



Agricultural Land Commission Staff Report

DATE: November 9, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50888
PROPOSAL: To allow a second dwelling on the subject property.

PROPOSAL INFORMATION

Background: The subject property is just outside of Smithers.
Received Date: October 27, 2009
Applicant: Jason & Joscelyn Krauskopf
Agent: N/A
Local Government: Regional District of Bulkley-Nechako

DESCRIPTION OF LAND

PID: 005-602-653
Legal Description: Lot A, Section 17, Township 4, Range 5, Coast District, Plan 10073
Civic Address: 2871 Laidlaw Frontage Road, 1.5 km southeast of Smithers
Area: 5 ha
ALR Area: 5 ha
Purchase Date: September 29, 2005
Owner: Jason & Joscelyn Krauskopf

Total Land Area: 5 ha
Total ALR Area: 5 ha
Current Land Use: Single Family Residence, accessory building and two sheds

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Prime Dominant	CLI

Surrounding Land Uses:

North Residential, Frontage Road and Highway
East Trees and Gravel Pit
South Hayfield and Gravel Pit
West Residential

Official Community Plan

Bylaw Name: Smithers Telkwa Rural OCP Bylaw No. 1425 (2007)

Designation: AG (Agricultural)

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: RDBN Zoning Bylaw No. 700 (1993)

Zoning Designation: H1 (Small Holdings)

Minimum Lot Size: 2.0 ha

Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 7832

Applicant: Harpell and Maurie Montgomery

Proposal: To build a new home and also operate a business from the subject property. An existing mobile home is on property which will not be rented to anyone.

Decisions:

Resolution Number

Decision Date

Decision Description

1181

November 15, 1989

Allowed on the condition that the existing trailer home is not rented out and/or used as full time residence.

Note: Legacy Application # B-23778

Application #: 7831

Applicant: Ronald and Janet Olsen

Proposal: To subdivide a 2 ha parcel from the 46 ha property. The proposed parcel contains a veterinary clinic which the applicant wished to separate from the balance of the land.

Decisions:

Resolution Number

Decision Date

Decision Description

2085

November 19, 1980

Allowed. There is a 4 ha lot between the subject property and a larger parcel to the south thus preventing future land consolidation.

Note: Legacy Application # 10362
Decision Date: June 12, 1980
Resolution # 1054/1980

Decision: Approval was granted to subdivide the 2 ha containing the veterinary clinic but the 2 ha parcel could be used for the specific purpose of a veterinary clinic only.

Subsequent Request
Decision Date: November 19, 1980
Resolution # 2085/1980

To allow the establishment of a 20 m right-of-way to be dedicated along the southern boundary of the previously approved 2 ha lot.

Decision: Approved.

NOTE: this application created the subject property.

Committee Recommendations

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

STAFF COMMENTS

The applicants have placed a mobile home on the property that is currently being used as an accessory building. They wish to convert it into a residence. The application does not state who the residence would be for.

ATTACHMENTS

- 50888_ContextMap20k.pdf
- 50888_ContextMap50k.pdf
- 50888 airphoto.pdf
- 50888 local government maps.pdf
- 50888 local government report.pdf
- 50888 proposal description.pdf
- 50888 proposal sketch.pdf

END OF REPORT

Signature

Date