



Agricultural Land Commission Staff Report

DATE: October 27, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 50580
PROPOSAL: To subdivide a 34.1 ha lot from the 88 ha subject property as divided by Garner Road. Only about half of the 34.1 ha is in the ALR.

PROPOSAL INFORMATION

Background: Garner Road, south of Quesnel
Received Date: September 17, 2009
Applicant: Clint & Anita Zimmer
Agent: N/A
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 017-452-490
Legal Description: Parcel 1, District Lots 3920 and 3921, Cariboo District, Plan PGP35598
Civic Address: 2350 Garner Road, Quesnel
Area: 88 ha
ALR Area: 70 ha
Purchase Date: December 1, 2007
Owner: Clint & Anita Zimmer

Total Land Area: 88 ha
Total ALR Area: 70 ha
Current Land Use: One residence and hay field on the west side of the road and forested on the east side of the road.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
70.0	Mixed Prime and Secondary	CLI

Number of Lots Lot Size (ha)

1	16.6
1	53.9

Surrounding Land Uses:

North	farm
East	undeveloped crown land
South	undeveloped land - private
West	undeveloped - private

Official Community Plan**Bylaw Name:****Designation:****OCP Compliance:****Zoning****Zoning Bylaw Name:** Rural Land Use Bylaw No. 3505, (1999)**Zoning Designation:** Resource/Agricultural (R/A)**Minimum Lot Size:** 32.0 ha**Zoning Compliance:** Yes**Committee Recommendations**

Type	Recommendation	Description
Board/Council	Approve	Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of support.

STAFF COMMENTS

About half of the property on the east side of the road is not in the ALR. This non-ALR portion of the property does not appear to be vastly different than the ALR portion of the property. The portion of the property east of the road has not been improved for agricultural use whereas portion west of the road has been.

There have been no previous ALR applications on the subject property or on surrounding properties. The subject property was created by a boundary line adjustment in 1991.

ATTACHMENTS

50580_ContextMap20k.pdf

50580_ContextMap50k.pdf

50580_ag cap.pdf

50580 airphoto.pdf

50580 proposal sketch.pdf

50580local government report.pdf

END OF REPORT

Signature

Date
