



Staff Report
Application # X – 38883
Applicant: PRSC Land Developments Ltd.
Agent: City of Powell River

DATE RECEIVED: March 13, 2009

DATE PREPARED: March 18, 2009

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To subdivide a 76.0 ha parcel into 2 lots to facilitate the development of a City Park.

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

BACKGROUND INFORMATION:

Local Government:

Powell River Regional District

Legal Description of Property:

PID: 026-685-591

Lot A, District Lot 450, New Westminster District Group 1, Plan BCP23887

Purchase Date:

2006

Location of Property:

City of Powell River

Size of Property:

76.0 ha (Approximately 65.0 ha is within the ALR).

Present use of the Property:

Vacant; Extensive public trail system, has been logged in last 4 years. Also Sliammon cultural heritage sites, ESAs, riparian areas, second growth forest and Willingdon Creek.

Surrounding Land Uses:

WEST: Hwy 101, vacant lands. Also Mill lands, golf course, forested lands, campground
SOUTH: recreation complex, park lands/forested area. Also hospital, residential.
EAST: BC Hydro transmission r/w, residential neighbourhood
NORTH: Vacant lands. Also school site and playing fields

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F/15
The majority of the property is identified as having Secondary ratings improvable to Class 4.

Official Community Plan and Designation:

City of Powell River OCP Bylaw No. 2080, 2005
Designation: Agricultural Reserve Land/Resource

Zoning Bylaw and Designation:

Bylaw No. 2100, 2006, A2
Designation: Large Lot Rural zoned land.
Minimum Lot Size: 2.0 ha

PREVIOUS APPLICATIONS:

Application #16338-0

Applicant: District of Powell River
Decision Date: September 27, 1983
Proposal: Inclusion
Decision: Allow inclusion of 5.3 ha by OIC 1584/83.

Application #35448-0

Applicant: Pacific Poplars Ltd
Decision Date: July 13, 2004
Proposal: To subdivide the 104.9 ha subject property into three lots (1 x 77.3 ha, 1 x 15.9 ha & 1 x 11.7 ha).
Decision: Allow as requested.

Application #36970-0

Applicant: City of Powell River
Decision Date: August 30, 2007
Proposal: Exclusion
Decision: Refuse as submitted on the grounds that:
1. many areas of the land under application have agricultural capability and are suitable for agricultural production,
2. the case for community need has not been established and, in any event the proposed solution was lacking in detail, and
3. offsetting benefits to the ALR and agriculture were lacking.

RELEVANT APPLICATIONS:

Application #16338-1

Applicant: District of Powell River
Decision Date: September 27, 1983
Proposal: Exclude 61.7 ha
Decision: Allow exclusion of 61.7 ha by OIC 1590/83

Application #28167-0 (*Adjacent to east*)

Applicant: MacMillan Bloedel Ltd.

Decision Date: April 29, 1994

Proposal: To exclude two lots containing a total of 112.8 ha of ALR land for light industrial and residential development.

Decision: Allow as proposed. Commission reluctant to exclude the lands outright, but are confident that planning for future uses will be such that there will be no need for additional ALR land to meet local urban needs for the foreseeable future.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Powell River City Council: Recommend Support

Local Government Staff: Recommend Support. See attached staff report.

ATTACHMENTS:

- ALC Context Map (1:20,000, 1:50,000)
- Agricultural Capability Map
- Powel River Staff Report (13 pgs)

END OF REPORT

Signature

Date