



Staff Report
Application # D – 37706
Applicant: Robert & Nicole Zappone
Agent: Brad Wiles

DATE RECEIVED: September 26, 2007

DATE PREPARED: October 25, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 235 ha property into a 44 lot subdivision. Lot sizes range from 34.1 ha to 2.2 ha in size.

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: 015-225-097
District Lot 3363, Cariboo District

Purchase Date:

October 2006

Location of Property:

Nazko Road - 1 km south of Bouchie Lake

Size of Property:

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

Present use of the Property:

Single family residence and raw land

Surrounding Land Uses:

WEST: residential, hobby farm
SOUTH: forage production
EAST: residential
NORTH: residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 93G/2
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Quesnel Fringe Area Official Community Plan Bylaw No. 1366 designates the subject property as Resource Area (RA)

Zoning Bylaw and Designation:

Quesnel Fringe Area Zoning Bylaw No 3504 (1999)
Designation - Resource Agricultural (RA1)
Minimum lot size - 32.0 ha

PREVIOUS APPLICATIONS:

Application #37709-0

Applicant: Entzminger, Jerry

Decision Date:

Proposal: To subdivide the 126.6 ha property into thirteen lots ranging in size from 4 ha to 7 ha with a 58 ha remainder.

Decision: *Pending*

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: the regional board forwarded the application with a recommendation of support.

Advisory Planning Commission: the Advisory planning Commission was noted as being "in favour" of this application.

STAFF COMMENTS:

Staff note the following:

- This area has not been the subject of any recent planning reviews endorsing subdivision of this type in this area.
- The applicants bought the property in 2006.
- There have been no previous applications for subdivision of the subject property.
- Many surrounding property owners have signed a form letter indicating that they support the proposed subdivision. No indication is given if these property owners own land within or outside of the ALR.
- The subject property is located in an area of mixed parcel sizes with properties as small as 0.4 ha bordering it to the north (outside of the ALR) and to the east (also outside of the ALR).
- Larger properties, up to quarter section sized (+- 64 ha) are located to the south, although there appears to be extensive subdivision in this area as well.

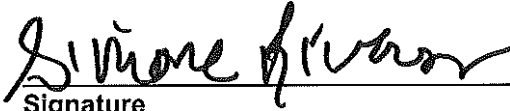
- The subject property is larger than others in the area.
- There is an agrologist report submitted with the application that suggests that much of the property has limited agricultural capability.
- Part of the south-western portion of the property appears to be a swamp.

Staff recommends a site visit to evaluate the agricultural capability of the subject property as well as the impact of subdivision on surrounding properties.

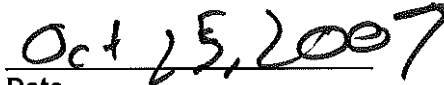
ATTACHMENTS:

- Document entitled *Agrologist's Report on the Agricultural Capability of DL 3363* – Prepared by Ronald Meister, P.Ag.
- Local Government Staff Report (including sketch of proposed subdivision)
- ALC Context Map – 93G.007 – 1:50,000 (created by ALC Staff)
- ALC Context Map – 93G.007 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:20,000 (created by ALC Staff)

END OF REPORT



Signature



Date