



Staff Report
Application # B – 37520
Applicant: James and Lynn Breit

DATE RECEIVED: June 27, 2007

DATE PREPARED: October 31, 2007

TO: Chair and Commissioners – North Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide a 3.6 ha parcel from the 181.8 ha parent property. 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: 012-878-138

Lot 2, Section 10 and 15, Township 2, Range 4 Coast District, Plan 12252

Purchase Date:

December 2005

Location of Property:

Located at 3544 McGeachy Pit Road, approximately 5.5 km south of Vanderhoof

Size of Property:

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

Present use of the Property:

Mobile Home, pasture, Alfalfa and trees

Surrounding Land Uses:

WEST: Treed

SOUTH: Treed, residence, pasture

EAST: Treed

NORTH: Treed, Residence

Agricultural Capability:

Data Source: Agricultural Capability Map # 93G/13
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Vanderhoof Rural OCP Bylaw No. 840 (1995)
Designation: Agricultural (A)

Zoning Bylaw and Designation:

Regional District of Bulkley-Nechako Zoning Bylaw No. 700 (1993)
Designation: Agricultural (Ag1)
Minimum Lot Size: 16 ha

RELEVANT APPLICATIONS:

Application #31075-0

Applicant: Ministry of Environment Lands & Parks
Decision Date: February 24, 1997
Proposal: to subdivide the 128.7 ha property which was bought jointly and is being farmed as separate units into 2 equal parcels.
Decision: Allowed as proposed on the grounds that 160 acres is large enough to be considered a stand along agricultural parcel.

Application #36857-0

Applicant: Beuzelin, Catherine Nnie
Decision Date: March 15, 2007
Proposal: To subdivide property to adjust boundaries of 4 existing parcels in order to place a horse riding facility structures and improvements on one large parcel. And requesting to create 3 smaller lots (1 ha) around 3 existing houses in order to sell homes.
Decision: Approved boundary adjustment to locate all horse riding facility structures on one large parcel and create three smaller residential lots subject to the reduction in size of Lot A and Lot C (approximately 1 ha each) from the original proposal.

Application #37488-0

Applicant: Bulkley, Wilber and Anne
Decision Date: August 08, 2007
Proposal: Subdivision for a Relative: To subdivide a 4.2 ha lot from the 128 ha subject property. The applicants have owned the land since 1958.
Decision: Approved in lieu of a homesite severance.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Bulkley-Nechako Regional District Board:

The Regional Board forwarded the application with a recommendation of support.

Advisory Planning Commission:

No objections

Planning Staff:

Recommend approval

OTHER COMMENTS:

Ministry of Agriculture:
Recommend denial.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- The Ministry of Agriculture has recommended denial of the application (See attached letter).
- A site visit to determine whether the road creates a barrier to continuously farm the whole property.
- Possibilities of consolidation of the area of the proposed parcel with the adjacent parcel to the north may also be discussed if the site visit suggests that this would be a viable option.

ATTACHMENTS:

1. ALC Context Map
2. Aerial Photograph
3. Agricultural Capability Map
4. Sketch of Proposal
5. Letter from the Ministry of Agriculture and Lands

END OF REPORT



Signature

November 5, 2007

Date