



Agricultural Land Commission Staff Report

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

RE: Application # 51834
PROPOSAL: To subdivide an approximately 4 ha parcel from the 55.9 ha subject property.

PROPOSAL INFORMATION

Background: The applicants currently use the property for recreational purposes but would like to provide a lot for a family member who is planning on living permanently on the property. The proposed lot is divided from the remainder of the property by a roads and a railroad and a channel of the river.

Received Date: July 12, 2010
Applicant: Cecil Lee & Daniel Kelley
Agent: Dana Kelley
Local Government: Regional District of Fraser-Fort George

DESCRIPTION OF LAND

PID: 014-939-185
Legal Description: The Fractional North 1/2 of District Lot 8073 Cariboo District
Civic Address: 8802 Loos Road Crescent Spur
Area: 60 ha
ALR Area: 60 ha
Purchase Date: February 22, 1996
Owner: Cecil Lee & Daniel Kelley

Total Land Area: 60 ha
Total ALR Area: 60 ha
Current Land Use: Cabin, sauna, garage. The property is used for recreational purposes.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
60.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	3.9

1 56.1

Surrounding Land Uses:

North Fraser River
East Fraser River
South Private Property/Railway
West Private Property

Official Community Plan

Bylaw Name: Robson Valley-Canoe Downstream OCP
Designation: Agriculture/Resource (Ag/Res)
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 833
Zoning Designation: Rural 3 (Ru3)
Minimum Lot Size: 60.0 ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Regional District of Fraser-Fort George Board: The Regional Board forwarded the application with a recommendation of support.
Ministry of Agriculture and Lands	Approve	Ministry of Agriculture and Land Staff: MAL staff made the following statement "I have no objections to the application for subdivision of this parcel as it is currently presented"

STAFF COMMENTS

The area proposed for subdivision is divided from the remainder of the property by a road, railway and side channel of the river. Planning staff at the Regional District of Fraser-Fort George noted that the roads that divide the property are not an obstacle to farming but that the portion of the property proposed for subdivision is topographically separated from other parts of the property.

The subject property is largely forested and does not appear to have been improved or developed for agricultural use. Surrounding lands also appear to be forested.

ATTACHMENTS

51834 ag cap.pdf

51834 airphoto.pdf

51834 proposal description.pdf

51834 proposal sketch.pdf

51834_ContextMap25k.pdf

END OF REPORT

Signature

Date