



**Staff Report**  
**Application # Y – 38092**  
**Applicant: Teal Cedar Products Ltd, Inc. No. 715017**  
**Agent: Derry Land Surveying Inc.**

**DATE RECEIVED:** April 10, 2008

**DATE PREPARED:** October 2, 2008

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide for residential or hobby farms to concur with existing Skeena Queen Charlotte Regional District zoning

This application is made pursuant to section 20(3) - 21(2) – 30(1) of the *Agricultural Land Commission Act*.

This application is made pursuant to section 33 of the *Agricultural Land Commission Act*.

This application is made pursuant to section 22(1) of the *Agricultural Land Commission Act*.

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

**BACKGROUND INFORMATION:**

**Local Government:**

Skeena-Queen Charlotte Regional District

**Legal Description of Property:**

1. PID: 015-633-594  
District Lot 509, Queen Charlotte District, EXCEPT Plan 9843

**Purchase Date:**

**Location of Property:**

Highway 16

**Size of Property:**

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

**Present use of the Property:**

Vacant land with second growth timber

**Surrounding Land Uses:**

**WEST:** Logged  
**SOUTH:** Vacant with second growth timber  
**EAST:** Highway 16/Hecate Straight  
**NORTH:** Residential, Vacant

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 103G/5  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

OCP: N/A  
Designation: N/A

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 192 (2003)  
Designation: Land Zoned A-1  
Minimum Lot Size: 6 ha

**PREVIOUS APPLICATIONS:**

**RELEVANT APPLICATIONS:**

**Application #28491-0**

**Applicant:** Davies, C & L  
**Decision Date:** April 25, 1994  
**Proposal:** Subdivide 4.5 ha parcel into three lots  
**Decision:** Refused 3 lots subdivision, allowed boundary adjustment on one lot where house encroaching

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**Application #29194-0**

**Applicant:** Vancouver Log Marketing Services Ltd  
**Decision Date:** August 10, 1994  
**Proposal:** Subdivide 64.4 ha into 9 lots of 6.5 ha each  
**Decision:** Allow, Minimal ag capability

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**Application #29928-0**

**Applicant:** Davies, William & Irene  
**Decision Date:** October 03, 1995  
**Proposal:** Subdivide 4.76 ha parcel into 3 parcels, one @ 1.5 ha and two @ 1.6 ha.

Alternately, two parcels of equal size.  
**Decision:** Allow 2 lots based on low cap for agriculture as per soils onsite

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**Application #28491-1**

**Applicant:** Davies, C & L  
**Decision Date:** March 02, 1995  
**Proposal:** Subdivide 4.5 ha parcel into three lots  
**Decision:** Agrologist onsite showed lower ag capability, Allow

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**Application #35146-0**

**Applicant:** Younger Bros. Holdings Inc.  
**Decision Date:** January 29, 2004  
**Proposal:** Propose to subdivide the two (2) existing lots of 52 ha and 33 ha into 1.5 ha or greater sized lots in keeping with surrounding subdivisions.  
**Decision:** Allowed as proposed.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Skeena-Queen Charlotte Regional District Board: The Regional Board forwarded the application with a recommendation of support

**Advisory Planning Commission  
Agricultural Advisory Committee  
Electoral Area Director  
Local Government Staff**

**OTHER COMMENTS:**

District Agrologist, Ministry of Agriculture, Food and Fisheries

**STAFF COMMENTS:**

**ATTACHMENTS:**

**END OF REPORT**

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**Signature**

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**Date**