



Agricultural Land Commission Staff Report

DATE: March 2, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51108

PROPOSAL: To subdivide the ALR portion of the subject property into a 5 ha lot and a 24.7 ha lot. The 33.9 ha non-ALR portion of the property is also proposed to be divided at this time. 2.7 ha of road dedication is also proposed.

PROPOSAL INFORMATION

Background: Off the Barkerville Highway near Quesnel
Received Date: December 2, 2009
Applicant: Allan Dupilka
Agent: B.R. Wiles
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 016-346-726
Legal Description: Parcel A District Lot 6198 Cariboo District Plan 34807
Civic Address: 3948 Fanslau Road
Area: 63.5 ha
ALR Area: 32.3 ha
Purchase Date: January 3, 1985
Owner: Allan Dupilka

Total Land Area: 63.5 ha
Total ALR Area: 32.3 ha
Current Land Use: House, barn, garage, machine shed. Residential and Hay production - grazing

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
32.3	Prime Dominant	CLI

Number of Lots	Lot Size (ha)
1	5.0
1	24.7

Surrounding Land Uses:

North Grazing and part of woodlot 537
 East Small holding residential
 South Small holding residential
 West Forest Land (part of woodlot 537) owned by applicant)

Official Community Plan

Bylaw Name: Quesnel Fringe Area OCP Bylaw No. 1366 (1985)
Designation: Rural Residential and Resource Area
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Quesnel Fringe Area Zoning no. 3504 (1999)
Zoning Designation: Rural 2 (RR2) and Resource/Agricultural (RA1)
Minimum Lot Size: 32.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 23408
Applicant: Allan Dupilka
Proposal: To subdivide a 2 ha lot from the above noted 64 ha property.
Decisions:

Resolution Number	Decision Date	Decision Description
		Note: Legacy File # 14757 (not 14754) Resolution #1326/82 (offsite 21-EAD-14757)

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

The proposal consists of two parts. The applicants wish to subdivide the non-ALR portion of the property from the ALR portion. This can be accomplished without reference to the Commission. The applicants also propose to divide a 5 ha lot from the southern portion of the ALR portion of the property. This would divide the existing dwelling from the remainder of the property. As a condition of subdivision the Ministry of Transportation requires the dedication of 2.6 ha of road in order to ensure access to lands beyond. The agent for the applicant states that the reason the road cuts through the property is because of topography. Similarly, there are topographical reasons why the road can not be located outside of the ALR and run through the non-ALR portion of the property. The agent states that the location of the road was chosen to limit its impact on the arable portion of the property.

ATTACHMENTS

51108 airphoto.pdf
 51108 ag cap map.pdf
 51108 local government report.pdf

51108 previous minutes D-14754.pdf
51108 proposal description.pdf
51108 proposal sketch.pdf
51108_ContextMap50k.pdf

END OF REPORT

Signature

Date