



Agricultural Land Commission Staff Report

DATE: September 9, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51848

PROPOSAL: To divide the property into a 49.2 ha lot and a 9.2 ha lot . The applicant has owned the property since prior to December 21, 1972 and therefore qualifies for consideration under the Commission's Homesite Severance Policy.

PROPOSAL INFORMATION

Background: 6.6 ha of the subject property is not in the ALR. This 6.6 ha appears to be forested hillside and forms part of the 49.2 ha lot.
Received Date: July 16, 2010
Applicant: Walter & Dorothea Kloeckner
Agent: Jeremy Penninga
Local Government: Regional District of Kitimat-Stikine

DESCRIPTION OF LAND

PID: 012-232-921
Legal Description: Block B District Lot 1345 Cassiar District
Civic Address: Adjacent to Highway 16 some 22 km east of the community of New Hazelton
Area: 62.3 ha
ALR Area: 55.7 ha
Purchase Date: December 1, 1964
Owner: Walter & Dorothea Kloeckner

Total Land Area: 62.3 ha
Total ALR Area: 55.7 ha
Current Land Use: Currently a hobby farm with approximately 12 ha of hay, 8 ha grazing and 8 ha pasture with the remainder being forested. Improvements include an old house used for storage, large barns for cows and chickens, small sheds, greenhouse, hay storage and tractor storage. The old highway runs through the property and provides access to the neighbour.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
55.7	Mixed Prime and Secondary	CLI

Number of Lots	Lot Size (ha)
1	9.2
1	42.6

Surrounding Land Uses:

North	Hobby Farm
East	Rural undeveloped
South	Railway & hobby farm
West	Crown Forest Land

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: Skeena Valley Zoning Bylaw No. 73

Zoning Designation:

Minimum Lot Size: 8.1 ha

Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Regional District of Kitimat-Stikene Board: The Regional Board forwarded the application with a recommendation of support.

STAFF COMMENTS

There have been no previous applications on the subject property or any properties in the immediate vicinity.

The applicants wish to subdivide the property and are applying for consideration under the Commission's Homesite Severance Policy. The applicants have provided documentary evidence that they have had title to the property since July 27, 1971 and had an agreement to purchase the property since January 18, 1965. Therefore they do qualify for consideration under this policy. The lot proposed by the applicants is larger than a typical Homesite Severance as it is 9.2 ha in size. The applicants are proposing to divide the property as divided by a road, thus the larger than average parcel size. The road is not dedicated (at this time) and provides access to the adjacent property to the north. The application does not state if the road will need to be dedicated if the property is subdivided.

ATTACHMENTS

51848 local government information.pdf
51848 maps.pdf
51848 proposal description.pdf
51848 proposal sketch.pdf
51848 purchase agreement.pdf

END OF REPORT

Signature

Date