



## Agricultural Land Commission Staff Report

**DATE:** September 7, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 51815

**PROPOSAL:** To subdivide the 34 ha property into three parcels of 5.3 ha, 4.4 ha and a 24.3 ha.

### PROPOSAL INFORMATION

**Background:** Lot A, which is 5.3 ha and is separated from the rest of the property by Barrett Hat Road. Lot B and the remainder are not divided from each other.

The applicants wish to subdivide the property in order to reduce their expenses and liability. They state that they can not expand their operation as they the lands all around them are developed. They further state that they are nearing retirement and would like to be able to provide lots for family members.

**Received Date:** June 30, 2010  
**Applicant:** Lawrence & Theresa Wicks  
**Agent:** N/A  
**Local Government:** Regional District of Bulkley-Nechako

### DESCRIPTION OF LAND

**PID:** 008-621-438  
**Legal Description:** District Lot 281Range 5 Coast District Except Part Lying East of Plan 4756 and Except Plans 11352 PRP12852 and 4756  
**Civic Address:** Barrett Hat Road and Highway 16 at 7058 Barrett Hat Road  
**Area:** 35.5 ha  
**ALR Area:** 35.5 ha  
**Purchase Date:** June 23, 1998  
**Owner:** Lawrence & Theresa Wicks

**Total Land Area:** 35.5 ha  
**Total ALR Area:** 35.5 ha  
**Current Land Use:** Residential

### PROPOSAL DETAILS

**Subdivision  
Area**

**Agricultural  
Capability**

**Agricultural  
Capability Source**

35.5      Secondary

CLI

**Number of Lots      Lot Size (ha)**

1	4.4
1	5.3
1	24.4

**Surrounding Land Uses:**

North	Residential
East	Residential
South	Green Space / Bible Camp (Rock West)
West	Green Space / Bible Camp (Salvation Army)

**Official Community Plan**

**Bylaw Name:**

**Designation:**      A (Agricultural)

**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:**

**Zoning Designation:** Ag1 (Agricultural)

**Minimum Lot Size:**      8.0 ha

**Zoning Compliance:** No

**PREVIOUS APPLICATIONS**

**Application #:** 22698

**Applicant:**      Wm & J Wicks

**Proposal:**      To subdivide the 36.7 ha lot into three 2 ha lots and one 30 ha lot. The area proposed for division into 2 ha lots was separated from the main portion of the subject property by Barrett Road.

**Decisions:**

Resolution Number	Decision Date	Decision Description
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<b>Note:</b>	<p>Legacy Application # 13156  Resolution # 2391/1981  Decision Date: December 17, 1981  Decision: Refused on the grounds that the subject property has some capability for agricultural use. The property is located in an area which has historically been used for cattle ranching and grazing. The Commission feels that the proposed subdivision would constitute an intrusion of small parcels in an area of relatively large holdings. Approval of this subdivision would only increase the pressure for similar rural residential or recreational parcels in this area.</p> <hr/>
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**Application #:** 1138

**Applicant:** Juan & Sandra Anderson  
**Proposal:** S/d 26.3 ha into 3 parcels for children

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
304	April 7, 1993	Refuse, larger parcels required for type of agriculture in area

**Note:** Legacy Application # 27312

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## RELEVANT APPLICATIONS

**Application #:** 22536

**Applicant:** G & S Leffers

**Proposal:** The applicant submitted a proposal to subdivide the property with two options for Commission consideration.  
Option One: Subdivide three parcels of 16.2 ha west of the road and 1 10.1 ha parcel east of the road  
Option Two: Subdivide 2 parcels of 24.3 ha west of the road and 1 parcel of 10.1 ha east of the road.

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
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**Note:** Legacy Application # 13153  
Resolution #2394/1981  
Decision Date: December 17, 1981  
Decision: That the application for subdivision be refused. The subject property is located in an area which has good capability for agricultural use. Surrounding lands have historically been used for cattle ranching and grazing and the Commission feels that the proposed subdivision would constitute a rural residential intrusion into this good agricultural area.

Reconsideration Resolution # 474/1982  
Decision Date: March 11, 1982  
Decision: That the application to subdivide be refused. Although an onsite inspection of this property might confirm the presence of rock, the property's location in an agricultural area remains unchanged. Surrounding lands are suitable for ranching, grazing and forage production. The Commission still maintains that the proposed subdivision would constitute a rural residential intrusion into an agricultural area. The Commission does however, wish to reconfirm that it has no objection to the severance of that portion of District Lot 279 which lies east of the highway provided that it is consolidated with District Lot 722.

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**Application #:** 22535

**Applicant:** G & S Leffers

**Proposal:** To subdivide the 64 ha property into two 24 ha lots and one 12 ha lot. One of the 24 ha lots would be retained by the owner and remain in use as a resort.

