



Agricultural Land Commission Staff Report

DATE: November 12, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50334
PROPOSAL: To subdivide the 64 ha property into four 16 ha lots.

PROPOSAL INFORMATION

Background: The property is located just outside of McBride.
Received Date: July 31, 2009
Applicant: Mark & Irene Froese
Agent: N/A
Local Government: Regional District of Fraser-Fort George

DESCRIPTION OF LAND

PID: 015-228-258
Legal Description: District Lot 3535, Cariboo District, Except Plan 34402
Civic Address: 955 Sansom Road, Southwest of McBride
Area: 64.7 ha
ALR Area: 64.7 ha
Purchase Date: April 4, 1990
Owner: Mark & Irene Froese

Total Land Area: 64.7 ha
Total ALR Area: 64.7 ha
Current Land Use: Residence, workshop, grain bins, livestock shelters, horse and bison pasture

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
64.7	Secondary	CLI

Number of Lots	Lot Size (ha)
4	16.0

Surrounding Land Uses:

North 6 Residential lots - approximately 2 hectares in size
East Applicants Property - farm land, one 16 ha farm parcel owned by the applicant
South 1 Residential/Hobby Farm - approximately 16 hectares in size
West 3 Residential/Hobby Farm / Pasture Lots - approx 16 ha in size

Official Community Plan

Bylaw Name:

Designation: Ag/Res

OCP Compliance: No

Zoning

Zoning Bylaw Name:

Zoning Designation: RU5

Minimum Lot Size: 60.0 ha

Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 28147

Applicant: Wingie & Molodowich

Proposal: To realign the boundaries between a 62.8 ha property and a 16.2 ha property. The resulting properties would be similar in size to the originals.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # 18252
Decision Date: July 18, 1984
Resolution # 1099/1984

Decision: That the Application be allowed on the condition that the North East ¼ of DL 3533 is legally consolidated with the remainder of the Lot 3535 so that there is no net increase in the number of parcels.

Note: This subdivision was never completed.

RELEVANT APPLICATIONS

Application #: 44791

Applicant: Tom and Shelly Ryan

Proposal: Delegation - FFGRD - To subdivide the 12.1 ha subject property to construct a new home for the landowners and the old dwelling would be intended for a farm hand or their son. And to create a campground and a couple of cabins in the ALR to provide accommodation area for participants in riding events in the arena on the property.

Decisions:

Resolution Number	Decision Date	Decision Description
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717 December 20, 2007 Approval granted

Note: Legacy Application # N-37958

Application #: 44619

Applicant: Rajpal and Sheila Basran

Proposal: Delegation - FFGRD - Non-farm use to operate a commercial campground of up to ten (10) cabins on the 13.3 ha subject property. Cabins will be located along the west lot line of the subject parcel.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

622

September 20, 2007

Approval granted

Note: Legacy Application # N-37843

Application #: 27470

Applicant: G&D Jefferson

Proposal: To subdivide the 14.4 ha property into one 2.4 ha lot and one 12 ha lot.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

Note:

Legacy Application # N-04707

Decision Date: September 1, 1977

Resolution # 7112/1977

Decision: Approved

Application #: 21448

Applicant: TRC Cedar Ltd

Proposal: To use 9.3 ha of the 16.0 ha property in conjunction with the existing sawmill to the east. The applicant proposes to move the majority of its log inventory, including mulch and/or log products onto the property. By having more space, the mill would be able to establish appropriate fire breaks between accumulations of inventory instead of having it all in one congested area. With the proposed storage area there will only be minimal activity in areas of the current site which impact on neighbouring residences. The additional area will also allow for landscaping and visual improvements.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

14

January 30, 2003

Allow the storage of logs and bark mulch subject to the following conditions:

Note: Legacy application # N-34643

Application #: 17785

Applicant: John Arthur Littlechild

Proposal: Propose to subdivide a 2 ha homesite lot off of the 13.4 ha property.

Decisions:

Resolution Number	Decision Date	Decision Description
148	February 21, 2002	Allowed subject to all conditions of the Homesite Severance Policy.

Note: Legacy Application # N-34154

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Regional District of Fraser-Fort George: The Regional Board authorized the application to be forwarded to the Commission.

Ministry of Agriculture and Refuse Lands

"The subject parcel and surrounding area is productive farm land and actively farmed. Subdivision of subject parcel into smaller parcels is not supported. In addition, the proposed application does not meet the current OCP.

STAFF COMMENTS

No reasons for the request are given in the application.

The applicants state that the previous owners consolidated the property into one property from four properties prior to 1990 (when they bought the property). The consolidation occurred in the 1960's and the properties have been a single property since that time.

The applicants own several properties adjacent to the subject property and in the immediate area.

ATTACHMENTS

- 50334_ContextMap20k.pdf
- 50334_ContextMap50k.pdf
- 50334_additional airphotos.pdf
- 50334_ag cap.pdf
- 50334_airphoto.pdf
- 50334_local gov report.pdf
- 50334_previous apps.pdf

END OF REPORT

Signature

Date