



REGIONAL DISTRICT OF BULKLEY-NECHAKO
PLANNING DEPARTMENT REFERRAL REPORT
FILE NO. ALR 1255

APPLICATION SUMMARY

Name of Agent/Owner: Traxler Haines, Barrister & Solicitors, agent for Alvina Plowman and Michael Plowman

Electoral Area: Electoral Area D (Fraser Lake Rural)

Subject Properties: The South ½ of the North ½ of District Lot 2014, Range 5, Coast District, Except Plan 3081 (PID 009-935-339)

The South ½ of District Lot 2014, Range 5, Coast District (PID 009-935-266)

Property Size: **The South ½ of the North ½:** ~13.9 ha (~34.3 ac)

The South ½: ~64.8 ha (~160 ac)

OCP Designation: Agriculture (AG) in the “Endako, Fraser Lake and Fort Fraser Rural Official Community Plan” (the OCP)

Zoning: Agricultural (Ag1) Zone in the “Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020” (the Zoning Bylaw)

Existing Land Use: Undeveloped land

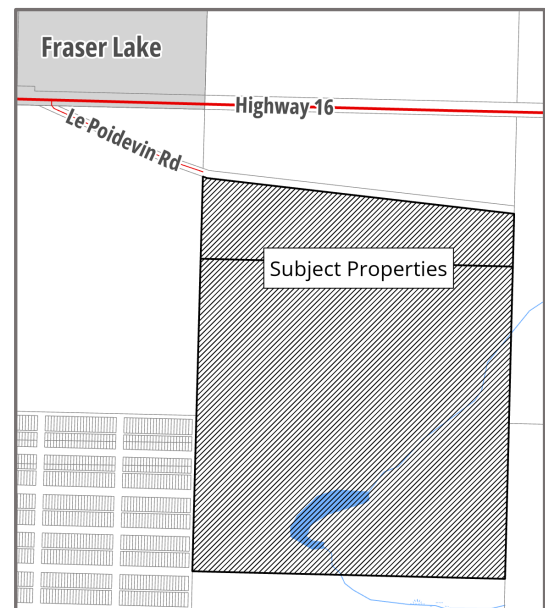
Location: Le Poidevin Rd, off Hwy 16 East, approximately 420 m from the Village of Fraser Lake, approximately 2.2 km from Seaspunkut 4 IR, and approximately 3.7 km from Stellaquo 1 IR.

Proposed Subdivision: Lot A: 38.1 ha (94.1 ac)

Lot B: 39.1 (96.6 ac)

PROPOSAL

The applicant is requesting Agricultural Land Commission (ALC) approval for parcel boundary adjustment between the two existing parcels, which is considered a form of subdivision (see Attachments for the applicant’s ALC submission). The proposed boundary adjustment would create two parcels that



are nearly equal areas (Lot A = 38.1 ha and Lot B = 39.1ha) and relocate the east-west property line to run north-south, as shown in the applicant's site plan to the right.

