



Provincial Agricultural Land Commission - Staff Report

Application: 52003

Applicant: Ed & Eileen Bisanz
Agent: W.D. McIntosh Land Surveying Ltd
Local Government: Regional District of Bulkley-Nechako

Proposal: To subdivide 7 ha from a 63 ha parcel via Homesite Severance. Applicants' intend to leave the parent parcel to their daughter and retire on the new parcel. The location of the new lot was chosen for its rocky soil and view. The applicants' current residence, a shop, a garage and various outbuildings are located on the proposed remainder.

BACKGROUND INFORMATION

The applicants' purchased the property in 1970, and as such qualify for Homesite Severance application.

PROPERTY INFORMATION

PID: 015-847-691
Legal Description: The SouthWest 1/4 of Section 31 Township 10 Range 5 Coast District
Property Area: 63.4 ha
ALR Area: 63.4 ha
Purchase Date: October 26, 1970
Location: 6912 & 6924 Smedley Road, approx. 5 km northeast of Vanderhoof
Owner: Ed & Eileen Bisanz

LAND USE

Current Land Use:

The property currently has 2 cultivated fields. The remaining land is partially forested and partially grazing pasture. The NE corner, partially proposed for homesite severance, is cleared but uncultivated.

Surrounding Land Uses:

North: Unmanaged forest, partially cleared - ALR
 East: Farm; forested and cleared pastures - ALR
 South: Farm land cultivated for hay production - ALR
 West: Smedley Road, cleared large lot rural residences - Not ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 63.0 ha

Number of Lots	ALR Area of Lot (ha)
1	55.9
1	7.1

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 93J/4

RELEVANT APPLICATIONS

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Application ID: 38415

Legacy #: 25077

Applicant: L M Devauld

Note: Located 2 Sections SW of subject property. 2 ha subdivision for grandson homesite in lieu of severance application. Refused - existing secondary residence (trailer) allowed to remain.

Application ID: 22471

Legacy #: 08965

Applicant: R & R Ginther

Note: Located 2 lots SW of subject property. Subdivision of 1/2 section into 1/4s. Allowed.

Application ID: 4315

Legacy #: 23412

Applicant: Ministry of Environment Lands & Parks

Proposal: Include 122.3 ha into ALR

Decision:

Resolution #	Decision Date	Decision Description
1312/1990	April 19, 1990	This resolution number is used to enter statistical information relating to the area approved for inclusion and subsequent decision by Cabinet. 122.3 ha was approved for inclusion into the ALR by OIC #630.

Note: Located 1 lot West of subject property. Application approval for inclusion rescinded - Ministry of Ag no longer owners at the time of application. Land is no longer in the ALR.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: AG

Designation: Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: AG1

Zoning Designation: Agricultural

Minimum Lot Size: 16.0 ha

Zoning Compliance: No

Comments and Recommendations:

Advisory Planning Committee

"Approved"

Board/Council

Recommended to the ALC for approval.

Ministry of Agriculture and Lands

No objections.

Planning Staff

Planning department have no objections to the application. Regional staff note the proposed severance area is low in agricultural capability and located to avoid current agricultural fields. The severance may be pursued under Section 946 of the Local Government Act to avoid re-zoning should the Commission approve the application request.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

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- 1) The proposed 7.1 ha is classed within the BCLI as secondary with stoniness, inadequate moisture and topographic limitations.
- 2) The area proposed for subdivision has been cleared, but is not in agricultural production. Regional planning staff notes the area was chosen partially for it's poorer soil quality.
- 3) The applicants' purchased the property in 1970, and as such meet the Home Site Severance qualifications.
- 4) The 7.1 ha proposal is much larger than the usual severance size granted by the Commission. Should a smaller size be approved and moved to the western boundary, a shorter access road would be required.
- 5) The applicants' are applying for a larger sized severance in that location because it is a high spot. The lot incorporates a rocky knoll and will allow the Bisanz's to maintain some livestock and a view.

ATTACHMENTS

52003 - Agent proposal background.pdf
52003 - Regional staff planning report.pdf
52003 - Subdivision proposal survey plans.pdf
52003_ContextMap50k.pdf
52003_AirphotoMap10k.pdf

END OF REPORT

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