



Agricultural Land Commission Staff Report

DATE: October 30, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50501
PROPOSAL: To subdivide a 4 ha lot from the 60 ha property.

PROPOSAL INFORMATION

Background: Located North West of McBride
Received Date: September 8, 2009
Applicant: John Peterson
Agent: N/A
Local Government: Regional District of Fraser-Fort George

DESCRIPTION OF LAND

PID: 007-871-279
Legal Description: The fractional North East 1/4 of DL 5337 Cariboo District EXCEPT Plans 21079, 23536 and 30411
Civic Address: Plantway Road, Near McBride
Area: 60.7 ha
ALR Area: 60.7 ha
Purchase Date: July 1, 1993
Owner: John Peterson

Total Land Area: 60.7 ha
Total ALR Area: 60.7 ha
Current Land Use: Hay and pasture, one residence, barn and associated outbuildings.

PROPOSAL DETAILS

Subdivision

| | | |
|-------------|--------------------------------|---------------------------------------|
| Area | Agricultural Capability | Agricultural Capability Source |
| 60.7 | Mixed Prime and Secondary | CLI |

| | |
|-----------------------|----------------------|
| Number of Lots | Lot Size (ha) |
| 1 | 4.0 |
| 1 | 56.7 |

Surrounding Land Uses:

| | |
|-------|---------------------------|
| North | Farm land |
| East | Plant Way Road - old Hwy. |
| South | Farm |
| West | Railroad |

Official Community Plan

Bylaw Name: Robson Valley - Canoe Downstream OCP
Designation: Agriculture/resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 833
Zoning Designation: Rural 5 (RU5)
Minimum Lot Size: 60.0 ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 45261
Applicant: Bonnie Eileen Willinger
Proposal: Delegation - FFGRD - To subdivide one 8.0 ha parcel in lieu of homesite severance

Decisions:

| Resolution Number | Decision Date | Decision Description |
|--------------------------|----------------------|-----------------------------|
| 420 | July 24, 2008 | Approval granted |

Note: Legacy Application # N-21-38364

Application #: 27614
Applicant: B Pettersen
Proposal: To subdivide on e 3.2 ha lot from the 30.4 ha lot.

Decisions:

| Resolution Number | Decision Date | Decision Description |
|--------------------------|----------------------|-----------------------------|
|--------------------------|----------------------|-----------------------------|

Note: Legacy Application # 21-N-11916
Decision Date: March 19, 1981
Resolution # 594/1981

Decision: Allowed subject to: 1) consolidation of the remainder of Lot 1, Plan 21062 with the North ½ of the SW 1/4 , DL 5337 and 2) provision of an easement connecting the lodge to the existing well water supply and 3) provision of an easement between the new lot and the trail system.

NOTE: The application was never completed.

Application #: 20021

Applicant: Brenden & Crystal Fitzpatrick

Proposal: Proposed to subdivide the 14 ha property into two (2) lots. One at 2 ha and another of 12 ha as divided by Highway 16.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

519

September 5, 2002

Allowed on the grounds that the 2 ha area proposed for subdivision is isolated between the highway and a Commission supported residential development area to the south. The agricultural property to the north would not be impacted by the residential use of the 2 ha lot.

Note: Legacy Application # 21-N-34495

Committee Recommendations

| Type | Recommendation | Description |
|-----------------------------------|----------------|---|
| Planning Staff | No Comment | Regional District Planning Staff made the following comments: "The proposal is for the 10 acre lot to encompass the house and farm buildings. The farm buildings on the property as very large, much more than would be needed for a 10 acre parcel unless they were to be used for something like intensive agriculture or storage as a business, etc. However, the applicant farms other property in the area and has confirmed with staff that he wishes to continue working his other holdings, and would therefore like to retain the farm buildings and residence for his own use. |
| 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 Lands | Refuse | "the Ministry of Agriculture and Lands has reviewed the application and do not support it based on: - The subject parcel has significant agriculture (sic) development which indicated the agriculture (sic) capacity (Class 3-4 Land) -The subject parcel is located in a rural agriculture community -The parcel is an active farm |

STAFF COMMENTS

The application does not state the reasons for the request.

The agricultural capability of the majority of the subject property is rated as Class 3D with limitations of a undesirable soil structure.

The majority of the property appears to be cleared and improved for agricultural use. The applicant owns two adjacent properties that are also cleared and improved for agricultural use.

ATTACHMENTS

50501_ContextMap20k.pdf
50501_ContextMap50k.pdf
50501 local government rep.pdf
50501 proposal sketch.pdf
50501 air photo.pdf
50501 previous apps.pdf
50501 ag cap.pdf

END OF REPORT

Signature

Date
