



Staff Report
Application # B – 37525
Applicant: Vanderhoof Veterinary Clinic
Agent: W D McIntosh

DATE RECEIVED: June 28, 2007

DATE PREPARED: November 5, 2007

TO: Chair and Commissioners – North Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Boundary adjustment: to subdivide a 30 ha and a 1.6 ha property into two (2) lots with the dividing boundary being Stoney Creek. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

In discussions with the agent, the Commission was told that the southern portion of the property is undeveloped largely due to the fact that it is inaccessible. The applicant bought a 1.6 ha property, which was excluded from the ALR in 1981, to the east of the southern part of the property in order to allow them to access the southern part of the property. Further, Stoney Creek which bisects the property, along with the steep topography, adds to the difficulty in using the property continuously. The applicant proposes a boundary adjustment to add the southern part of the larger property to the smaller property to the East to allow for access. This southern property is being proposed for sale.

Local Government:

District of Vanderhoof

Legal Description of Properties:

1. PID: 011-597-062
Lot 1, Section 6, Township 11, Range 5 Coast District, Plan 4372
2. PID: 026-190-206
Lot 1, Section 5, Township 11, Range 5 Coast District, Plan BCP14435

Location of Property:

1124 West Highway 16, Vanderhoof

Size of Properties:

1. 30 ha (The entire property is in the ALR).
2. 1.6 ha (The entire property is not within the ALR).

Present use of the Property:

Northern portion of property - Clinic, residence, garage and a small barn on the lot.
The land south of Stoney Creek is not used.

Surrounding Land Uses:

WEST: Forest land and farm land
SOUTH: Forested land and farm land
EAST: Unmanaged Forest and Residential Subdivision
NORTH: Highway 16 and then Pellet Pland and L&M Sawmill

Agricultural Capability:

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

Official Community Plan and Designation:

District of Vanderhoof OCP Bylaw No. 993 (2006)
Designation: Industrial, Agricultural and Rural

Zoning Bylaw and Designation:

District of Vanderhoof Zoning Bylaw No. 994 (2006)
Designation: Agriculture and Rural Small Holdings
Minimum Lot Size: 20.2 ha and 1.6 ha

PREVIOUS APPLICATIONS:

For 1.6 ha eastern property

Application #13254-0

Applicant: Sherdeb Holdings/Cross Atlantic Ent.
Decision Date: October 8, 1981
Proposal: Exclusion of 64.8 ha.
Decision: Refused as proposed due to the agricultural potential of the property. However, the Commission may consider subdivision of the area south of Stoney Creek into 2.0 ha hobby farms. All resulting subdivisions would remain within the ALR.

Application #22098-0

Applicant: Sherdeb Holdings/Cross Atlantic Ent.
Decision Date: May 8, 1988
Proposal: Exclusion of 453 ha.
Decision: Allowed by Cabinet (453.0 ha).

RELEVANT APPLICATIONS:

Application #34003-0

Applicant: Brain, Victor
Decision Date: November 14, 2001
Proposal: To subdivide 33.4 ha parcel into one lot of 16 ha and one lot 17.4 ha. The proposal will allow both owners (brothers) with a lot for their homes.
Decision: Allowed as requested.

Application #34138-0

Applicant: 596848 British Columbia
Decision Date: May 31, 2002
Proposal: Propose to use approximately 4.3 ha of the 64 ha property as part of a Log Home Building operation. The proposal is to bring peeled logs from Fort St. James, store them on site, assemble them and ship the manufactured log homes.
Decision: Allowed with conditions.

Application #34138-1

Applicant: 596848 British Columbia
Decision Date: June 17, 2004
Proposal: Reconsideration to now operate the business of sawmill equipment refurbishing on the site previously approved for a Log Home Building operation. Activities at the site will include the construction of a steel frame metal clad 10,000 square foot shop in the approximate location identified on the attached air photo. The applicants require a site to refurbish and modify sawmill equipment as well as an area within the site to store their mobile equipment.
Decision: Allowed as proposed.

Application #35740-0

Applicant: Bailey, John & Myrna
Decision Date: December 01, 2004
Proposal: To subdivide a 7.5 ha from the subject property under the conditions of the HSP.
Decision: Allowed subject to the conditions set out in the HSP.

Application #36198-0

Applicant: Riemer, Sam
Decision Date: November 02, 2005
Proposal: To subdivide the 12.2 ha parcel into four lots, one of 2.2 ha, one of 3.0 ha and two of 3.5 ha.
Decision: Allowed the subdivision of the 12.2 ha parcel into one 2.2 ha lot, one 3 ha lot and two 3.5 ha lots as requested on the grounds that the parcel had limited agricultural capability.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council for the District of Vanderhoof:

Forwarded the application with a recommendation of support.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- A site visit will assist the Commission in better understanding the proposal and whether or not it will have an impact on agriculture in the area.

ATTACHMENTS:

1. ALC Context Map
2. Aerial Photograph
3. Agricultural Capability Map
4. Sketch of Proposal

END OF REPORT

Signature



Date

Nov. 5, 2007