**Decisions:**

**Resolution  
Number**

**Decision Date**

**Decision Description**

**Note:**

Legacy Application # 05227  
Resolution # 7546/1977  
Decision Date: November 16, 1977  
Decision: That the application be refused. However, the Commission has no objection to the subdivision provided either one of the proposed 24 ha lots and the proposed 12 ha lot is consolidated with an adjacent parcel of land. In other words, there is no objection if the proposed subdivision created no more Land Registry parcels for the land in question than existed immediately prior to the approval or authorization.

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**Application #:** 22534

**Applicant:** G. & S. Leffers

**Proposal:** To subdivide the 64 ha property into three lots 12, 24, and 28 ha in size.

**Decisions:  
Resolution  
Number**

**Decision Date**

**Decision Description**

**Note:**

Legacy Application # 03369  
Resolution # 5653/1977  
Decision Date: January 20, 1977  
Decision: Refused on the grounds that the land has a agricultural capability rating of Class 4 and has potential for agricultural uses, especially forage production and ranching. Since large tracts of land are necessary for this type of agricultural use, the Commission could not justify the proposed exclusion. In addition, the Commission was not willing to encourage subdivision and the resulting residential intrusion, in the ALR of this area.

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**Application #:** 17613

**Applicant:** Rough Acres Bible Camp

**Proposal:** To expand the facility for use as a Bible Camp.

**Decisions:  
Resolution  
Number**

**Decision Date**

**Decision Description**

434

July 23, 2002

Allowed as proposed.

**Note:**

Legacy Application # 34080

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**Application #:** 4673

**Applicant:** Evangelical Free Church of Prince George United Indian Missi

**Proposal:** Develop existing bible camp with a new lodge, game room, maintenance shop, cabins and lounge, R. V. Sites and Water storage so that camp and conference centre can be utilized on a year round basis

**Decisions:  
Resolution  
Number**

**Decision Date**

**Decision Description**

258

April 1, 1996

Refuse as submitted owing to lack of clear framework

around how water problems will be mitigated and to lack of site plan and clear explanation of proposed facility uses. Will reconsider a more modest proposal similar to other approvals in the area.

**Note:** Legacy Application # 30326

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**Application #:** 2541

**Applicant:** Rough Acres Bible Camp Rough Acres Bible Camp

**Proposal:** Realign boundaries of two parcels in order for each co-owner to operate their own church camp and request permission to construct a new building and caretaker dwelling for year round use of camp on portion owned by the applicant

**Decisions:**

**Resolution  
Number**

**Decision Date**

**Decision Description**

924

October 6, 1994

Allow, no new lots created and precedent already set in area by Commission for Salvation Army Camp nearby

**Note:** Legacy Application # 29224

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**Application #:** 136

**Applicant:** SALVATION ARMY-CANADA WEST

**Proposal:** To construct a multipurpose building of 4400 Sq/ ft. to allow year round use of the camp.

**Decisions:**

**Resolution  
Number**

**Decision Date**

**Decision Description**

351

April 14, 1992

Allowed as proposed.

**Note:** Legacy Application # 26588

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### Committee Recommendations

**Type**

**Recommendation**

**Description**

Planning Staff

Refuse

Regional District Planning Staff: The Planning Staff made the following comments:  
"according to the Canada Land Inventory mapping, the majority of this property is Class 4 land which is considered good for this area. To allow the proposed subdivision into three parcels would likely significantly reduce the agriculture potential of the property in the long term as the lots come under separate ownership and are not farmed as a single unit. Large parcels of land maintain the broadest range of options for agricultural use, discourages the conversion of land to residential use, and avoids land use conflict between residential use and

agriculture."

Board/Council                      Approve

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

Advisory Planning                      Approve  
Committee

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Advisory Planning Commission: The APC recommended approval because:

- Elevation severely restricts agricultural capability
- Property cannot be expanded
- Suitable for cattle grazing but not large enough
- It was noted that a quorum was not present at the APC meeting

Ministry of Agriculture and Refuse  
Lands

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Ministry of Agriculture and Lands Staff: MAL staff recommended refusal and gave the following comments:

"I do not support the application for subdivision on this parcel as it is currently presented for the following reasons:

- there is no indication that the suggested new lot lines consider the agriculture capability of the land.
- The lots sizes proposed to not meet the minimum size for the current zoning.

## STAFF COMMENTS

There are a number of previous and relevant applications listed on this application. However, the relevant applications were all for the same two properties. The property immediately north of the subject property (DL 279) was the subject of the following applications (Listed is the OATS Application ID - which corresponds to the number listed on the staff report) - 10396, 22534, 22535, 22536, 136. The other three relevant applications are for a property located to the west and slightly south of the subject property. These applications are 17613, 4373 and 2541.

The majority of these nearby applications have been refused for subdivision but non-farm use, as a bible camp has been allowed.

The applicants wish to provide property for family members who, they state, will be able to help out on the property both physically and financially.

## ATTACHMENTS

51815 local government report.pdf  
51815 maps.pdf  
51815 proposal description.pdf  
51815 proposal sketch.pdf

## END OF REPORT

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Signature

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Date