



# Provincial Agricultural Land Commission - Staff Report

## Application: 52158

**Applicant:** Northland Properties Ltd.  
**Agent:** Village of McBride  
**Local Government:** Regional District of Fraser-Fort George

**Proposal:** EXCLUSION: Proposal: 15.2 ha to be excluded from the ALR by the landowners for future development of the property for community and tourist use for the Village of McBride

## BACKGROUND INFORMATION

This application is in conjunction with application #52159. The subject property falls east of the Village of McBride boundary, as a result it is not subject to previous resolutions on the Village of McBride OCP. The subject property, combined with the two adjacent properties to the west is the site of the future expansion of waste water treatment facility and a recreation area. Resolution #591/90 states that the Commission recommends an application to exclude both the adjacent properties to the west and also stated that "it would be unrealistic to anticipate any significant agricultural use of this parcel even in the long term."

## PROPERTY INFORMATION

**PID:** 010-731-261  
**Legal Description:** The Fractional North East 1/4 of District Lot 5314, Cariboo District, Except Plan 21072  
**Property Area:** 15.5 ha  
**ALR Area:** 15.5 ha  
**Purchase Date:** July 5, 1999  
**Location:** Just outside the Village of McBride northeast boundary  
**Owner:** Northland Properties Ltd.

## LAND USE

### Current Land Use:

Former site of the solid waste transfer station for the Village of McBride. Currently undeveloped; however, it is the future site of the waste water facility expansion and a recreation area.

### Surrounding Land Uses:

North: Fraser River  
East: Fraser River  
South: Highway 16 and farm  
West: Undeveloped property intended for community use purposes

## PROPOSAL DETAILS

**Exclusion Area:** 15.5 ha

### Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

**Source:** CLI

**Mapsheet:** 93H/08

## PREVIOUS APPLICATIONS

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**Application ID:** 51188

**Applicant:** Village of McBride

**Proposal:** RDFFG DELEGATION - Non-Farm Use to develop info booth, washrooms, picnic area and boat launch near McBride

**Decision:**

Resolution #	Decision Date	Decision Description
1848/2009	October 15, 2009	Approved

**Note:** NON-FARM USE application to develop washrooms, an information booth, wheelchair accessible trails, parking, picnic area and boat launch on 1.2 ha of subject property. Delegated decision by the Regional District pursuant to the Robson Valley-Canoe Downstream OCP.

## RELEVANT APPLICATIONS

**Application ID:** 52159

**Applicant:** Northland Properties Ltd.

**Proposal:** EXCLUSION - To exclude the 18.4 ha subject property from the ALR for community use purposes. Including a public trail system and sewage treatment facilities.

**Note:** Adjacent property also under application to be EXCLUDED for the ALR.

**Application ID:** 38271

**Legacy #:** 23769

**Applicant:** Blue Surf Apartments

**Decisions:**

Resolution #	Decision Date	Decision Description
540/1990	August 25, 1990	allowed
383/1990	May 18, 1990	deferred
202/1990	March 15, 1990	refused
71/1990	January 16, 1990	tabled

**Note:** Approved EXCLUSION that overlapped with resolution #591/90 of OCP review, file #15381.

**Application ID:** 12169

**Legacy #:** 32321

**Applicant:** McBride

**Proposal:** Block Application - To exclude approximately 156 ha from the ALR for rural residential development.

**Decision:**

Resolution #	Decision Date	Decision Description
22/1999	January 7, 1999	The Commission refused the exclusion of the 156 ha as proposed, but was prepared to exclude approximately 116 ha (retaining 40 ha) to be consistent with the comments made under Resolution # 57/97 supporting the exclusion of land for rural residential development between the village and the airport.

**Note:** Refused EXCLUSION application as proposed. The Commission did however excluded 116 ha of the 156 ha in the application based on resolution #57/97, from the Village of McBride OCP review (file #31111).

## RELEVANT APPLICATIONS

**Application ID:** 8548

**Legacy #:** 31473

**Applicant:** Tadeusz & Ingrid Pluta

**Proposal:** To exclude the 11.4 ha property in order to develop a 68 lot residential subdivision in 3 phases.

**Decision:**

Resolution #	Decision Date	Decision Description
714/1997	November 17, 1997	Allowed based on planning work which has been supported by the Commission.

**Note:** Approved EXCLUSION after the Commission approved the incorporation of the property in to the Village of McBride and recommended an application to exclude.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Robson Valley-Canoe Downstream No. 1948(2001)

**Designation:** Agriculture/Resource & Public/Institutional

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** Bylaw No. 833

**Zoning Designation:** Rural 5 (Ru5)

**Minimum Lot Size:** 60.0 ha

**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

Application to proceed to the Commission with a recommendation for approval.

#### **Planning Staff**

Staff are supportive of this proposal proceeding to the Commission with a recommendation of support.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- Although the subject property was not part of any of the Village of McBride OCP reviews, resolution #591/90 does provide some information for this site as per a site visit in 1990.
- The subject property seems relatively integral to the site development plan. However, the non-farm uses of the subject property were already approved by resolution #1848 (file #51188).
- The Ministry of Agriculture had no objections to the application. However, the Regional Agrologist did suggest the use of some of the land to promote sustainable agriculture (community gardens, recycling activities and/or local food production/market garden). These suggestions may provide the Commission with potential conditions that could help enhance agriculture in the area.
- The subject property is owned by Northland Properties Corp. and under lease by the Village of McBride. The subject exclusion application is a part of the lease agreement.

## ATTACHMENTS

52158-59app\_legend\_map.pdf

52158-59sewage\_facility\_trail\_plan.pdf

52158\_AirphotoMap5k.pdf

52158\_ContextMap20k.pdf

52158\_AgCapabilityMap.pdf

## END OF REPORT

**Prepared by:** Eamonn Watson, March 2011