



## Agricultural Land Commission Staff Report

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

**RE:** Application # 51847

**PROPOSAL:** To develop up to 6 seasonal cabins as well as 3 additional sleeping units on the property for a total of 9 sleeping units. The applicants proposed to accommodate a maximum of 8-10 guests at a time on a seasonal basis.

### PROPOSAL INFORMATION

**Background:** The applicants plan to cater to fly-fishing clients. Future plans include building small cabins for one or two people for sleeping accommodations only.  
**Received Date:** July 15, 2010  
**Applicant:** Willibald & Peggy Schmidt  
**Agent:** N/A  
**Local Government:** Regional District of Kitimat-Stikine

### DESCRIPTION OF LAND

**PID:** 015-249-034  
**Legal Description:** Block C District Lot 4780 Range 5 Coast District  
**Civic Address:** 6167 Chindemash Frontage Road  
**Area:** 2.6 ha  
**ALR Area:** 2.6 ha  
**Purchase Date:** November 9, 2007  
**Owner:** Willibald & Peggy Schmidt

**Total Land Area:** 2.6 ha

**Total ALR Area:** 2.6 ha

**Current Land Use:** The property is generally flat but not presently used for agriculture. A portion of the property has been cleared for pasture in the past. The applicants have recently built a new log home on the property and converted the existing mobile home into a "fly typing shop". There is also a smaller "well house" which has been converted to a one bedroom cabin with a washroom. A smaller log house had been brought onto the property and situated behind the new/main house. This building contains two bedrooms and two washrooms. The applicant has indicated that his intention is to attach this building to the main house. These guest accommodations do not have kitchen facilities. The applicants proposed to provide meals within the main house.

### PROPOSAL DETAILS

**Non Farm Use**

Area	Agricultural Capability	Agricultural Capability Source
2.5	Secondary	CLI

**Surrounding Land Uses:**

North	Private Residential
East	Private Residential
South	Private Residential
West	River

**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 District Board authorized the application to be forwarded to the Commission and requested that if the Commission were to approve the application that approval should be conditional upon successful rezoning.

**STAFF COMMENTS**

If the application were to be approved the property would need to be rezoned to RC1 (Rural Resort). The applicants have submitted a simultaneous rezoning application to the Regional Board.

**ATTACHMENTS**

- 51847 airphoto.pdf
- 51847 local government report.pdf
- 51847 proposal description.pdf
- 51847 proposal sketch.pdf
- 51847\_ContextMap20k.pdf

**END OF REPORT**

**Signature**

---

**Date**

---