



Staff Report
Application # D – 37705
Applicant: Ernest & Roxanne Koeck

DATE RECEIVED: September 26, 2007

DATE PREPARED: October 26, 2007

TO: Chair and Commissioners – North Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To subdivide property into two equal parcels of 1.12 ha

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

BACKGROUND INFORMATION:

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 024-838-829
Lot A, District Lot 5440, Cariboo District, Plan PGP45685

Purchase Date:

April 1992

Location of Property:

1503 Dragon Lake Road

Size of Property:

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

Present use of the Property:

Residential and small scale animal husbandry (horses), pasture and wintering ground only

Surrounding Land Uses:

WEST: residential and small scale husbandry (horses)
SOUTH: residential
EAST: residential

NORTH: residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 93B/16
The majority of the property is identified as having Secondary ratings of Class 5 and Class 6 with limitations of stoniness, topography, and moisture deficiency

Official Community Plan and Designation:

Quesnel Fringe Area Official Community Plan No.1366 (1985)
Designation: Resource Area (RA)

Zoning Bylaw and Designation:

Zoning Bylaw No 3504 (1999)
Designation - Rural 1
Minimum lot size - 4 ha

RELEVANT APPLICATIONS:

Application #29331-0

Applicant: Koeck, Ernest and Roxanne
Decision Date: 1995
Proposal: To subdivide the 4.4 ha property into two lots of roughly equal size.
Decision: The Commission allowed the subdivision, on the grounds that it was in an area of small lots. *(This decision created the subject property)*

Application #29329-0

Applicant: Novak, Joe & Marinka
Decision Date: January 17, 1995
Proposal: Subdivide the 7.3 ha parcel into three lots
Decision: Refuse, good ag cap

Application #33237-0

Applicant: Bartels, Brian & Judith
Decision Date: August 03, 2000
Proposal: To subdivide 8.55 ha into 4 lots to pay for mortgage
Decision: Refuse as submitted but allow 4 lots instead of 5.

Application #35666-0

Applicant: Williams, Theresa D.
Decision Date: December 14, 2004
Proposal: To subdivide the 2 ha property into two lots of roughly equal size.
Decision: The Commission allowed the subdivision of the 2 ha lot into two 1 ha lots on the grounds the property was too small for agricultural development.

Application #36330-0

Applicant: Novak, Joe and Marinka
Decision Date: February 21, 2006
Proposal: To subdivide the 6.9 ha parcel into six lots ranging in size from 1.0 ha to 1.22 ha. 0.2 ha would be dedicated as road in order to access the proposed lots.
Decision: To refuse subdivision of the 6.9 ha property into six lots on the grounds that the property has agricultural capability.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: Recommend approval

Advisory Planning Commission: Recommend approval

Local Government Staff: Recommend approval

STAFF COMMENTS:

- The subject property was originally a 4.4 ha property, and was subdivided to 2.2 ha in 1995.
- The subject property is in an area which has been subject to a number of subdivision applications in the past, the majority of which have been approved.

ATTACHMENTS:

- ALC Context Map 93B.098, 93B.099 (1:20,000)
- ALC Airphoto Map (1:10,000)
- Subdivision Plan
- CRD Information Sheet

END OF REPORT

Signature

10/26/07

Date