



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

**DATE PREPARED:** July 6, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Colin Fry, Director – Regional Operations

**PROPOSAL:** To subdivide the 17.1 ha parcel into one 7.3 ha lot and one 9.8 ha lot.

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: 007-892-365  
Block "C", District Lot 4121, Plan 14224;

**Purchase Date:**

Certificate of Title entered on November 23, 2005

**Location of Property:**

South of Powell River, just west of Saltery Bay Provincial Park

**Size of Property:**

17.1 ha (The entire property is in the ALR)

**Present use of the Property:**

Property was recently logged by the previous owner. One recreation cabin on site. Highway 101 bisects the property.

**Re: Application #X-36512**

**Surrounding Land Uses:**

**WEST:** Road, property under application for subdivision (#X-36511)  
**SOUTH:** Malaspina Strait  
**EAST:** Property under application for subdivision (#X-36513)  
**NORTH:** 29 ha of vacant Crown land.

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92F/16  
The majority of the property is identified as having Secondary agricultural capability ratings.

**Official Community Plan and Designation:**

Southern Regional District Official Community Plan  
Designation: Agricultural

**Zoning Bylaw and Designation:**

No zoning

**PREVIOUS APPLICATIONS:**

None

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Supports application

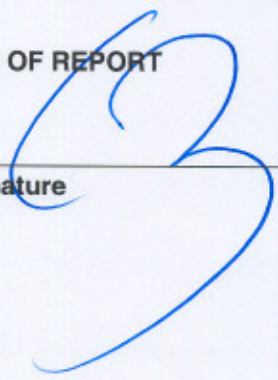
**Attachments:**

1. ALR Constituent Map
2. Plan of proposed subdivision  
(Also shows properties involved in application #'s X-36511 and X-36513)

**END OF REPORT**

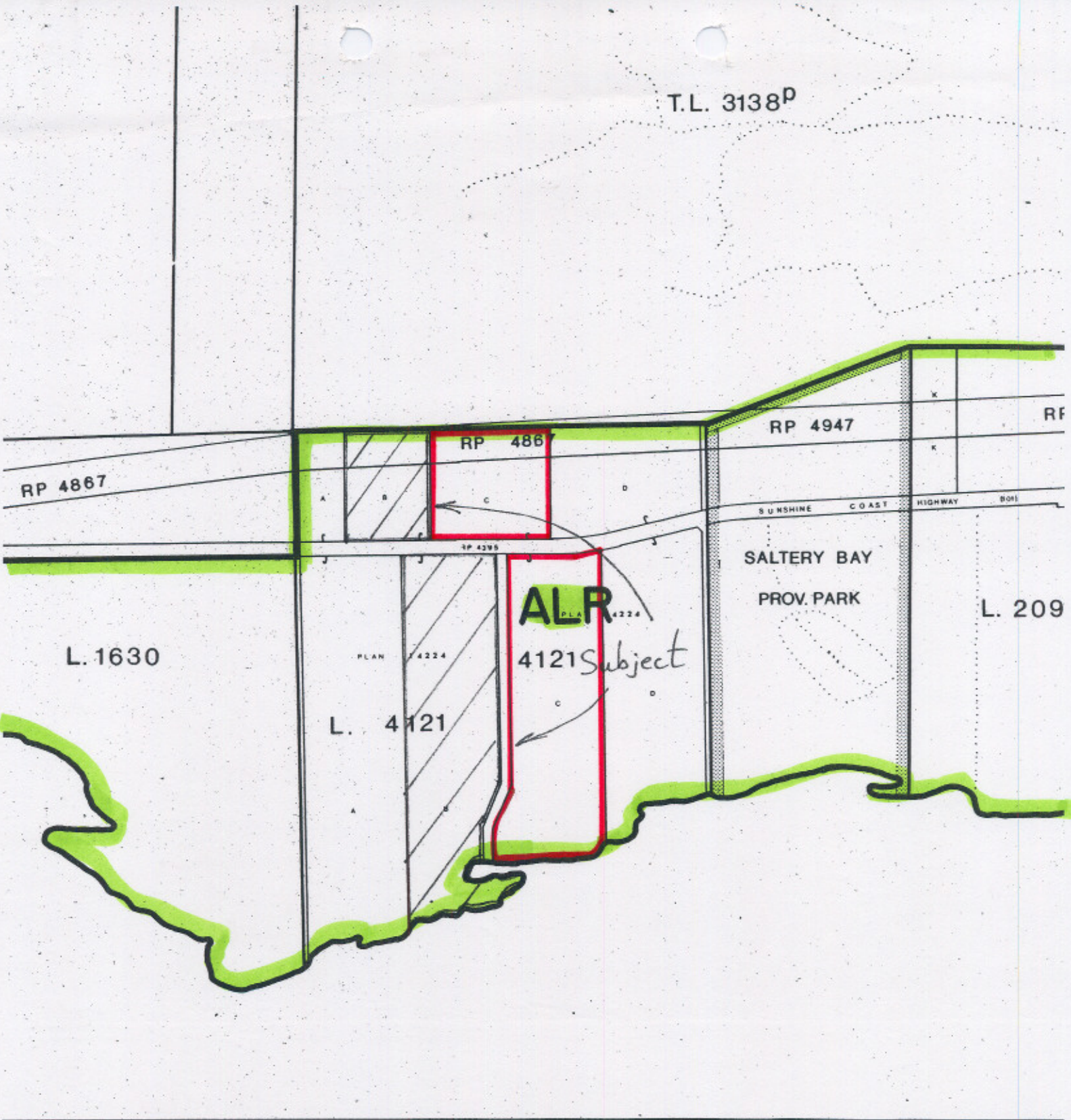
Signature

Date

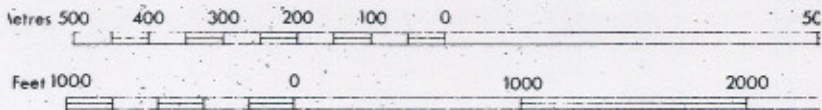


July 6/06

T.L. 3138<sup>D</sup>



Scale 1:10,000



Constituent

Map # 8

Scale: 1:10,000



