



Provincial Agricultural Land Commission - Staff Report

Application: 52159

Applicant: Northland Properties Ltd.
Agent: Village of McBride
Local Government: Village of McBride

Proposal: EXCLUSION - To exclude the 18.4 ha subject property from the ALR for community use purposes. Including a public trail system and sewage treatment facilities.

BACKGROUND INFORMATION

The subject property was discussed during the Village of McBride OCP review. Resolution #591/90, the Commission stated that "[u]nder the circumstances unique to this parcel, Commissioners agreed it would be unrealistic to anticipate any significant agricultural use of this parcel even in the long term." Based on this the Commission "recommend[ed] that an application be file to exclude the [subject property] from the ALR." The current planned uses for the site have already been approved by the Commission (resolution # 1746/2009), and there are no development plans currently that require this exclusion.

PROPERTY INFORMATION

PID: 011-547-634
Legal Description: Lot 1, District Lot 5314, Cariboo District, Plan 17221, Except Plans 17388, 17608, 21072 and PGP36462
Property Area: 18.4 ha
ALR Area: 18.4 ha
Purchase Date: July 5, 1999
Location: Village of McBride
Owner: Northland Properties Ltd.

LAND USE

Current Land Use:

The subject property is only developed with a few trails.

Surrounding Land Uses:

North: Fraser River
East: a property attached to and owned by the same land owner, and being developed into a parking lot, trails, a boat launch and other non-intrusive community and tourist facilities
South: Highway 16, service station, RCMP station
West: Bridge Road and residences

PROPOSAL DETAILS

Exclusion Area: 18.4 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 93H/08

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 50421

Proposal: To develop walking trails around the perimeter of the McBride sewage treatment facility, which is located within the ALR. Trails will consist of a 30 m wide trail and buffer zone and be approximately 2.8 km long for a total area of approximately 8.6 ha.

Decision:

Resolution #	Decision Date	Decision Description
1746/2009	December 17, 2009	Approved

Note: Application to add walking trails around the existing waste water treatment facility. This was a decision delegated to the CEO of the Commission and a precursor to the current application.

RELEVANT APPLICATIONS

Application ID: 52158

Applicant: Northland Properties Ltd.

Proposal: EXCLUSION: Proposal: 15.2 ha to be excluded from the ALR by the landowners for future development of the property for community and tourist use for the Village of McBride

Note: Adjacent property to east under application to be EXCLUDED from the ALR. The properties combine to make up the future site of the waste water treatment facility expansion and a recreational area. The application need to be separate because the Village of McBride boundary divides the two properties.

Application ID: 51188

Applicant: Village of McBride

Proposal: RDFFG DELEGATION - Non-Farm Use to develop info booth, washrooms, picnic area and boat launch near McBride

Decision:

Resolution #	Decision Date	Decision Description
1848/2009	October 15, 2009	Approved

Note: This was a NON-FARM USE application for the adjacent property to the east. It was approved under a delegation agreement (Robson-Canoe Downstream OCP).

Application ID: 38271

Legacy #: 23769

Applicant: Blue Surf Apartments

Decisions:

Resolution #	Decision Date	Decision Description
540/1990	August 25, 1990	allowed
383/1990	May 18, 1990	deferred
202/1990	March 15, 1990	refused
71/1990	January 16, 1990	tabled

Note: Approved EXCLUSION that overlapped with the Village of McBride OCP review (resolution #591/90).

RELEVANT APPLICATIONS

Application ID: 12169

Legacy #: 32321

Applicant: McBride

Proposal: Block Application - To exclude approximately 156 ha from the ALR for rural residential development.

Decision:

Resolution #	Decision Date	Decision Description
22/1999	January 7, 1999	The Commission refused the exclusion of the 156 ha as proposed, but was prepared to exclude approximately 116 ha (retaining 40 ha) to be consistent with the comments made under Resolution # 57/97 supporting the exclusion of land for rural residential development between the village and the airport.

Note: EXCLUSION application was refused as proposed. However the Commission did exclude 116 ha of the 156 ha in the application based on resolution # 57/97 of the Village of McBride OCP review.

Application ID: 8548

Legacy #: 31473

Applicant: Tadeusz & Ingrid Pluta

Proposal: To exclude the 11.4 ha property in order to develop a 68 lot residential subdivision in 3 phases.

Decision:

Resolution #	Decision Date	Decision Description
714/1997	November 17, 1997	Allowed based on planning work which has been supported by the Commission.

Note: Approved EXCLUSION after the Commission approved the incorporation of the property into the Village of McBride and recommended the application to exclude.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Village of McBride No. 682

Designation: Residential, Highway Commercial, Public Development

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw No. 682

Zoning Designation: Residential, Highway Commercial, Public Development

Zoning Compliance: Yes

ALC STAFF COMMENTS

The Commission should consider the following:

- Previous applications (resolution #1746/2009 and #1848) have approved all of the planned non-farm uses for the properties under application (application #52159 and #52158).
- The exclusion of the subject property was discussed by resolution #591/90.

ATTACHMENTS

52159_ContextMap20k.pdf

52159_AirphotoMap5k.pdf

52159_AgCapabilityMap.pdf

52158-59sewage_facility_trail_plan.pdf

15381min_res591-90.pdf

mcbride_ocp_map.pdf

52158-59app_legend_map.pdf

END OF REPORT

Prepared by: Eamonn Watson, March 2011