



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Fax: 604-660-7033
www.alc.gov.bc.ca

November 10, 2005

Reply to the attention of Simone Rivers

Rob Stephen
C/o W.D. McIntosh Land Surveying Ltd.
PO Box 1250
Vanderhoof, BC – V0J 3A0

Dear Mr. Stephen:

Re: Application # B- 36198-0
Lot 6, Section 23, Township 12, Range 5, Coast District, Plan 1154

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your client's application to subdivide the above described 12.2 ha parcel into one 2.2 ha lot, one 3.0 ha lot and two 3.5 ha lots. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on November 1, 2005. The Commission noted that the subject property had limited agricultural capability due to its former use as a Ministry of Transportation gravel pit.

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact Regional District of Bulkley-Nechako at your earliest convenience.

The decision noted above is recorded as Resolution #596/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

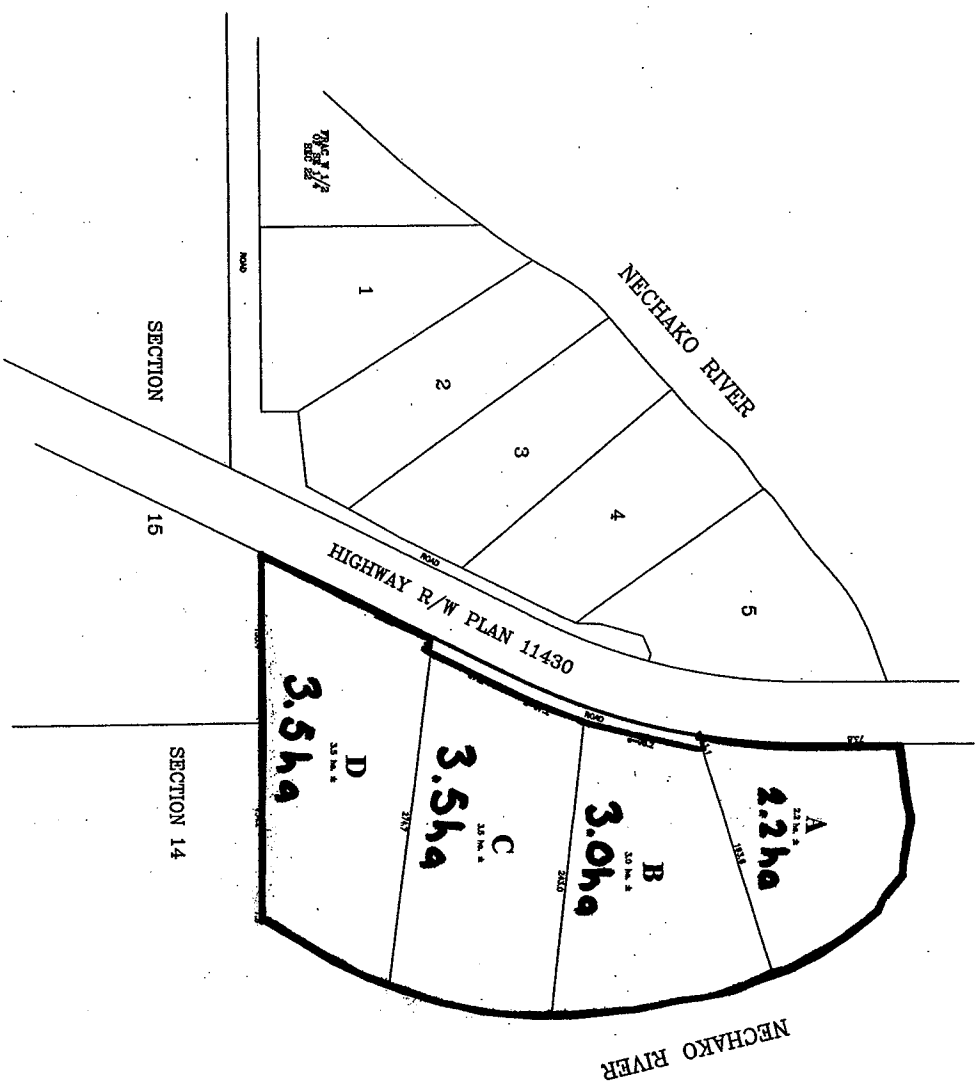
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen

cc: Regional District of Bulkley-Nechako (#1008)

SR/lv/Encl./36198d1



Approved
PLAN OF PROPOSED
SUBDIVISION
 OF LOT 6, PLAN 11547,
 SECTION 23, TOWNSHIP 12,
 RANGE 5 COAST DISTRICT.

Provincial Agricultural Land Commission
 Application: B-36198-0
 Resolution # 596/2005

 Subject property.

