



**Staff Report**  
**Application # W – 36835**  
**Applicant: Joel & Elizabeth Stewart**

**DATE RECEIVED:** July 21, 2006

**DATE PREPARED:** July 31, 2006

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide the northern 8 ha from the 32 ha lot to provide a residence for applicants' daughter.

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

**BACKGROUND INFORMATION:**

The applicants are proposing to subdivide the property due to health reasons. They will sell the existing homesite to their daughter and will build a new home on the remaining 24 ha. The Local Government Report notes that only about 11 ha are in cultivation due to the creek running

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 011-238-453  
East ½ of the NE ¼ of Section 4, Township 86, Range 19, West of the 6<sup>th</sup> Meridian, Peace River District, EXCEPT Plan 21608

**Purchase Date:**

1995

**Location of Property:**

Montney, along 271 road, about 20km (12 miles) north of Fort St. John

**Size of Property:**

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

**Present use of the Property:**

Residence, farm buildings

**Surrounding Land Uses:**

**WEST:** Farmland, Hay/range  
**SOUTH:** Farmland, Hay/range  
**EAST:** Farmland, Hay/range, residence  
**NORTH:** Farmland, Hay/range, residence

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A/7  
The majority of the property is identified as having prime dominant ratings.

**Official Community Plan and Designation:**

North Peace Official Community Plan Bylaw No. 820 (1993) designates the property as Rural Resource - Agricultural

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1000 (1996) designates the property as A-2, (Large Agricultural Holdings Zone)  
Minimum Lot Size: 63ha

**RELEVANT APPLICATIONS:**

**Application #34229-0**

**Applicant:** Kantz, George & Doreen  
**Decision Date:** June 27, 2002  
**Proposal:** To subdivide the 64.75 ha quarter section into 1 lot of approximately 1.82 ha to provide a parcel for a son and his family upon which to build a home and help with the farm operation.  
**Decision:** Allowed subdivision as proposed in lieu of future consideration for subdivision under the Homesite Severance policy.

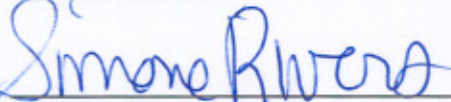
**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

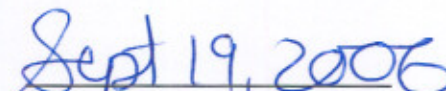
**Peace River Regional District Board:** The Regional Board forwarded the application with a recommendation of support on the basis that the application qualifies as a S.946 Subdivision under the *Local Government Act*.

**ATTACHMENTS:**

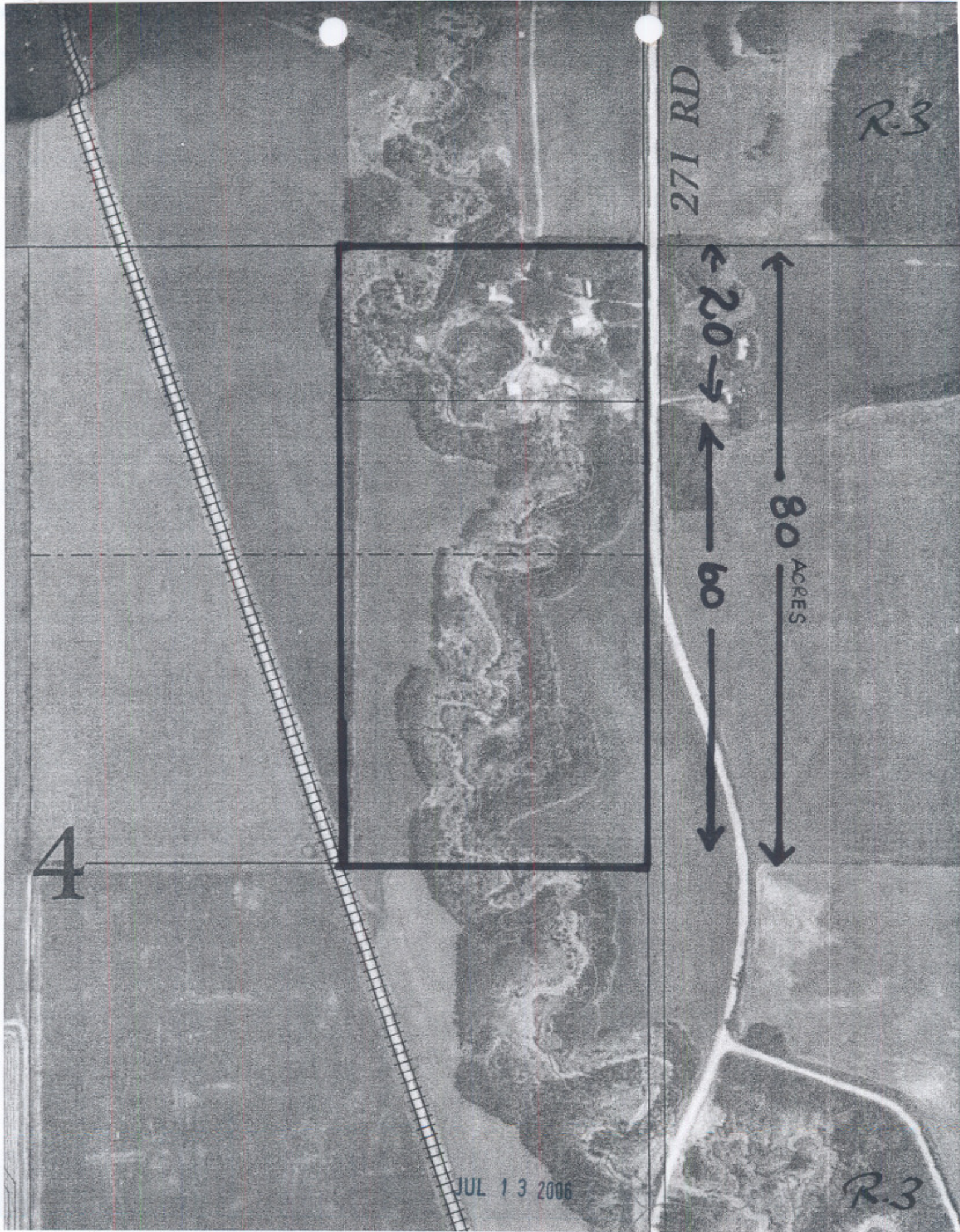
- Map: Proposed subdivision (Submitted by the applicants)

END OF REPORT

  
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Signature

  
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Date





271 RD

R-3

← 20 →

← 60 →

80 ACRES

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