



Staff Report
Application # D – 37709
Applicant: Jerry Entzminger
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 126.6 ha property into thirteen lots ranging in size from 4 ha to 7 ha with a 58 ha remainder.

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: 015-168-379

The South ½ of District Lot 3224, Cariboo District, EXCEPT Plan 25588

Purchase Date:

March, 1994

Location of Property:

Blackwater Road

Size of Property:

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

Present use of the Property:

No buildings, vacant

Surrounding Land Uses:

WEST: crown land - vacant
SOUTH: residential
EAST: agriculture - cattle & forage
NORTH: vacant

Agricultural Capability:

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

Official Community Plan and Designation:

OCP Bylaw No 3505, 1999
Designation - Resource/Agricultural
Minimum lot size - 10.0 ha

RELEVANT APPLICATIONS:

Application #04895-0

Applicant: Dodding, Ethel
Decision Date: August 12, 1977
Proposal: Proposed to complete a subdivision of the 25.9 ha lot into 9 parcels ranging in size from 1.1 ha to 9.2 ha which was started in 1970.
Decision: Allowed. Purchasers have already built homes on the lots.

Application #07764-0

Applicant: Merz, B
Decision Date: July 4, 1979
Proposal: To exclude the subject property from the ALR.
Decision: Refused on the grounds that the property has some potential for agricultural use and is located within an extensive area of the ALR.

Application #07764-1

Applicant: Merz, B
Decision Date: August 05, 1980
Proposal: Appeal ALC decision to refuse exclusion of 61.9 ha from ALR.
Decision: Appeal granted (Exclusion Allowed - 61.9 ha).

Application #37706-0

Applicant: Zappone, Robert & Nicole
Decision Date:
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.
Decision: *Pending*

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of support

Cariboo Regional District Planning Staff: Staff recommend that the application not be approved as proposed but would support a revised proposal with lot sizes ranging from 10 to 20 ha in size.

Advisory Planning Commission: the APC is in favour of the proposal "as long as lot sizes meet minimum lot size of 10 ha."

STAFF COMMENTS:


Staff note the following:

- The subject property is not subject to any zoning bylaws.
- The agrologist report states that the property is 74 % nonarable.
- Staff note that this property is surrounded predominantly by large holdings, except for some small lots to the south which pre-date the ALR.
- This area of Quesnel has not been the subject of any recent planning reviews endorsing subdivision of this type.
- Staff recommend a site visit to evaluate the agricultural capability of the subject property as well as the potential impact of the creation of 13 new lots on surrounding agricultural operations.
- The Environment & Land Use Committee of Cabinet (ELUC) approved the exclusion of the property to the north of the subject property in 1980. This property has not been developed since that time and still exists as a single property.

ATTACHMENTS:

- Document entitled "Agrologist's Report on the Agricultural Land Capability of DL 3224" prepared by Ronald Meister, P.Ag.
- Local Government Staff Report including sketch of proposed subdivision
- Context map showing the location of this application and D-37706 also under consideration by the Commission at this time.
- ALC Context Map – 93G.007 – 1:50,000 (created by ALC Staff)
- Airphoto – 1:20,000 (created by ALC Staff)

END OF REPORT


Signature


Date