



Staff Report
Application # W – 37106
Applicant: Viktor and Tatjana Betcher

DATE RECEIVED: December 4, 2006

DATE PREPARED: November 13, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 5.3 ha lot lengthwise to create one 1.8 ha lot and one (1) 3.5 ha lot in order to build a new home on the east lot, and to give the existing mobile home to their son.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

This application was originally tabled pending review of the upcoming North Peace Area Fringe Official Community Plan which encompasses the subject property and the area included in the PRRD Alaska Highway - Mile 59-73 Agricultural Capability Study (the Agricultural Capability Study). However, as it is apparent that the new Official Community Plan does not propose any changes to the OCP or zoning designation of the subject property, staff believes that the Commission can review the applications without prejudicing the outcome of the OCP review.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 006-883-877
Lot 19, District Lot 1285, Peace River District, Plan 26592

Purchase Date:

July, 2006

Location of Property:

Located in Red Creek, a residential subdivision north of Charlie Lake, 3km from Mile 65 of the Alaska Highway, 30km northwest of Fort St. John

Size of Property:

5.6 ha (The entire property is in the ALR).

Present use of the Property:

Residence (mobile home), hydro house, greenhouse, garage and three (3) sheds

Surrounding Land Uses:

WEST: 4 ha rural residential lot in the ALR
SOUTH: Forested crown land and bush - unsurveyed
EAST: 4 ha rural residential lot in the ALR
NORTH: 4 ha rural residential lot in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/6
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

North Peace OCP Bylaw No. 820 (1993) Designation: Rural Residential

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 R-4 (Rural Residential) MLS: 1.8 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis it is consistent with Official Community Plan policies, zoning regulations and the recommendations of the Alaska Highway - Mile 59-73: Agricultural Capability Study.

STAFF COMMENTS:

Staff suggest that the Commission consider the following:

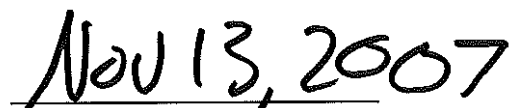
- The subject property is located on Red Creek Road, a longstanding residential subdivision northwest of Charlie Lake, east of the Alaska Highway, and is surrounded by similar sized parcels, or unsurveyed crown forested land.
- Staff recommends that the application be allowed (notwithstanding the current moratorium on reviewing applications in this area due to the on-going North Peace Fringe OCP) because the land has no agricultural potential, and subdivision would not affect agricultural land or farm operations.

ATTACHMENTS:

- Sketch of proposed subdivision (submitted by the applicant)
- 1:50,000 scale ALC Context Map - 94A.044 and 1:5,000 ALC orthophotograph

END OF REPORT


Signature


Date