IT WAS

MOVED BY: Commissioner Kerr

SECONDED BY: Commissioner Read

THAT the staff report be received and the application to subdivide the 12.2 ha parcel described as Lot 6, Section 23, Township 12, Range 5, Coast District, Plan 11547 into one 2.2 ha lot, one 3.0 ha lot and two 3.5 ha lots be approved as recommended on the grounds that the property has limited agricultural capability.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # B – 36198 – 0
Applicant: Sam Riemer
Agent: W D McIntosh

DATE RECEIVED: August 5, 2005

DATE PREPARED: October 4, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 12.2 ha parcel into one 2.2 ha lot, one 3.0 ha lot and two 3.5 ha lots.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

PID: 004-227-794
Lot 6, Section 23, Township 12, Range 5, Coast District, Plan 11547

Purchase Date:

September 1994

Location of Property:

The subject property is located approximately 3.5 km north of the junction between Highway 16 and Highway 27 and is accessed from Highway 27.

Size of Property:

12.2 ha (The entire property is in the ALR).

Present use of the Property:

A house and a shed are situated on the property.

Surrounding Land Uses:

WEST: Highway 27, residential lots and Nechako River (ALR)
SOUTH: Forest and railway (ALR)
EAST: Nechako River (ALR)
NORTH: Nechako River (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93K/1
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

Vanderhoof Rural OCP Bylaw No. 840, 1995 designates the parcel as Agricultural.

Zoning Bylaw and Designation:

The Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 designates the parcel as Agricultural (Ag1).
Minimum Parcel Size: 16 ha.

PREVIOUS APPLICATIONS:

Application #20172-0

Applicant: Darrell Toll
Decision Date: June 17, 1986
Proposal: To subdivide the property into six 2 ha parcels.
Decision: Refused. Although this application is similar to the "Vines" application (# 18370) which was approved for subdivision, the Commission felt the property should be kept as a larger parcel to maintain its agricultural potential.

RELEVANT APPLICATIONS:

Application #18370-0

Applicant: Martha Vines
Decision Date: August 21, 1984
Proposal: To subdivide property into five lots of 2 ha
Decision: Allowed. The Commission, while generally reluctant to allow rural residential development in or adjacent to those areas which are capable of grazing etc., feels that the long term potential of this parcel is limited due to its location next to the river, the highway and an adjacent gravel pit.

Application #31531-0

Applicant: Heinrich Guenter
Decision Date: October 22, 1997
Proposal: To subdivide the 33.3 ha property into one lot of 8 ha and one lot of 25.3 ha in order to sell the 8 ha lot to their friends to give them an opportunity to own a small hobby farm and raise their family in a rural setting.
Decision: Refused as submitted on the grounds that the proposed subdivision would reduce the agricultural potential of the property and heighten the expectations of surrounding property owners in the ALR.

Application #31531-1

Applicant: Guenter, Heinrich
Decision Date: April 24, 1998
Proposal: Reconsider original proposal.
Decision: Reconfirmed previous refusal.

Application #31880-0

Applicant: Weibe, David & Susan
Decision Date: May 29, 1998
Proposal: To subdivide a 1.6 ha lot which is separated by Highway 27 leaving a remainder of 59.1 ha.
Decision: Refused as submitted but allowed subdivision of the 1.6 ha lot if it can be consolidated with an adjacent parcel.

Application #31989-0

Applicant: Thiessen, David & Helen
Decision Date: July 30, 1998
Proposal: To subdivide the property into four lots of approximately 8 ha and one lot of approximately 6 ha. The proposed 6 ha lot would be retained by the applicant and the four 8 ha lots would be sold to the applicants' children.
Decision: Refused as submitted. The Commission felt the property should be kept as a larger parcel to maintain the agricultural potential of the property. The Commission noted that the applicants may have been eligible for subdivision under the provisions of its Homesite Severance Policy and that they should be informed accordingly.

Application #31989-1

Applicant: Thiessen, David & Helen
Decision Date: October 19, 1999
Proposal: To subdivide the subject property into three lots of 24 ha, 8 ha, and 6 ha.
Decision: Allowed as requested.

Application #34003-0

Applicant: Brain, Victor
Decision Date: November 14, 2001
Proposal: To subdivide a 33.4 ha parcel into one lot of 16 ha and one lot 17.4 ha. The proposal was intended to provide both owners a lot.
Decision: Allowed as requested.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Planning Department Staff: Planning Staff provided the following comments, the subject property was formerly used as a gravel pit and while the site has been reclaimed, the potential for this parcel to support an economically viable farm is questionable. The property is buffered from nearby farming operations by the Nechako River to the north and east, by the railway to the south and by Highway 27 to the west. A similar small lot subdivision was allowed on the other side of Highway 27 from this property.

It is generally known in the Vanderhoof area that the lack of available rural residential lots in close proximity to Vanderhoof has resulted in larger agricultural parcels being purchased for residential use. While local farmers often lease the agricultural portions of these lands from the residential property owner, the impact of this trend has been to increase the market value of agricultural land to the point where it is considerably less affordable for the farmer. The creation of more rural

residential lots would help to offset this trend and consequently provide a significant benefit to agriculture.

