



## Agricultural Land Commission Staff Report

**DATE:** November 2, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 50500  
**PROPOSAL:** To subdivide the 48.2 ha property into an approximately 22.3 ha lot and an approximately 25.9 ha lot as divided by a stream

### PROPOSAL INFORMATION

**Background:** The application is located on just west of the Village of Hixon  
**Received Date:** September 8, 2009  
**Applicant:** David Halls  
**Agent:** N/A  
**Local Government:** Regional District of Fraser-Fort George

### DESCRIPTION OF LAND

**PID:** 013-247-301  
**Legal Description:** The South West 1/4 of DL 3171, Cariboo District, EXCEPT Plans A1213, 13120, 15705 and PGP39195  
**Civic Address:** Thorley Road, Hixon  
**Area:** 48.1 ha  
**ALR Area:** 48.1 ha  
**Purchase Date:** October 1, 1996  
**Owners:** Clifford Halls  
David Halls

**Total Land Area:** 48.1 ha  
**Total ALR Area:** 48.1 ha  
**Current Land Use:** Chicken farm, pipelines, Residence

### PROPOSAL DETAILS

**Subdivision**

<b>Area</b>	<b>Agricultural Capability</b>	<b>Agricultural Capability Source</b>
48.1	Secondary	CLI

<b>Number of Lots</b>	<b>Lot Size (ha)</b>
1	22.3
1	25.9

**Surrounding Land Uses:**

North	BC Railway
East	BC Railway
South	Large acreage property
West	Large acreage property

**Official Community Plan**

**Bylaw Name:** Hixon-Woodpecker Rural Land Use Bylaw No. 932  
**Designation:** Agriculture/Resource 2 (Ag/Res2)  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** n/a  
**Zoning Designation:**  
**Minimum Lot Size:** ha  
**Zoning Compliance:**

**RELEVANT APPLICATIONS**

**Application #:** 27662  
**Applicant:** John Schmitt  
**Proposal:** To subdivide two lots from the two properties (total area 11 ha)

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
<b>Note:</b>	Legacy Application # N-15947 Decision Date: February 9, 1983 Resolution # 241/83	

Decision: Refused "While the Commission recognizes that the one ha lot may be of limited value to the farm operation, the Commission feels that the 10 ha is a vital and integral part of the farm. The Commission would agree to the severance of the 1 ha lot on the condition that the remainder of the NW ¼ of the NW ¼ of DL 3172 be consolidated with the NE ¼ of DL 3221. The Commission would also be prepared to allow either two dwellings (one for the daughter and one for the son) on the 1 ha parcel of the division of the 1 ha area into two lots if such is acceptable to the Regional District.

**Application #:** 27661  
**Applicant:** John & Sharon Schmitt  
**Proposal:** To subdivide the property into a 10.4 ha lot and a 52.8 ha lot as divided by Thorley Road.

**Decisions:**  
**Resolution Number**

**Decision Date**                      **Decision Description**

**Note:** Legacy Application # N-09415  
 Decision Date: October 25, 1979  
 Resolution # 13154/1979

Decision: Refused on the grounds that the land has good capability for agricultural use and should be retained in its present parcel size to encourage its use for agricultural purposes. Thorley Road does not constitute a major barrier to agricultural utilization of both portions of the subject property.

**Application #:** 9235  
**Applicant:** Merco Enterprises ITD  
**Proposal:** To subdivide the 89 ha property into six (6) 8 ha hobby farm sized lots.

**Decisions:**  
**Resolution Number**

**Decision Date**                      **Decision Description**

921	August 11, 1988	Refused on the grounds that the property is a large parcel in an agricultural area and parcelization of the land will not aid in the future development of agriculture in this area. Also given the fact that this land was originally an ag. lease it was felt that parcelization was not appropriate.
-----	-----------------	---

**Note:** Legacy Application # 22354

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	Approve	Regional District of Fraser-Fort George: The Regional Board forwarded the application with a recommendation of support.
Ministry of Agriculture and Lands	Approve	"The Ministry of Agriculture and Lands has reviewed the application. The steep terrain of the this parcel has limited the agriculture potential of this parcel; therefore, BCMAL does not object to this application. "

**STAFF COMMENTS**

The majority of the property has not been cleared or improved for agricultural use.

A portion of the property is rated as Class 7.

The property is divided by a ravine which appears to reduce the suitability of the property for use as a single agricultural unit.

The applicants (a father and son) have developed a homesite on each portion of the property and wish

to obtain separate titles for their portions of the property because of concerns about the father's health.

## **ATTACHMENTS**

50500\_ContextMap50k.pdf  
50500\_ag\_cap.pdf  
50500\_airphoto.pdf  
50500\_google\_earth\_view.pdf  
50500\_local\_government\_report.pdf  
50500\_proposal\_description.pdf  
50500\_proposal\_sketch.pdf

## **END OF REPORT**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**