



Agricultural Land Commission Staff Report

DATE: May 12, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51635

PROPOSAL: To include the 3.8 ha of the property not currently in the ALR. The property is being sold for agricultural purposes.

PROPOSAL INFORMATION

Background: The property is presently held as a Crown Agricultural Lease by Donald Coburn for growing ornamental trees. He recently applied to convert lease to fee simple ownership. The east 1/3 of the subject property is not in the ALR and as condition of the Crown grant that portion presently outside the ALR must be included.

Received Date: March 9, 2010
Applicant: Donald Coburn
Agent: Integrated Land Management Bureau
Local Government: Regional District of Kitimat-Stikine

DESCRIPTION OF LAND

PID: 023-645-563
Legal Description: Lot A of District Lot 1738, Range 5, Coast District, Plan PRP14926
Civic Address: Old Remo Road, Terrace
Area: 11.1 ha
ALR Area: 7.3 ha
Purchase Date:
Owner: Province of British Columbia

Total Land Area: 11.1 ha
Total ALR Area: 7.3 ha
Current Land Use: Ornamental/Christmas tree silviculture

PROPOSAL DETAILS

Inclusion Area	Agricultural Capability	Agricultural Capability Source
3.8	Secondary	CLI

Surrounding Land Uses:

Official Community Plan

Bylaw Name: There is no OCP in this area

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: Greater Terrace Zoning Bylaw No. 37

Zoning Designation: Low Density Rural (R2)

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

Committee Recommendations

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

STAFF COMMENTS

The applicant owns the adjacent property to the north and has leased the subject property for use as a Christmas tree farm for many years. He is in the process of purchasing the land from the Crown and as the land is being granted for agricultural purposes an inclusion application for the non-ALR portion of the property is a condition of sale (in keeping with the long standing MOU between the Commission and the ILMB).

The agricultural capability rating of the portion of the subject property that is not in the ALR is Class 7T. However, it appears as if much of the area has been cleared and is likely being used for Christmas tree farming.

ATTACHMENTS

- 51635 airphotos.pdf
- 51635 local government report.pdf
- 51635 map.pdf
- 51635_ContextMap50k.pdf

END OF REPORT

Signature

Date