



## Agricultural Land Commission Staff Report

**DATE:** November 6, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 50808

**PROPOSAL:** To subdivide the approximately 1 ha property into two 0.5 ha lots for the applicant and her sister.

### PROPOSAL INFORMATION

**Background:** Each lot hooks across the road.  
**Received Date:** October 16, 2009  
**Applicant:** Karin Dayton  
**Agent:** N/A  
**Local Government:** Regional District of Fraser-Fort George

### DESCRIPTION OF LAND

**PID:** 015-041-093  
**Legal Description:** Parcel C (Plan A108) of the Fractional South West 1/4 of District Lot 953  
Cariboo District  
**Civic Address:** 1805 Foreman Road - Foreman Flats  
**Area:** 1 ha  
**ALR Area:** 1 ha  
**Purchase Date:** August 22, 2005  
**Owner:** Karin Dayton

**Total Land Area:** 1 ha  
**Total ALR Area:** 1 ha  
**Current Land Use:** The property is vacant and forested, Foreman Road runs through the subject parcel

### PROPOSAL DETAILS

**Subdivision**

<b>Area</b>	<b>Agricultural Capability</b>	<b>Agricultural Capability Source</b>
-------------	--------------------------------	---------------------------------------

1.0	Mixed Prime and Secondary	CLI
-----	---------------------------	-----

<b>Number of Lots</b>	<b>Lot Size (ha)</b>
-----------------------	----------------------

2	0.5
---	-----

**Surrounding Land Uses:**

North	Undeveloped Crown Land and CN Right of Way
East	Undeveloped Crown Land and CN Right of Way
South	Private Property with Residence and Hay Fields
West	Private Property with Residence and Hay Fields

**Official Community Plan**

**Bylaw Name:** Willow River - Upper Fraser Valley OCP

**Designation:** Agriculture/Resource

**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** Zoning Bylaw No. 833

**Zoning Designation:** Rural-3

**Minimum Lot Size:** 60.0 ha

**Zoning Compliance:** No

**RELEVANT APPLICATIONS**

**Application #:** 27181

**Applicant:** Wilhelm G. Kupper

**Proposal:** To exclude 30 ha of the 38 ha property that lies east of the railway tracks

**Decisions:**  
**Resolution**

<b>Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
---------------	----------------------	-----------------------------

**Note:** Legacy Application # N-14727

Decision Date: November 5, 1982  
Resolution # 2267/1982

Decision: Allowed exclusion of that portion of the property that lies east of the railway tracks. That portion that lies west of the tracks is to remain in the ALR and is to remain as one legal parcel.

**Application #:** 6690

**Applicant:** Otto Bartkowski

**Proposal:** To subdivide the 60 ha (148.3 ac) property into 2 lots of 20 and 40 ha as divided by Foreman Road.

**Decisions:**

**Resolution  
Number**

1076

**Decision Date**

December 11, 1996

**Decision Description**

Refused on the grounds that the lands high capability is most valuable to long term agriculture in the largest possible parcel size and the road is not an impediment to farming both sides.

**Note:** Legacy # N-31023

**Application #:** 2206

**Applicant:** Donald & Karin DAYTON

**Proposal:** To subdivide the 38.5 ha property into two lots of 8 ha and 30 ha as divided by the railway right-of-way, the escarpment and the ALR boundary. Approximately 8 ha of the property is within the ALR.

**Decisions:  
Resolution  
Number**

**Decision Date**

**Decision Description**

**Note:** Legacy Application # N-28935

Decision Date: June 27, 1994  
Resolution # 608/1994

Decision: Allowed.

**Committee Recommendations**

**Type**

**Recommendation**

**Description**

Board/Council

No Comment

Fraser-Fort George Regional District Board: The Regional Board authorized the application to proceed to the Commission.

**STAFF COMMENTS**

Staff notes that the subject property is quite small and this and the fact that a road runs through it likely limit its suitability for agricultural development.

The property is located just outside of the boundary of the City of Prince George in the Regional District.

A previous application to divide the property into four lots ranging in size from 0.2 ha to 0.3 ha was refused by the Regional Board and not forwarded to the Commission. The concern at the time was that the four lots were too small to support individual septic systems. This concern has been addressed by the revised proposal.

An OCP amendment and rezoning would be necessary should the proposal be approved.

The proposed lot configuration (with each lot being cut by Foreman Road) is desirable from the Regional District's point of view as this will ensure that no clearing for building sites etc. occurs on the steep north side of the road.

**ATTACHMENTS**

50808 airphoto.pdf  
50808 letter from prince george.pdf  
50808 airphoto 10K.pdf  
50808 local government report.pdf  
50808\_ContextMap20k.pdf  
50808\_AgCapabilityMap.pdf

## **END OF REPORT**

---

**Signature**

---

**Date**