



Agricultural Land Commission Staff Report

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

RE: Application # 51681
PROPOSAL: To subdivide the 42 ha property into a 14 ha lot and a 28 ha lot as divided by Highway #16.

PROPOSAL INFORMATION

Background: The Commission previously refused a similar application from the previous landowner. The configuration and size of the subject property changed from the original application as the result of a Section 10 boundary adjustment concluded in 2006 (between three adjoining lots)

Received Date: April 12, 2010
Applicant: James & Sandra Hinchliffe
Agent: N/A
Local Government: Regional District of Bulkley-Nechako

DESCRIPTION OF LAND

PID: 026-787-733
Legal Description: Lot 3 Section 20 Township 4 Range 5 Coast District Plan BCP25354
Civic Address: 1517 Highway 16 E
Area: 42 ha
ALR Area: 42 ha
Purchase Date: August 14, 2006
Owner:

Total Land Area: 42 ha
Total ALR Area: 42 ha
Current Land Use: Residential and small scale beef operation

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
42.0	Prime	CLI

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

1 14.0
1 28.0

Surrounding Land Uses:

North Large forested parcels in the ALR
East Rural residential lots outside the ALR
South Two large 27 ha ranching parcels owned by relatives (Hug) of the applicants.
West Bulkley River

Official Community Plan

Bylaw Name:

Designation: Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name:

Zoning Designation: Ag 1 Agricultural

Minimum Lot Size: 16.0 ha

Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 41930

Applicant: Ernest Hug

Proposal: To subdivide the 59.9 ha subject property into two parcels (46.1 ha and 13.8 ha) as divided by Highway 16.

Decisions:

Resolution

Number

Decision Date

Decision Description

245

May 17, 2005

Allow - subject to consolidation of one of the parcels with an adjacent property.

Application #: 6065

Applicant: Ernest & Mary Hug

Proposal: Exclude 51.8 ha property in order to s'd two 4.0 ha lots and finance clearing of property

Decisions:

Resolution

Number

Decision Date

Decision Description

2017

September 9, 1980

Refuse, exclusion and/or subdivision

Application #: 5959

Applicant: Ernest & Mary Hug
Proposal: Subdivide 4.0 ha parcel for his son so that he can help aging father with day to day operation of the farm

Decisions:

Resolution Number	Decision Date	Decision Description
692	September 3, 1996	The Commission refused the proposal because of concerns about rural residential intrusion.

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

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The purpose of the subdivision is to sell the subdivided 14 ha parcel to provide a legacy for the handicapped child of a long time area rancher.
- 2) The Hug ranch operation has been partially divided among family members through a 2006 boundary line adjustment (BC Reg /3171/2002). which re-oriented the boundaries between three adjoining properties to create two 27 ha lots and the 42 ha subject property. The Commission has received (and refused) a number of applications for the subdivision of the subject property, the most recent being a 2005 subdivision proposal to subdivide the property as divided by Highway #16.
- 3) The land has good capability for agricultural uses as per the Canada Land Inventory (CLI) information. In addition the land has a long history of ranching uses.
- 4) A cattle highway underpass allows access between the two portions of the property for livestock. However the applicants indicate that in winter the underpass is blocked by snow and is excessively muddy at other times of the year, which is a detriment to the health of livestock. In addition farm vehicle movement is hindered by the three lane highway dividing the property. Farm vehicles must travel 600 meters on Highway 16 to access the other portion of the parcel.

ATTACHMENTS

51681_ContextMap20k.pdf
51681_AirphotoMap20k.pdf

END OF REPORT

Signature

Date