



Agricultural Land Commission Staff Report

DATE: May 13, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51680

PROPOSAL: To subdivide a 1.6 ha lot from the 57.5 ha property for a retirement residence, as per the ALC's Homesite Severance Policy. The applicant has submitted information indicating that he purchased the property in 1964.

PROPOSAL INFORMATION

Background: The farm remainder is proposed to be transferred to family members. No previous applications have been considered on the property.
Received Date: April 12, 2010
Applicant: James & Elizabeth Davidson
Agent: Jeremy Penninga
Local Government: Regional District of Bulkley-Nechako

DESCRIPTION OF LAND

PID: 012-183-091
Legal Description: The NorthWest 1/4 of Section 5 Township 2A Range 5 Coast District Except Plan 4975
Civic Address: 3860 Snake Road, 2.5 km northeast of Smithers
Area: 57.5 ha
ALR Area: 57.5 ha
Purchase Date: April 17, 2000
Owner: James & Elizabeth Davidson

Total Land Area: 57.5 ha
Total ALR Area: 57.5 ha
Current Land Use: Homesite, barns, pole shed, calving sheds, silo pits and a pump house

PROPOSAL DETAILS

Subdivision

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

Number of Lots **Lot Size (ha)**

1 56.0
1 1.5

Surrounding Land Uses:

North 60 ha grazing pastures also owned by the applicant.

East 60 ha parcel with pastures and forest also owned by the applicant.

South Rural residential lots, and Canyon Creek.

West 20 ha parcel used for farming and owned by the applicant's son.

Official Community Plan

Bylaw Name: Electoral Area A OCP

Designation: Agricultural (AG)

OCP Compliance: Yes

Zoning

Zoning Bylaw Name:

Zoning Designation: Ag1 (Agricultural)

Minimum Lot Size: 16.0 ha

Zoning Compliance: No

Committee Recommendations

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

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The applicant appears to qualify for consideration as per the ALC's Homesite Severance Policy.
- 2) The proposed 1.6 ha lot is less intrusive to the farm than subdividing the existing home.
- 3) A 1.6 ha parcel size is fairly typical for a homesite severance in the northwest.
- 4) Staff recommends approval, subject to fencing the homesite.

ATTACHMENTS

51680_ContextMap20k.pdf

51680 sketch plan and airphoto.pdf

END OF REPORT

Signature

Date
