



## Agricultural Land Commission Staff Report

**DATE:** February 3, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 51270

**PROPOSAL:** To subdivide the 31.1 ha property into four approximately 7.8 ha lots. The proposed parcels are intended to provide home sites for the owner's children

### PROPOSAL INFORMATION

**Background:** Located just east of Vanderhoof.  
**Received Date:** January 4, 2010  
**Applicant:** Dave & Susan Neufeld  
**Agent:** N/A  
**Local Government:** Regional District of Bulkley-Nechako

### DESCRIPTION OF LAND

**PID:** 009-460-802  
**Legal Description:** Lot 1 Section 23 Township 2 Range 4 Coast District Plan 7199  
**Civic Address:** 3466 and 3478 Carman Hill Road  
**Area:** 31.1 ha  
**ALR Area:** 31.1 ha  
**Purchase Date:** May 7, 1997  
**Owner:** Dave & Susan Neufeld

**Total Land Area:** 31.1 ha  
**Total ALR Area:** 31.1 ha  
**Current Land Use:** 2 residences (mobile homes) and hay field

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
31.1	Secondary	CLI

Number of Lots	Lot Size (ha)
1	7.6
3	7.9

**Surrounding Land Uses:**

North Hay field and pasture  
East Hay field and forest pasture  
South 4 ha residential lots  
West Pasture and hay field

**Official Community Plan**

**Bylaw Name:** Vanderhoof Rural OCP Bylaw No. 840 (1995)

**Designation:** Agricultural (A)

**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** RDBN Zoning Bylaw No. 700 (1993)

**Zoning Designation:** Ag1 (Agricultural)

**Minimum Lot Size:** 16.0 ha

**Zoning Compliance:** No

**RELEVANT APPLICATIONS**

**Application #:** 45427

**Applicant:** Norman & Rufina Wiebe

**Proposal:** To subdivide the subject property as divided by Hwy 16 E, into 2 parcels of 7.0 ha and 5.5 ha.

**Decisions:**  
**Resolution**

Number	Decision Date	Decision Description
713	October 24, 2008	Allowed as proposed.

**Note:** Legacy Application # B-38511

**Application #:** 17817

**Applicant:** R.V. Unger

**Proposal:** To subdivide the 8.4 ha property into 4 roughly equal, 2 ha lots.

**Decisions:**  
**Resolution**

Number	Decision Date	Decision Description
9132	July 11, 1978	Allowed. There are 5 acre lots adjacent to the proposed acreage.

**Note:** Legacy Application # B-17817

**Application #:** 17814

**Applicant:** David & Agatha Dyck

**Proposal:** To subdivide the 32.4 ha parcel into 3 lots of 2 ha each and a 27.8 ha remainder.

**Decisions:**  
**Resolution**

Number	Decision Date	Decision Description
1082	July 18, 1984	Refused on the grounds that the property is located in an active agricultural area, the soils have good

capability for pasture or forage production and rural residential development can cause serious problems of intrusion for the farming community.

**Note:** Legacy Application # B-18126

**Application #:** 17813

**Applicant:** Lindsay & Verna Janzen

**Proposal:** To subdivide the 12.7 ha property into 2 parcels of 7.1 ha and 5.5 ha as divided by Highway 16.

**Decisions:**

**Resolution**

**Number**

**Decision Date**

**Decision Description**

621

June 28, 1989

Refused. The Commission concurs with the District Agriculturalist's observation that Highway 16 and/or Highway 27 do not divide farm properties in the Vanderhoof area to the point where it is not feasible to farm both sides of the Highway. The Commission does not want to encourage further rural residential parcelization in a predominantly agricultural area.

**Note:** Legacy Application # B-23206

**Application #:** 17761

**Applicant:** Woodland Centre Congregation

**Proposal:** Propose to develop 3 ha of the 16.2 ha property for a church/school building. Long term plans include a separate church building and a cemetery.

**Decisions:**

**Resolution**

**Number**

**Decision Date**

**Decision Description**

78

February 21, 2002

Allowed subject to the area identified for rezoning being reduced to better reflect the actual area required for the proposed uses.

**Note:** Legacy Application # B-34139

**Application #:** 4941

**Applicant:** Carol McNolty

**Proposal:** to subdivide a 2 ha lot from the 32.5 ha parcel leaving a 30.2 ha remainder.

**Decisions:**

**Resolution**

**Number**

**Decision Date**

**Decision Description**

1057

June 12, 1980

Refused on the grounds that the proposed subdivision would further the problem of residential intrusion into a predominantly agricultural area.

**Note:** Legacy Application # B-10359

**Application #:** 4940

**Applicant:** David & Agatha Dyck,

**Proposal:** To subdivide a 2 ha lot from the 32.4 ha property for the applicant's son.

**Decisions:**  
**Resolution  
Number**

**Decision Date**  
April 25, 1985

**Decision Description**

Refused. The Commission continues to maintain that this area has good potential for agricultural use and the Commission is unwilling to see rural residential parcelization occurring here. The District Agriculturalist has confirmed that the subject property is suitable for either pasture or forage production. There is a large ranch operation located in the general area and the subdivision of this property would only raise expectation that other rural residential development would be acceptable. The Commission cannot allow this kind of encroachment in an agricultural area.

**Note:** Legacy Application # B-19031

**Committee Recommendations**

**Type**

**Recommendation**

**Description**

Board/Council

Refuse

Regional District of Bulkley-Nechako Board: The Regional Board forwarded the application with a recommendation of denial.

Advisory Planning  
Committee

Refuse

The Planning Committee recommended that the application be denied.

Ministry of Agriculture and  
Lands

Refuse

The representative from the Ministry of Agriculture and Lands recommended that the application be refused.

**STAFF COMMENTS**

The small lots located to the south of the subject property were created in 1973.

Most requests to subdivide similar sized parcels in the immediate area have been refused.

The subject property is currently accessed by a panhandle that would have to be dedicated as road should the subdivision be approved.

The applicants would likely need to apply for rezoning should the application be approved.

**ATTACHMENTS**

- 51270 proposal sketch.pdf
- 51270 local government airphoto.pdf
- 51270 local government report.pdf
- 51270 mal comments.pdf
- 51270 previous.pdf
- 51270\_ContextMap50k.pdf

51270\_ContextMap20k.pdf  
51270\_AgCapabilityMap.pdf

**END OF REPORT**

**Signature**

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**Date**

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