the subdivision of the 2.4 ha lot within the ALR.

RELEVANT APPLICATIONS

Application #: 23759

Applicant: William & Lillian Resch

Proposal: 1st Request: To subdivide one 4 ha lot from the 118 ha property.
2nd Request: To reconsider the Commission's refusal to all the originally requested subdivision

Decisions:
Resolution Number

Decision Date **Decision Description**

Note: 1. Resolution # 476/83 - March 30, 1983
Refused on the grounds that the entire property has good potential for agriculture and as such, should be retained as a single unit.

2. Resolution # 1331/83 - September 13, 1983
Allowed based on new information submitted.

Application #: 23757

Applicant: William & Lillian Resch

Proposal: 1st Request: To subdivide two lots (2 ha and 4 ha) from the subject property
2nd Request: to subdivide a 4 ha lot under the provisions of the Homesite Severance Policy. The first decision had allowed a smaller lot which included the home and homesite only (2 ha). The 4 ha lot was requested to meet RD zoning.

Decisions:
Resolution Number

Decision Date **Decision Description**

Note: 1. Resolution # 2050/80 - November 14, 1980
Refused as proposed but would allow subdivision of the homesite under the homesite severance policy or a 2 ha lot.

2. Resolution # 1792/81 - September 31, 1981
Approved.

Application #: 23386

Applicant: R S Deering

Proposal: 1st Request: To subdivide a 4 ha lot from the subject property.
2nd Request: To subdivide a 1.2 ha lot from the subject property
3rd Request: To subdivide a 4 ha lot from the subject property subject to consolidation of the remainder with adjacent lands.

Decisions:

Resolution Number	Decision Date	Decision Description
Note:	1. Resolution # 263/80 - January 31, 1980	Refused on the grounds that the property should be retained in as large a parcel size as possible.
	2. Resolution # 2203/80 - December 3, 1980	Refused on the grounds that the property has agricultural capability and is located within an extensive area of the ALR
	3. Resolution # 1988/81 - October 27, 1981	Approved subject to consolidation

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of support.

STAFF COMMENTS

The applicants state that all necessary environmental and BC Centre for Disease Control regulations will be complied with. They also state that the abattoir will store all solid waste material, including SRM which will be frozen and then shipped once a week to the Gibraltar Mines disposal site.

Staff recalls that the Commission approved a previous application (# ZZ- 37874) near Barriere to operate an abattoir within the ALR. In evaluating that proposal the Commission took the view that a small provincially-inspected abattoir would be a benefit to the local agricultural community as it would provide a useful service to local ranchers and farmers. Buffering was a condition of approval in that instance.

ATTACHMENTS

- Proposal Sketch.pdf
- Local Government Report.pdf
- 38956_AirphotoMap.pdf
- 38956_ContextMap20k.pdf

END OF REPORT

Signature

Date