



Agricultural Land Commission Staff Report

DATE: January 29, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51006
PROPOSAL: To subdivide the 62 ha property into 26 lots ranging in size from 1.1 ha to 3.7 ha in size.

PROPOSAL INFORMATION

Background: Located in the District of Vanderhoof.
Received Date: November 20, 2009
Applicant: North Country Estates Ltd
Agent: W.D. McIntosh Land Surveying Ltd
Local Government: District of Vanderhoof

DESCRIPTION OF LAND

PID: 012-745-529
Legal Description: The Fractional NorthWest 1/4 of Section 2, Township 11, Range 5, Coast District
Civic Address:
Area: 62 ha
ALR Area: 62 ha
Purchase Date: June 14, 2007
Owner: North Country Estates Ltd

Total Land Area: 62 ha
Total ALR Area: 62 ha
Current Land Use: Forested: no buildings.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
62.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	1.1
4	1.6
5	1.7
3	1.8
2	1.9
1	2.1
1	2.2
2	2.3
3	2.5
1	2.6
1	2.9
1	3.6
1	3.7

Surrounding Land Uses:

North	CN Rail Right-of-Way and Nechako River
East	Hay field and forested lands
South	Rural Subdivision similiar to proposal
West	Rural Subdivision similar to proposal

Official Community Plan

Bylaw Name: District of Vanderhoof OCP Bylaw No. 993 (2006)
Designation: Agricultural
OCP Compliance: No

Zoning

Zoning Bylaw Name: District of Vanderhoof Zoning Bylaw no. 994 (2006)
Zoning Designation: A-1 - Agriculture
Minimum Lot Size: 20.0 ha
Zoning Compliance: No

RELEVANT APPLICATIONS

Application #: 50687

Applicant: Peters Investments Ltd

Proposal: To adjust the boundaries of the five subject properties (45 ha, 34 ha, 3.4 ha, 14 ha and 11 ha) to create five new properties (2.1 ha, 2.6 ha, 3 ha, 2.6 ha 96.9 ha)

Decisions:

Resolution Number	Decision Date	Decision Description
1270	November 5, 2009	Allowed

Note: This decision was made by the CEO by delegation.

Application #: 35497
Applicant: J.N. Knutsson
Proposal: remove 15,000 cubic metres of sandy, clay soil up to a maximum depth of 7 metres

Decisions:

Resolution Number	Decision Date	Decision Description
678	July 26, 1985	allowed

Note: Legacy Application # B-19356

Application #: 22880
Applicant: Lands,Parks & Housing
Proposal: To subdivide the property into rural residential lots (2 ha to 8 ha in size)

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # B-10375
Decision Date: July 17, 1980
Decision : Refused on the grounds that these properties have the capability to support agricultural uses and parcel sizes should remain as large as possible.

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	District of Vanderhoof Council: The council passed a resolution authorizing the application to be forwarded to the Commission for consideration.

STAFF COMMENTS

Staff notes that there is non-ALR lands subdivided to similar sizes as the proposed lots located to the south and west of the subject property. However to the north and east the land is cleared and appears to be in agricultural use. The adjacent non-ALR subdivisions predate the ALR.

The same landowner recently applied for permission to adjust the boundaries of five properties located north of the Nechako River. This application was approved by the CEO as it consolidated the agricultural land into one larger parcel while creating four rural residential properties.

The application states that the subject property has topographical challenges. It's agricultural capability rating is 70% Class 5T - 30% Class 7T with limitations of topography. The land immediately to the north is rated Class 4C.

ATTACHMENTS

- 51006_ContextMap20k.pdf
- 51006_ag cap.pdf
- 51006 previous applications map.pdf
- 51006 proposal.pdf
- 51006 proposal sketches.pdf

END OF REPORT

Signature

Date
