



Agricultural Land Commission Staff Report

DATE: May 18, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51718
PROPOSAL: To subdivide the 17.6 ha lot into a 2.2 ha lot and a 15.4 ha lot.

PROPOSAL INFORMATION

Background: The applicants propose to build a new dwelling on the 2.2 ha lot. The applicant states that there is an existing driveway, well and building site on the proposed lot which they will utilize.
Received Date: May 6, 2010
Applicant: Jeffrey & Valerie Johnson
Agent: N/A
Local Government: District of Vanderhoof

DESCRIPTION OF LAND

PID: 005-085-969
Legal Description: Lot 1, Section 12, Township 11, Range 5, Coast District, Plan 10852
Civic Address: Sackner Road, Vanderhoof
Area: 17.6 ha
ALR Area: 17.6 ha
Purchase Date: April 18, 1989
Owner: Jeffrey & Valerie Johnson

Total Land Area: 17.6 ha
Total ALR Area: 17.6 ha
Current Land Use: Pasture land, rental house, storage arena and a shop

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
17.6	Secondary	CLI

Number of Lots	Lot Size (ha)
1	2.2
1	17.6

Surrounding Land Uses:

North Four 2 ha rural lots with homes fronting on Fraser Road
Northwest -Three 4 ha lots with homes fronting on Sackner Road then hay/farmland
East Pasture land
South Rural lots with homes
West Hay field across Sackner Road

Official Community Plan

Bylaw Name: Official Community Plan Bylaw No. 993
Designation: Agricultural
OCP Compliance: No

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 994
Zoning Designation: A-1 (Agriculture)
Minimum Lot Size: 20.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 34316

Applicant: John Thomson

Proposal:

Decisions:

Resolution

Number

Decision Date

Decision Description

49

February 26, 2003

Allow subdivision under the homesite severance policy and the consolidation of one of the remaining parcels. Letter of March 23, 2005 allowed consolidation by restrictive covenant (see file for details).

Note: Legacy Application # B-33630-1 - Reconsideration Request

Application #: 22658

Applicant: J.M.,J.W., & R.C. Thomson

Proposal: To subdivide 17.6 ha from the 69.3 ha subject property.

Decisions:

Resolution

Number

Decision Date

Decision Description

806

May 11, 1983

Allow subject to a binding covenant to consolidate Parcel A, Plan 1608 with the remainder of the NW 1/4 Section of 12, except Plan 10852, Township 11, Range 5, Coast District..

Note: Legacy Application # B-15702

Application #: 16672

Applicant: John Thomson

Proposal: To subdivide approx 46 ha, into 3 lots, 4 ha, 12 ha, and 30 ha. One parcel would hold the existing home and ancillary buildings, the second would be a parcel for the

daughter, and the third would remain in pasture.

Decisions:

Resolution Number	Decision Date	Decision Description
181	April 11, 2001	Refuse as proposed.

Note: Legacy Application # B-33630

RELEVANT APPLICATIONS

Application #: 43681

Applicant: Robert and Frances Barclay

Proposal: To subdivide the 47.2 ha property to create a 6.4 ha parcel of land along Sackner Road, leaving approximately 40.7 ha.

Decisions:

Resolution Number	Decision Date	Decision Description
185	April 24, 2007	Allowed subject to binding of titles of the remainder with a nearby property.

Note: Legacy Application # B-37139

Application #: 16789

Applicant: Don and Esther Smith

Proposal: To subdivide a 4 ha lot into two lots of 2 ha.

Decisions:

Resolution Number	Decision Date	Decision Description
43	January 15, 1985	Refused

Note: Legacy Application # B-18763

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	District of Vanderhoof Council: The Council forwarded the application with a recommendation of support.

STAFF COMMENTS

The applicants wish to subdivide and build themselves a new home on the proposed 2.2 ha lot. They state that the site already has a gravel driveway, a well and has had a home on it before.

There is a variety of parcel sizes along Sackner Road, however, the majority of them are large properties that are in agricultural use.

Local Government planning staff note that the proposed lot will divide an existing field. It further notes that the proposed lot may not contain the required road frontage.

There have been several other requests for subdivision along Sackner Road and near the subject property. Most requests have been refused. The applications that have been approved were conditional upon the binding of titles of the remainders with other properties or if the applicants qualified for

consideration under the Commission's Homesite Severance Policy.

The subject property was created in 1983.

ATTACHMENTS

51718_ContextMap20k.pdf

51718 ag cap.pdf

51718 local government report.pdf

51718 local government report.pdf

51718 previous applications map.pdf

51718 proposal sketch.pdf

END OF REPORT

Signature

Date