DISCUSSION

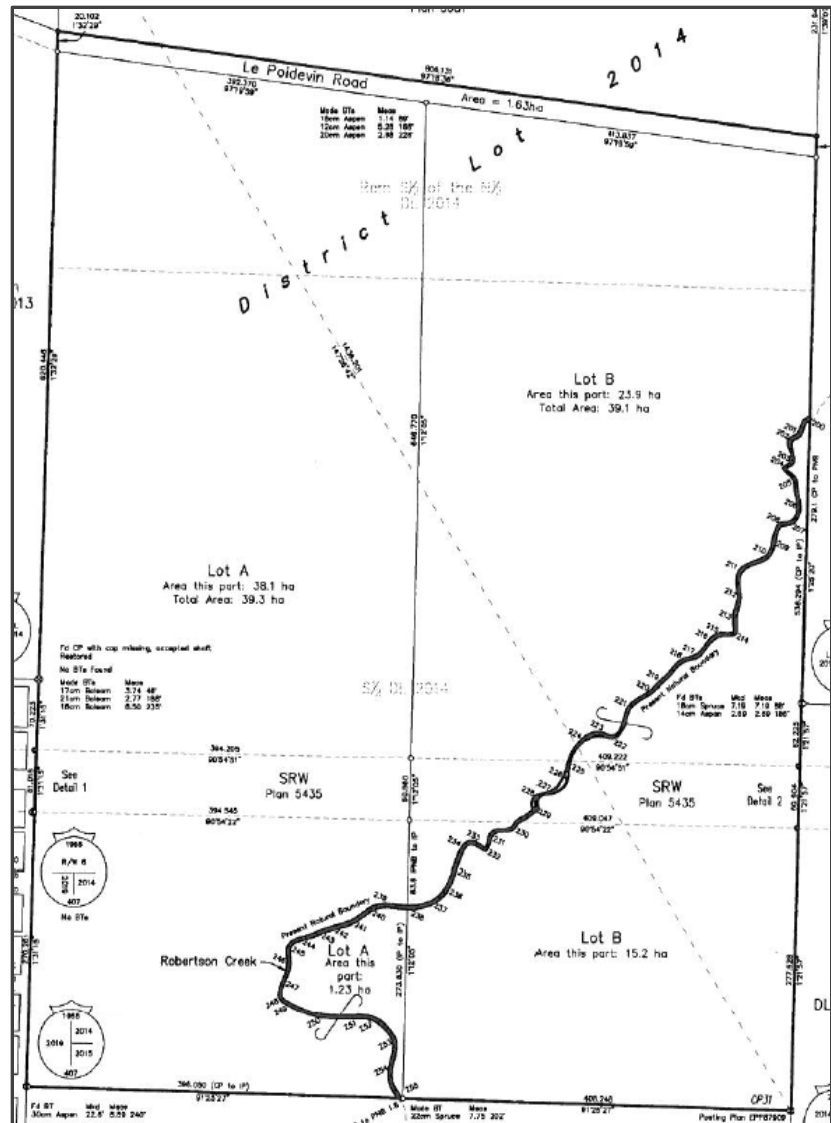
These properties are vacant and undeveloped lands. The application stated the property owners would like to hay farm on the land. According to the agent, they believe "subdivision of the land to make smaller lots would help them in the future when they want to sell the land as a farm". The applications notes the land is flat, has a creek running through it and without subdivision is too large to attract future buyers.

Official Community Plan (OCP)

The lands are designated Agriculture (AG) under the OCP. The intent of this designation to preserve lands for farming and other related activities. Section 3.1.2 of the OCP has the following policies relating to this subdivision proposal:

"(3) A minimum parcel size of 16 hectares (39.5 acres) is supported. Applications to permit smaller parcels may be considered where the requirements of Section 3.4.2(9) are adequately met, and the proposed subdivision will not have a net negative impact on the agricultural use of the lands being subdivided or surrounding agricultural lands."

(4) New roads and utility and communication corridors required in the Plan area should minimize the negative impact on existing and potential agricultural operations.



(5) Wherever possible contiguous areas of agricultural land will be preserved to ensure that agriculture and associated activities are protected from potentially incompatible land uses."

Zoning

The subject property is zoned Agricultural (Ag1). The proposal complies with the minimum parcel size at subdivision for the Ag1 zone, which is 16 ha (39.5 ac).

Road Access

With the existing parcel configuration, the smaller of the two parcels is accessed via Le Poidevin Road and the larger of the two parcels does not have access from any developed roads. The proposed parcel boundary adjustment would make both parcels accessible via Le Poidevin Road.

Agricultural Capability Soil Classifications

The soil classifications for the subject properties are approximately 51.5 per cent 4C, 45 per cent Class 5X, and 4.5 per cent 6T (see Appendix A for details).

Referrals

This application has been referred to the the Stelat'en First Nation, the Village of Fraser Lake, the Ministry of Agriculture and Food; the RDBN Agriculture Coordinator; and the Electoral Area F Advisory Planning Commission.

ATTACHMENTS

1. Appendix A – Agriculture Capability
2. Appendix B – Surrounding ALR Applications
3. ALC submission

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

84.4% of the subject lands are:

60% Class 4C (limited by adverse climate [excluding precipitation]).

40% Class 5X (limited by cumulative and minor adverse conditions).

15.6% of the subject lands are:

70% Class 5X (limited by cumulative and minor adverse conditions).

