



Agricultural Land Commission Staff Report

DATE: October 30, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50605
PROPOSAL: To subdivide a 5.4 ha lot from the 130 ha property.

PROPOSAL INFORMATION

Background: The applicant has owned the property since the 1960s.
Received Date: September 23, 2009
Applicant: Coralie Anderson
Agent: W.D. McIntosh Land Surveying Ltd
Local Government: Regional District of Bulkley-Nechako

DESCRIPTION OF LAND

PID: 015-590-844
Legal Description: North 1/2 of Section 18, Township 16, Range 5, Coast District
Civic Address: 23174 Becker Road (7 km North of Fort Fraser)
Area: 130 ha
ALR Area: 130 ha
Purchase Date: September 23, 1964
Owner: Coralie Anderson

Total Land Area: 130 ha
Total ALR Area: 130 ha
Current Land Use: Pasture and forested land and one residence

PROPOSAL DETAILS

Subdivision

| Area | Agricultural Capability | Agricultural Capability Source |
|-------|----------------------------|-----------------------------------|
| 130.0 | Secondary | CLI |

| Number of Lots | Lot Size (ha) |
|----------------|---------------|
| 1 | 5.4 |
| 1 | 124.6 |

Surrounding Land Uses:

| | |
|-------|-----------------------------------|
| North | Settlement Road and forested land |
| East | Forested pasture and hay fields |
| South | Forested pasture and hay fields |
| West | Forested pasture and hay fields |

Official Community Plan

Bylaw Name:

Designation: A (Agricultural)

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Not Zoned

Zoning Designation:

Minimum Lot Size: ha

Zoning Compliance:

Committee Recommendations

| Type | Recommendation | Description |
|---------------|----------------|---|
| Board/Council | Approve | Regional District of Bulkley-Nechako Board: The Regional Board forwarded the application with a recommendation of approval. |

Ministry of Agriculture and Partial Lands

The BC Ministry of Agriculture and Lands can offer the following comments:

- The parcel is not ideally situated; however, due to the mobile home being located on site, the lot lines could be considered acceptable
- A condition of subdivision should be legal fence constructed surrounding the new lot and the access road along the east boundary. This will alleviate future livestock trespass issues if the surrounding parcels are sold.

STAFF COMMENTS

The applicant lives on an adjacent property and has owned the subject property as well as the adjacent property since 1968.

She is asking for consideration of this proposal in lieu of future consideration under the homesite severance policy as she wishes to create a lot for her daughter.

The remainder of the property will go to the applicant's son who will farm it.

There have been no previous applications on the subject property or the other property that the applicant owns.

The location of the proposed subdivision has been chosen because that is where the applicant's daughter has already established a homesite.

ATTACHMENTS

- 50605_ContextMap50k.pdf
- 50605 ag cap.pdf
- 50605 air photo.pdf
- 50605 local gov report.pdf
- 50605 proposal sketch.pdf

END OF REPORT

Signature

Date