



Agricultural Land Commission Staff Report

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

RE: Application # 51724
PROPOSAL: To subdivide the 10 ha lot into a 1.9 ha lot and an 8.2 ha lot.

PROPOSAL INFORMATION

Background: Lot A is proposed to be 1.965 Ha. in size and contains a house. The remainder also contains a house and is proposed to be 8.175 ha in size. Owner intends to sell proposed Lot A to family members currently living on the property
Received Date: May 7, 2010
Applicant: Albert & Barbara Simmons
Agent: N/A
Local Government: Regional District of Bulkley-Nechako

DESCRIPTION OF LAND

PID: 005-982-693
Legal Description: Lot B, District Lot 5684, Range 5, Coast District, Plan 9534
Civic Address: 1407 & 1493 Echo Valley Road approx. 14 km south of the Village of Burns Lake
Area: 11.4 ha
ALR Area: 11.4 ha
Purchase Date: December 31, 1980
Owner: Albert & Barbara Simmons

Total Land Area: 11.4 ha
Total ALR Area: 11.4 ha
Current Land Use: Two dwellings - no farming activity

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
11.4	Secondary	CLI

Number of Lots	Lot Size (ha)
1	1.9
1	8.2

Surrounding Land Uses:

North Residential
East Agricultural Crown tenures east of the subject property / Residential
South Trailer Park
West Agricultural

Official Community Plan

Bylaw Name: There is no OCP in this area.

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: There is no zoning in this area.

Zoning Designation:

Minimum Lot Size:

Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 7438

Applicant: J. A. Hobbs

Proposal: To exclude the 40 ha property from the ALR because it is unsuitable for agricultural development because of topography and soil conditions.

Decisions:

Resolution

Number	Decision Date	Decision Description
2084	June 23, 1975	Refused.

Note:

Legacy Application # B-75-0290
Reconsideration Request
Resolution # 8883/1978
Decision Date: June 8, 1978
Reconsideration Proposal: To subdivide the 40 property into three lots which would be 1 ha, 14.4 ha and 24.6 ha in size. The 1 ha and 14.4 ha lots are divided from the remainder by a road.
Decision : Allowed

Reconsideration Request
Resolution # 9370/1978
Decision Date: August 10, 1978
Reconsideration Proposal: To change the size of the proposed lots to 2 ha, 9,6 ha ad 28.3 ha.
Decision: Allowed

RELEVANT APPLICATIONS

Application #: 22496

Applicant: A M Harrison

Proposal: To subdivide the 2 ha property into 5 lots.

Decisions:
**Resolution
Number**

Decision Date

Decision Description

Note: Legacy Application # B-04741
Resolution # 8435/1978
Decision Date: March 30, 1978
Decision: Allowed

Application #: 7437

Applicant: David and Robert Gooding

Proposal: To subdivide seven rural residential, lakeshore lots, ranging in size from 0.5 ha to 0.9 ha from the 30 ha property.

Decisions:
**Resolution
Number**

Decision Date

Decision Description

1042

October 18, 1985

The Commission refused the proposal to add a further seven lots to an existing 1975 approval that allowed up to 20 mobile homes on the property. It was prepared to allow the seven lakeshore lots provided that no more than 12 mobile homes and one residence, north of the road allowance, were established on the remnant.

Note: Legacy Application #B-19343

Application #: 2006

Applicant: D.& G GOODING

Proposal: To relocate and expand an existing mobile home park (from 14 - 20 units) and establish a resort. The resort would consist of 10 cabins, 20 campsites, 15 RV hookups and a main lodge. The property is 30 ha and lies entirely within the ALR

Decisions:
**Resolution
Number**

Decision Date

Decision Description

312

April 26, 1994

The Commission allowed the application as proposed, subject to rescinding its previous approval to subdivide seven lakeshore lots from the property (res. # 1042/85)

Note: Legacy Application # B-28719

Committee Recommendations

Type

Recommendation

Description

Board/Council

Approve

Regional District of Bulkley-Nechako Board: the Regional Board forwarded the application with a recommendation of support.

Advisory Planning
Committee

Approve

Advisory Planning Committee: The APC recommended that the application be approved.

Ministry of Agriculture and
Lands

Ministry of Agriculture and Land Staff does not support the proposed subdivision as it will reduce

the agricultural capability of the subject property and the addition of a new rural residential lot in the area would increase the possibility of future conflict with surrounding agriculture.

STAFF COMMENTS

The subject property appears to be near a lake and be mostly forested.

There are a variety of property sizes nearby with smaller lots being located closer to the lake.

There are currently two dwellings on the subject property and the applicants wish to divide the property so that both dwellings can be on separate titles.

ATTACHMENTS

51724 ag cap.pdf
51724 airphoto.pdf
51724 local government report.pdf
51724 previous applications.pdf
51724 proposal sketch.pdf
51724_AirphotoMap20k.pdf

END OF REPORT

Signature

Date