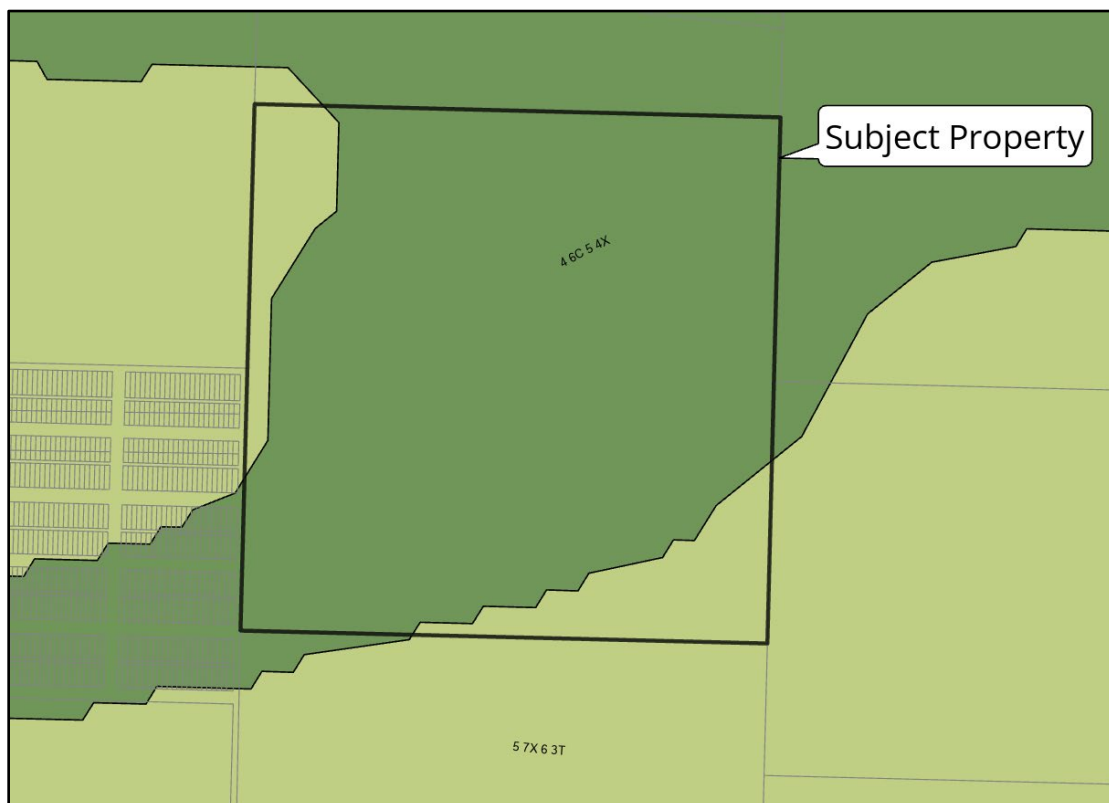
30% Class 6T (limited by topography).

Class 4 Land in this class has limitations that require special management practises or severely restrict the range of crops, or both.

Class 5 Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 6 Land in this class is nonarable but is capable of producing native and or uncultivated perennial forage crops.

