



Agricultural Land Commission Staff Report

DATE: May 12, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51693
PROPOSAL: To divide the 64 ha property into two 32 ha parcels.

PROPOSAL INFORMATION

Background: The subdivision would allow a partnership between Mr. Textor and his brother-in-law who operates Cottonwood Landscaping to develop a nursery stock and a Christmas Tree plantation. Both families would be involved in the partnership.

Received Date: April 19, 2010

Applicant: Dwain and Catherine Textor

Agent: R G (Bob) Holtby

Local Government: City of Prince George

DESCRIPTION OF LAND

PID: 013-688-715

Legal Description: The South 1/2 of District Lot 7862, Cariboo District

Civic Address: 6922 Swanson Road, Prince George

Area: 64.3 ha

ALR Area: 64.3 ha

Purchase Date: September 24, 2009

Owner: Dwain and Catherine Textor

Total Land Area: 64.3 ha

Total ALR Area: 64.3 ha

Current Land Use: Old outbuildings, forage fields and bush

PROPOSAL DETAILS

Surrounding Land Uses:

North	Agriculture
East	Agriculture and Rural Residential
South	Agriculture and Rural Residential
West	Agriculture and Rural Residential

Official Community Plan

Bylaw Name:

Designation: Rural Resource

OCP Compliance: Yes

Zoning

Zoning Bylaw Name:

Zoning Designation: AF: Agriculture & Forestry

Minimum Lot Size: 15.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 44139

Applicant: Dwain and Catherine Textor

Proposal: To subdivide the 64.3 ha parcel into one 32.1 ha lot and two at 16.1 ha lots.

Decisions:

Resolution

Number

Decision Date

Decision Description

398

August 9, 2007

Refused on the basis that subdivision would decrease the agricultural options for the property and was not in the best interests of agriculture.

Note: Legacy Application # N-37507

RELEVANT APPLICATIONS

Application #: 44055

Applicant: Dustin and Mandi Graham

Proposal: Subdivision for a Family Member: To subdivide the 29.3 ha subject property by creating a 15.0 ha lot and a 14.3 ha lot.

Decisions:

Resolution

Number

Decision Date

Decision Description

342

June 19, 2009

Approved

399

August 9, 2007

Refused - not in the interests of agriculture - will reduce agricultural options

Note: Legacy Application # N-37441

Application #: 20022

Applicant: Evelina Doyle

Proposal: Propose to subdivide the 4 ha property into 2 lots of 1.62 ha and 2.42 ha. to allow the two homes on the property to be separated.

Based on the information contained in the file it would appear the applicant is eligible for consideration under the Homesite severance policy having purchased the property in 1968 however this has not been confirmed.

Decisions:

Resolution

Number

Decision Date

Decision Description

516 September 5, 2002 Allowed subdivision as proposed.

Note: Legacy Application # N-34496

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	City of Prince George Council: City Council forwarded the application with a recommendation of support.

Ministry of Agriculture and Refuse
Lands

Ministry of Agriculture and Land Staff made the following comments about the application:

- It is not regular practice to subdivide parcels to suit current business arrangements. The focus of the ALR is long term sustainable agriculture
- the parcel has recently changed ownership which raises questions and concerns. The Consultant report is dated approximately one month after the title is registered at the LTO
- As stated in the report there are numerour 32 ha parcels located on Cranbrook Hill; However, this parcel is located in the transition zone to larger 64 ha parcels. This transition from smaller rural parcels to large parcel agriculture is keeping with the Ministry of Agriculture and Lands "Strengthening farming program". There is no identified need of extending the transition zone further into the large parcel area."

STAFF COMMENTS

Staff note that the proposed subdivision follows a topographic break in the property.

In 2007, the Commission refused a subdivision request for the same property that proposed to divide the property into 3 lots (one a 32 ha and two at 16 ha.) At that time, the Commission indicated to the applicants that they may wish to consider placing a second dwelling for farm help or a mobile home for a family member on the property as an alternative to subdivision. The Commission indicated that it did not believe that subdivision of the property would be supportive of agriculture.

At the time the previous application was made, the applicants owned the property jointly with another couple. As of September 2009, it appears that the property is now owned solely by the applicants.

ATTACHMENTS

51693_ContextMap50k.pdf

51693 ag cap.pdf
51693 airphoto.pdf
51693 local government report.pdf
51693 previous decision-37507.pdf
51693 proposal description.pdf

END OF REPORT

Signature

Date