



Provincial Agricultural Land Commission - Staff Report

Application: 52010

Applicant: Janice & Barry Collins
Local Government: Regional District of Bulkley-Nechako

Proposal: To exclude the 8 ha parcel from the ALR in order to subdivide into two 4 ha lots.

BACKGROUND INFORMATION

The subject property was subdivided as per the Commission's previous 1980 decision. See below for details.

PROPERTY INFORMATION

PID: 005-220-939
Legal Description: Lot A Section 4 Township 1 Range 4 Coast District Plan 9907
Property Area: 8.0 ha
ALR Area: 8.0 ha
Purchase Date: June 26, 1987
Location: 10724 Mapes Road, approx. 10 km southeast of Vanderhoof
Owner: Janice & Barry Collins

LAND USE

Current Land Use:
Forested residential parcel containing two homes.

Surrounding Land Uses:
North: ~20 ha Christmas tree farm in the ALR
East: 130 ha ALR parcel in hay and grain production
South: ~130 ha farm parcel in the ALR used for cattle pasture.
West: Forested ALR parcel ~14 ha

PROPOSAL DETAILS

Exclusion Area: 8.0 ha

Agricultural Capability:
The majority of the area under application is rated as: Secondary
Source: CLI
Mapsheet: 93 G/13

PREVIOUS APPLICATIONS

Application ID: 22572 **Legacy #:** 05538
Applicant: M. Nunn/K.Gwillian
Proposal: To consolidate four parcels into a single 157 ha lot and subdivide two homesites leaving a 140 ha farm remainder.
Note: The Commission allowed the consolidation/subdivision as proposed.

PREVIOUS APPLICATIONS

Application ID: 22366

Legacy #: 10339

Applicant: John Gwilliam

Proposal: To exclude and subdivide 8 ha from the 138 ha parcel. The 8 ha is divided from the remainder by a road.

Note: The Commission refused the exclusion of the 8 ha area, but allowed the subdivision of a single 8 ha lot in the ALR.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw #1517

Designation: Agriculture (AG)

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #700

Zoning Designation: Agricultural (Ag1)

Minimum Lot Size: 16.0 ha

Zoning Compliance: No

Comments and Recommendations:

Advisory Planning Committee

The APC recommended that the application be denied.

Board/Council

The Bulkley Nechako Regional District board forwarded the application with a recommendation that it be denied.

Ministry of Agriculture and Lands

The Regional Agrologist of the Ministry of Agriculture does not support the application because of concern that additional residents will conflict with agriculture.

Planning Staff

RDBN Planning staff recommended that the application be denied because there are no similar sized residential lots in the area.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The land has limited agricultural potential (CLI 8:5T 2:5D), but similar nearby lands are under cultivation.
- 2) The Commission previously refused the exclusion of this parcel (in 1980) but allowed the subdivision because the parcel was to be subdivided for agricultural purposes (horse raising). It is doubtful that any agricultural activity can occur on a 4 ha parcel
- 3) The application is not supported by the Regional District Board, the APC, RDBN Planning Staff, or the Ministry of Agriculture.
- 4) It is noted that there are no small (4) ha parcels in this rural area. The application indicates that the motivation for exclusion and subdivision is to accommodate retirement. Two homes occupy the parcel. A single home would occupy each of the proposed 4 ha lots.

ATTACHMENTS

52010_ContextMap50k.pdf
52010_AirphotoMap5k.pdf
52010 sketch plan.pdf

END OF REPORT

Prepared by: Martin Collins, December 2, 2010