Agricultural Capability Map



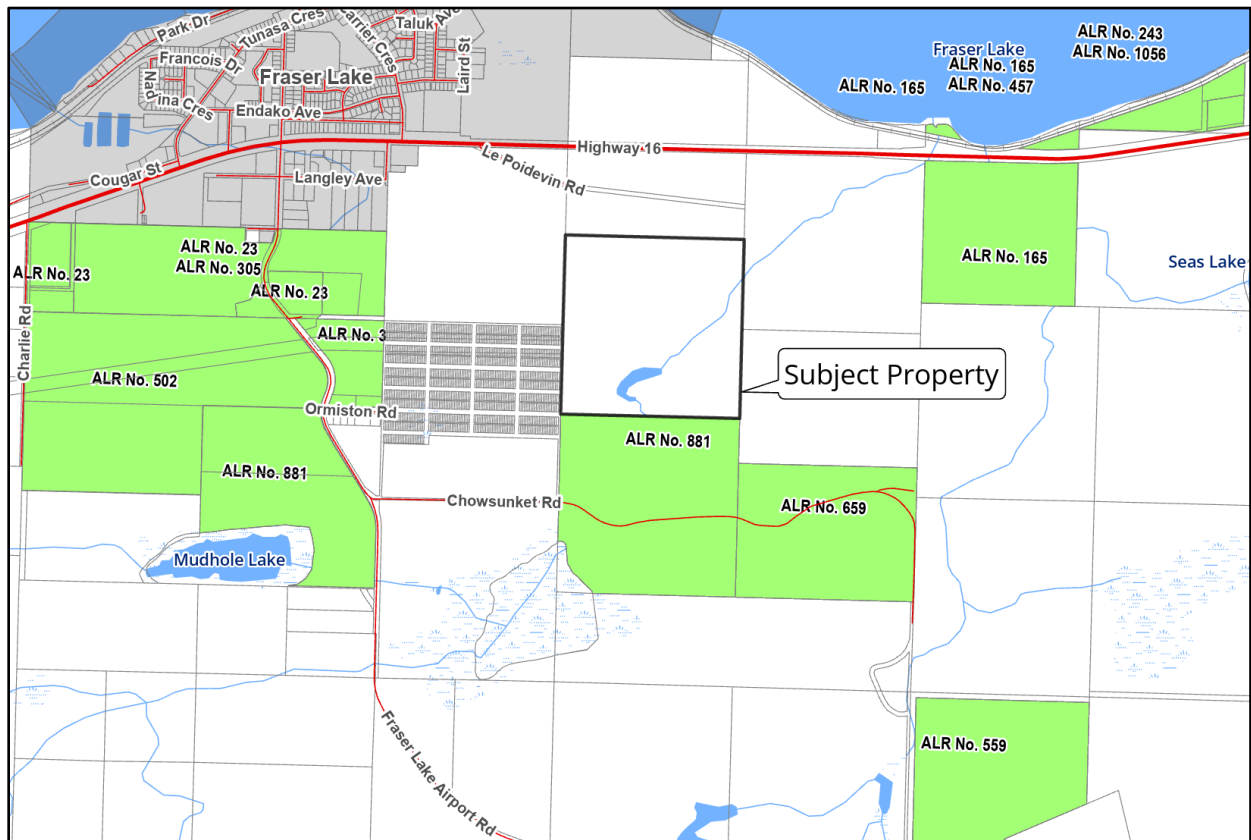
APPENDIX B:

Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
3	Lot 2023 and N 1/2 of Frac. W 1/2 of Lot 2018, Range 5, Coast District	Application to subdivide 10 ac from 13 ac of land on the east side of Chowsunket Road.	Staff: Denial
			Board: Approval
			ALC: Approved
23	District Lot 2017, Range 5, Coast District	Application to exclude land from the ALR.	Staff: Denial
			Board: Denial
			ALC: Denied (Approved subdivision of three 5 ac lots)
165	District Lot 2021, Range 5, Coast District	Application to subdivide one ±2 ac lot and one ±3.4 ac lot from 130 ac.	Staff: Approval
			Board: Approval
			ALC: Approved
243	District Lot 2022A, Range 5, Coast District, Except Plans 1152 & 6141	Application to subdivide 5 ac from 22.15 ac.	Staff: Approval
			Board: Denial
			ALC: Approved
305	District Lot 2017, Range 5, Coast District, Except Plans 5704, 6467, 6468, 8442 & 8488	Application to subdivide 120 ac into two lots of 80 and 40 ac.	Staff: Approval
			Board: Approval
			ALC: Approved
457	Lot 2, District Lot 2021, Range 5, Coast District, Plan 9141	Application to place a mobile home on the property.	Staff: Approval
			Board: Approval
			ALC: Approved
502	District Lot 2023 and the Frac. W 1/2 of District Lot 2018, Range 5, Coast District	Application to subdivide 0.3 ha from 94.13 ha.	Staff: Denial
			Board: Denial
			ALC: Approved
559	S 1/2 of the SW 1/4 of Sec. 7, Tp 16, R5, CD NW ¼ of Sec. 25	Application to include land into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved

