



## Agricultural Land Commission Staff Report

**DATE:** August 18, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 50300

**PROPOSAL:** To dedicate 2.6 ha of the 94.7 ha property as road. The road is not being built at this time and is approximately 1.2 km long.

### PROPOSAL INFORMATION

**Background:** The applicant has notified all adjacent land owners as required.  
**Received Date:** July 21, 2009  
**Applicant:** Merle Krisher  
**Agent:** HBH Land Surveying Inc  
**Local Government:** Regional District of Bulkley-Nechako

### DESCRIPTION OF LAND

**PID:** 025-142-429  
**Legal Description:** Block A of District Lots 1090 and 1097 Range 5 Coast District  
**Civic Address:**  
**Area:** 94.7 ha  
**ALR Area:** 94.7 ha  
**Purchase Date:** October 12, 2001  
**Owner:** Merle Krisher

**Total Land Area:** 94.7 ha  
**Total ALR Area:** 94.7 ha  
**Current Land Use:** Forested

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.6	Secondary	CLI

#### Surrounding Land Uses:

**Official Community Plan**

**Bylaw Name:**

**Designation:**

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:**

**Zoning Designation:**

**Minimum Lot Size:** ha

**Zoning Compliance:**

**RELEVANT APPLICATIONS**

**Application #:** 39775

**Applicant:** Hendrik and Jenny De Jong

**Proposal:** Subdivide the 60.7 ha (152.3 acres) parcel into three lots of approximately 23.5 ha (58 acres), 21.9 ha (54 acres) & 16.2 ha (40 acres) using Babine Lake Road and Badley Creek as lot boundaries.

**Decisions:**

Resolution Number	Decision Date	Decision Description
616	June 27, 2003	Refuse subdivision.

**Note:** Legacy Application # 34830

**Application #:** 9432

**Applicant:** Wayne Kendall

**Proposal:** Propose to subdivide the 257 ha property into lots of 62 ha, 65 ha and 130 ha. It is the applicants intent to give the land to his children so that they can start their own farming operations.

**Decisions:**

Resolution Number	Decision Date	Decision Description
295	April 24, 1998	Allow as requested.

**Note:** Legacy Application # 31879

**Application #:** 4632

**Applicant:** Hendrik & Jenny de Jong

**Proposal:** To subdivide the 123.2 ha lot into two parcels and sell one to a partner. The subdivision will create one 64 ha lot and one 59.2 ha lot.

**Decisions:**

Resolution Number	Decision Date	Decision Description
110	January 30, 1996	Allowed, both parcels have sufficient agricultural capability to be operated separately.

**Note:** Legacy Application # 30311

**STAFF COMMENTS**

Lands to the east have previously been approved for some subdivision. The subject property has not previously been subdivided.

The subject property and the property to the south (to which access is being provided) were Crown granted to the applicant in 2001.

The agent for the applicant provided the following information about the proposal:

-The road is being dedicated as Public Road however, it is not being built at this time. There is no existing road.

-The proposed right-of-way is 20m wide.

-The road is being dedicated to provide access to Block C DL1090 (adjacent property to the south). This was a requirement for the applicant to have his titles separated. The agent states that the titles were initially bound because there was no access to the southerly parcel at the time it was Crown granted. The access is now in place (if it gets approved by the ALC) which allowed for the titles to be separated. There is no other access to the property, however, the road may or may not be constructed because the interested party in Block C plans to access the property by helicopter. The owner would like the dedicated road to be in place for additional access to neighbouring properties and to provide access for the future interested parties should the new owner of Block C sell.

## **ATTACHMENTS**

50300 proposal sketch.pdf

50300\_AirphotoMap.pdf

50300\_ContextMap20k.pdf

50300 airphoto context map.pdf

## **END OF REPORT**

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**Signature**

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**Date**