



**Reconsideration Report**  
**Application # X – 36512, 36516, 36511**  
**Applicant: 0738635 BC Ltd. and 0739796 BC Ltd.**  
**Agent: Emery & Rae Land Surveying Ltd.**

**DATE PREPARED:** March 6, 2008

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

**FROM:** Terra Kaethler – Land Use Planner

**ORIGINAL PROPOSAL:** To subdivide the 3 subject properties into 6 strata lots, and dedicate a road.

**DECISION:** Allowed.

**CURRENT REQUEST:** To create an additional lot on the north side of the highway (total of 7), and to move the dedicated road to a new location.

**BACKGROUND INFORMATION:**

This proposal has gone through several iterations – the first proposal was submitted in 1981. In 2006, the Commission allowed the subdivision of six strata lots, three of those being hooked parcels to land on the north side of the highway.

The current request is for an additional dwelling on the north side of the highway, instead of the three hooked parcels. As another lot is being proposed to what was originally considered, staff considered that the revised subdivision plan should be reviewed by the Commission to determine if it meets the intent of their previous decision.

**Local Government:** Powell River Regional District

**Location of Property:** South of Powell River, just west of Sallery Bay Provincial Park

**ATTACHMENTS:**

1. ALR Constituent Map #8
2. Properties under application
3. Cover letter from Agent and revised subdivision plan
4. Plan of approved subdivision
5. Previous minutes and staff report

**END OF REPORT**

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**Signature**

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**Date**