	NE 1/4 of Sec. 26, Tp 9, Range 4, Coast District		
659	The South 1/2 of District Lot 2024, Range 5, Coast District	Application to subdivide ±22 ha from 48.9 ha.	Staff: Approval
			Board: Approval
			ALC: Denied
881	E 1/2 of DL 2018, R5, CD, Exc. Pl. 5844 DL 2015, R5, CD	Application to subdivide two lots of 46 and 63 ha into 4, 1, 2, 42 and 58 ha.	Staff: Approval
			Board: Approval
			ALC: Denied
1056	District Lot 2022A, Range 5, Coast District, Except Plans 1152, 6141 & 9568	Application to subdivide into two lots of 2 and 4.93 ha.	Staff: Approval
			Board: Approval
			ALC: Approved

Surrounding Applications Map



* ROBERT A. TRAXLER ROGER W. HAINES
* BRAD E. L. DOUGLAS * JACQUELINE L. TRUDEL
* MURRAY S. BARTSCH LUKE E. G. CUTBILL

DONNA M. STELMOCK (Retired)
R. GLEN NICHOLSON (Retired)
DAVID E. JONES (Retired)

* DENOTES LAW CORPORATION

TRAXLER
HAINES

barristers & solicitors

SCOTIA BANK BUILDING
614 - 1488 - 4TH AVENUE
PRINCE GEORGE, B.C. V2L 4Y2

TELEPHONE: (250) 563-7741
FAX: (250) 563-2953

Our File: 21-4532-101/BELD

May 9, 2023

Delivered By Email: Danielle.patterson@rdbn.bc.ca

Regional District of Bulkley-Nechako
37 – 3rd Avenue
Burns Lake, BC V0J 1E0

Attention: Planning Department – Danielle Patterson

Dear Madam:

RE: ALR Application ID: 67512
Registered Owner: Michael Robert Plowman & Alvina Stefanie Plowman
Legal: PID 009-935-266 The South ½ of District Lot 2014 Range 5 Coast District, and
PID 009-935-339 The South ½ of the North ½ of District Lot 2014 Range 5 Coast
District Except Plan 3081

Further to your email of April 26, 2023, please see our further responses to your questions:

Question 3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s):

The land currently sits vacant and undeveloped and is not being used.

Question 2. What is purpose of the proposal:

Our clients would like to build a hay farm on the land. They feel that a subdivision of the land to make the lots smaller would help them in the future when they want to sell the land as a farm.

Question 3. Why do you believe this parcel is suitable for subdivision:

Our clients believe this land is suitable for subdivision as it is undeveloped flat land and there is a natural creek running through the land, and in its present unsubdivided form it is too large to attract future buyers.

Question 4. Does the proposal support agriculture in the short or long term:

Our clients intend to continue using the land for several years before selling the subdivided portions for future agricultural purposes.

We trust you will find the enclosed in order. Should you require anything further, please feel free to contact the writer.

We look forward to hearing from you.

TRAXLER HAINES

Per:



BRAD E.L. DOUGLAS

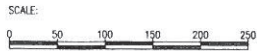
BELD/pw

c.c. Michael Plowman & Alvina Plowman

Of the South 1/2 of District Lot 2014
 And the South 1/2 of the North 1/2 of District
 Lot 2014 Except Plan 3081 Both of Range 5
 Coast District

Pursuant to Section 67 of the Land Title Act.

BCGS 93K.006



The intended plot size of this plan is 560mm in width by
 864mm in height (D size) when plotted at a scale of 1:2500

Grid bearings are derived from differential carrier phase GNSS
 observations and are referred to the central meridian of UTM
 Zone 10 North.

The UTM coordinates and estimated absolute accuracy
 achieved are derived from 5 hours of GNSS dual frequency
 observations processed using the Precise Point Positioning
 (PPP) service provided by Natural Resources Canada.

This plan shows horizontal ground level distances, unless
 otherwise specified. To compute grid distances, multiply
 ground level distances by the average combined factor of
 0.9996669. The average combined factor has been
 determined based on an ellipsoidal elevation of 682 metres.

Bearings to bearing trees are magnetic.

