



**Staff Report
Application # W – 37474
Applicant: Steven Rainey**

DATE RECEIVED: June 8, 2007

DATE PREPARED: September 17, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide a 16 ha parcel, which includes the homesite, from the existing 256.2 ha lot. Only 3 ha of the proposed 16 ha lot is in the ALR.

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

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 008-823-448
District Lot 1858, Peace River District

Purchase Date:

July 2005

Location of Property:

Located along Lone Prairie Road about 33 km southeast of Chetwynd, between Pine and Murray Rivers.

Size of Property:

256.2 ha (110 ha of the property is in the ALR).

Present use of the Property:

Residence, barn, barnyard outbuildings, corrals. Land is used for grazing, Treed hillside is unimproved, undeveloped and has never been used for agriculture.

Surrounding Land Uses:

WEST: Deeded Land, Ranch Headquarters, three houses, barn, barnyard, grazing
SOUTH: Grazing Land
EAST: Crown Land, Cowie Creek/Murray River, grazing
NORTH: Grazing

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/11
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

West Peace OCP, Bylaw No. 1086 (1997)
Designation: Resource - Agricultural

Zoning Bylaw and Designation:

Chetwynd Rural Area Zoning Bylaw No. 506 (1986)
Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that it is consistent with the Official Community Plan Policies.

STAFF COMMENTS:

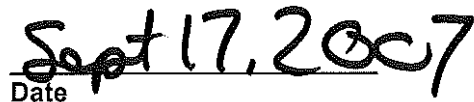
- The Local Government Report states that it is the intention of the applicants to subdivide the existing homesite to give to friends of the family who currently occupy the homesite.
- Only 3 ha of the proposed 16 ha lot is in the ALR. The existing house that the applicants wish to subdivide is located on the ALR portion of the proposed lot.
- The Commission received one letter of opposition to the proposed subdivision

ATTACHMENTS:

- Description of the proposal as submitted by the applicants
- Sketches of the proposed lot (provided by the applicant)
- Letter of opposition to the proposed subdivision dated May 29, 2007
- ALC Context Map – 1:50,000 – 93P/11 (created by ALC Staff)
- Airphoto – 2006, 1:20,000 (created by ALC Staff)

END OF REPORT


Signature


Date