Advisory Planning Commission: Recommends approval

OTHER COMMENTS:

District Agrologist, Ministry of Agriculture and Lands: The District Agrologist recommends denial and provided the following comments:

I do not support this application for the following reasons

1. *Close proximity to large agricultural lots.*
2. *Intrusion of small acreages into a large lot agricultural area.*
3. *Potential for weed infestation and soil degradation on smaller lots with higher density of animals ("hobby farms")*

In the 1986 application for subdivision, the District Agriculturist noted that the land had reasonable agricultural potential, Since no gravel has been extracted since that time, the agricultural potential remains

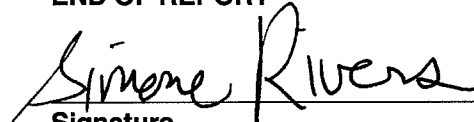
STAFF COMMENTS:

Staff recommend that the Commission consider the following:

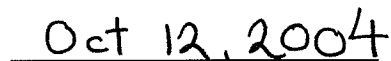
- A previous subdivision request for this parcel was refused, notwithstanding the previous approval for a subdivision of a similar lot across the road.
- Many other subdivision applications in this area have been turned down.
- The property is somewhat buffered from the surrounding agricultural properties by the Nechako River

Staff recommend a site visit to determine the agricultural capability of the property.

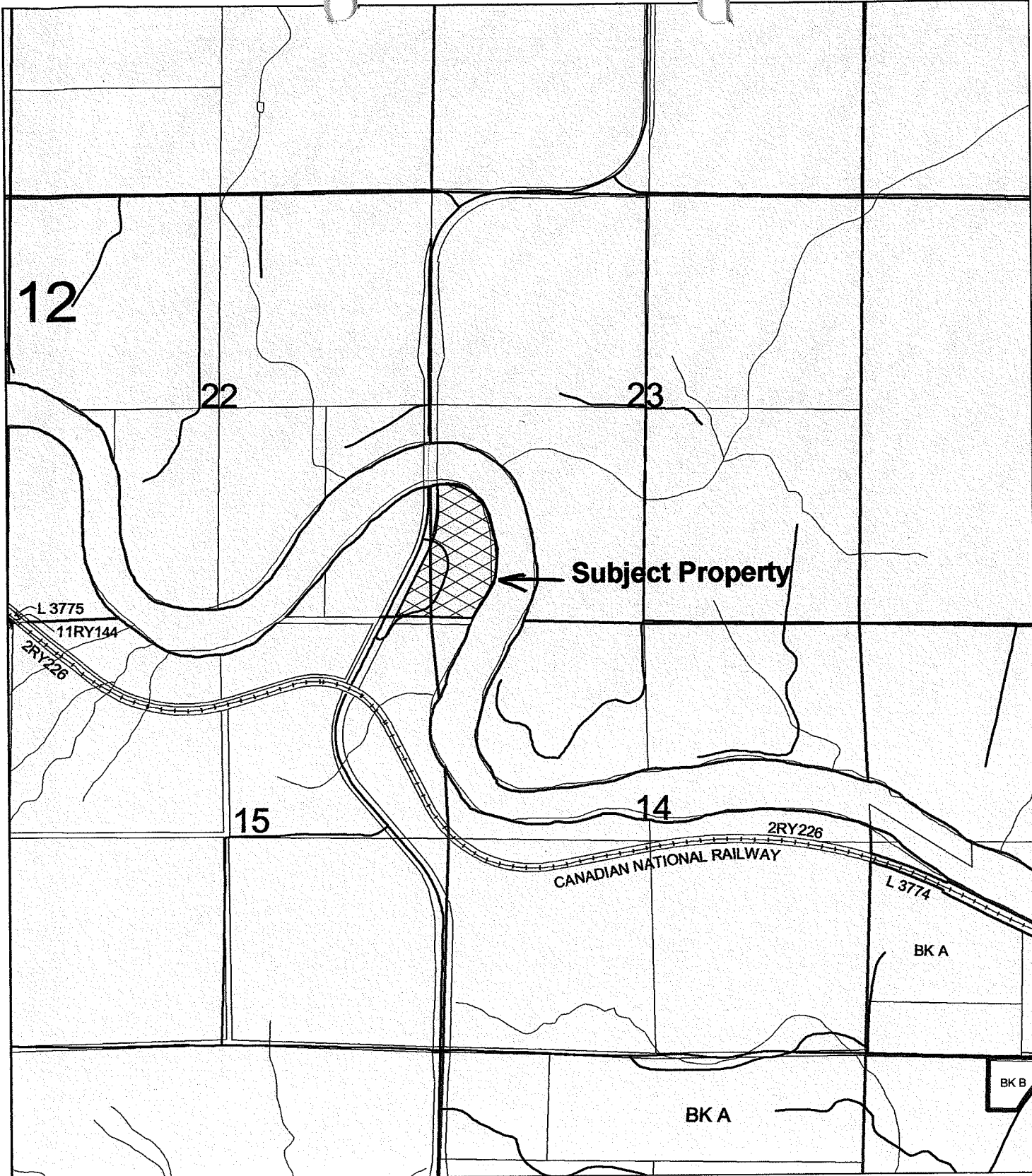
END OF REPORT



Signature



Date



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ALC CONTEXT MAP
Application # 36198

Map Scale: 1: 20000

ALC File #: 21-05-36198

BCGS Map Sheet #: 93K.010

Regional District: Bulkley-Nechako