LEGEND:

Found	Placed	Description
IP	o	Standard Iron Post
CP	o	Standard Copied Post
+	+	Unmarked Measured Point
x	x	Unmarked Calculated Point
EAA		Estimated Absolute Accuracy
BT		Bearing Tree
Md		Marked
Mess		Measured
Bk		Block

UTM Zone 10 Coordinates NAD83 (CSRS) 2002.0			
Station	Northing	Easting	EAA
IP29	5991209.50	380218.43	0.05
CP31	5989999.36	380991.00	0.05

Present Natural Boundary Creek Centerline NAD 83 (CSRS) (2002.0), Zone 10			
Point	Northing	Easting	Width
200	5990680.0	381007.5	2.5
201	5990663.8	380996.0	3.5
202	5990658.5	380987.2	3.5
203	5990636.4	380988.7	2.5
204	5990631.1	380981.6	2.5
205	5990620.2	380992.0	2.5
206	5990589.5	380996.5	2.5
207	5990576.8	380987.1	2.5
208	5990575.4	380977.8	2.5
209	5990558.4	380970.3	2.5
210	5990544.4	380964.0	2.5
211	5990528.4	380934.9	2.5
212	5990503.4	380934.2	2.5
213	5990481.1	380929.3	3.5
214	5990468.7	380929.4	2.5
215	5990467.0	380914.7	2.5
216	5990460.4	380903.3	2.5
217	5990445.6	380899.5	2.5
218	5990441.7	380875.8	2.5
219	5990420.0	380851.7	2.5
220	5990409.9	380840.4	2.5
221	5990394.2	380817.7	2.5
222	5990365.6	380801.0	1.5
223	5990368.5	380788.8	3.5
224	5990362.1	380768.9	2.5
225	5990338.4	380754.2	1.5
226	5990324.8	380751.5	5.5
227	5990310.8	380737.1	2.5
228	5990305.4	380721.6	2.5
229	5990295.5	380720.6	4.5
230	5990276.1	380698.4	2.5
231	5990267.2	380674.1	2.5
232	5990254.5	380669.3	2.5
233	5990259.5	380659.7	2.5
234	5990258.2	380647.4	2.5
235	5990235.3	380636.8	3.0
236	5990215.7	380628.2	3.0
237	5990202.1	380611.6	3.0
238	5990198.1	380591.7	3.0
239	5990190.9	380563.5	3.0
240	5990194.8	380546.5	3.0
241	5990183.0	380527.8	3.0
242	5990176.8	380507.2	3.0
243	5990172.1	380492.7	3.0
244	5990166.1	380472.7	3.0
245	5990158.6	380461.6	2.5
246	5990143.2	380461.8	2.5
247	5990124.4	380456.3	2.0
248	5990108.5	380433.4	2.5
249	5990102.6	380461.0	2.5
250	5990090.2	380495.9	2.5
251	5990089.2	380535.2	3.0
252	5990088.0	380549.9	3.0
253	5990065.0	380574.0	3.0
254	5990040.0	380570.0	3.0
255	5990009.6	380577.9	3.0

