



Agricultural Land Commission Staff Report

DATE: September 7, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51757
PROPOSAL: To subdivide the ALR portion of the subject property into two approximately 4.1 ha lots. Additional subdivision and boundary adjustment is proposed for the area outside of the ALR (55.8)

PROPOSAL INFORMATION

Background: The entire subdivision proposal involves two properties and proposed to create seven approximately 4 ha lots and a 32 ha remainder. The ALR portion of the property would be divided in half as part of this proposal.

Received Date: May 21, 2010

Applicant: Christiaan and Georgina De Wit, Dawid & Mariana Janse Van Rensburg

Agent: Dediluke Land Surveying Inc

Local Government: Regional District of Kitimat-Stikine

DESCRIPTION OF LAND

PID: 015-074-684
Legal Description: The West 1/2 of District Lot 1110 Range 5 Coast District
Civic Address: Terrace North
Area: 32.3 ha
ALR Area: 8.2 ha
Purchase Date: January 15, 2008
Owner: Christiaan and Georgina De Wit

PID: 013-170-961
Legal Description: Assigned Block A (See 27460I), District Lot 1110, Range 5 Coast District, Plan 1084
Civic Address: Terrace North
Area: 29.3 ha
ALR Area: 0 ha
Purchase Date: January 15, 2008
Owner: Dawid & Mariana Janse Van Rensburg

Total Land Area: 61.6 ha
Total ALR Area: 8.2 ha

Current Land Use: Vacant forested land. There are no dwellings on the property and it has not been cleared.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
8.2	Secondary	CLI
Number of Lots	Lot Size (ha)	
2	4.1	

Surrounding Land Uses:

North	Residential / hobby farm
East	Vacant
South	Residential / hobby farm
West	Residential / hobby farm

Official Community Plan

Bylaw Name:

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: The Regional Board forwarded the application with a recommendation of approval but noted that due to watercourses on the properties the final lot layout may need to change.

STAFF COMMENTS

Only two of the proposed 8 lots are in the ALR. These lots are each approximately 2 ha in size.

ATTACHMENTS

51757_ContextMap20k.pdf

51757_ag cap.pdf

51757_airphoto.pdf

51757_proposal description.pdf

51757_proposal sketch.pdf

END OF REPORT

Signature

Date