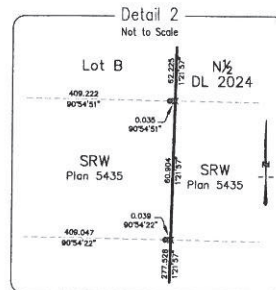
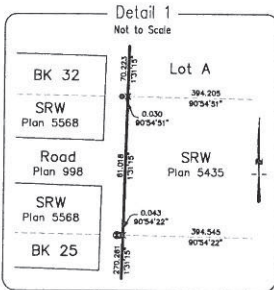
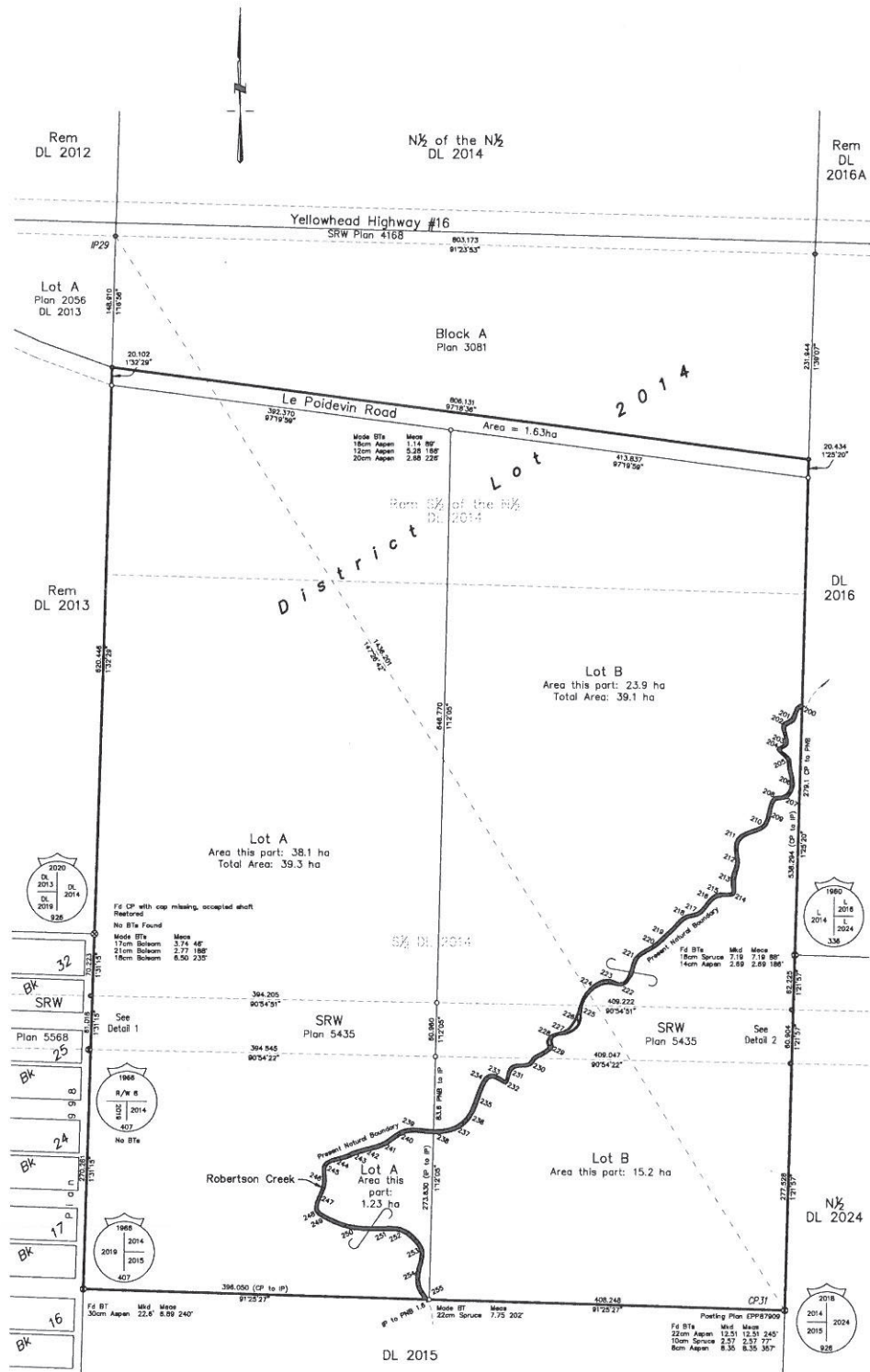
The water boundary shown hereon is the natural boundary as
 defined in the Land Act.

LTSA File: 0889500

A Covenant in the name of the Crown in the Right of BC c/o
 the Ministry of Transportation and Infrastructure pursuant to
 Section 219 of the Land Title Act is a condition of approval
 for this subdivision.

This plan lies within the jurisdiction of the Approving Officer
 for the Ministry of Transportation and Infrastructure,
 File No. 2019-05823.

HBH LAND SURVEYING INC.
 Prince George 203-1300 1st Ave. Smithers 2750 1st Ave. PO Box 356
 Prince George, BC V2L 2Y3 Smithers, BC W1J 2N0
 250.602.2287 250.607.3008
 www.HBHLandSurveying.com



This plan lies within the Regional District of Bulkley Nechako.
 This Subdivision lies within the Agricultural Land Reserve.

The field survey represented by this plan was completed on the
 18th day of October, 2022.

Mark Rossmann, BCLS 926