



Staff Report
Application # X – 37142
Applicant: Sharon Dennie

DATE RECEIVED: December 27, 2006

DATE PREPARED: March 19, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the subject property to shift the existing lot line between Lots 1 and 2 approximately 50 meters to the west, thus increasing the acreage of Lot 1. Lot 1 is currently 3.2 ha and Lot 2 is 3.9 ha in area. By moving the boundary line, Lot 1 will become 2.1 ha. +/- and Lot 2 will become 5 ha. +/- in area. 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:

1. PID: 023-542-802
Lot 2, District Lot 1959, New Westminster District Group 1, Plan LMP30192
2. PID: 023-542-799
Lot 1, District Lot 1959, New Westminster District Group 1, Plan LMP30192

Purchase Date:

October 1, 2006

Location of Property:

Southview Road and Sliammon Indian Reserve in Powell River.

Size of Properties:

Lot 1: 3.2 ha (approximately 0.85 ha is in the ALR).
Lot 2: 3.9 ha (approximately 1.15 ha is in the ALR).
Total: 7.1 ha (approximately 2.0 ha is in the ALR).

Present use of the Property:

Lot 1 - Residence, woodshed, sheep shed, garden and beehives.
Lot 2 - Residence, Boat shed, old greenhouse, pasture

Surrounding Land Uses:

WEST: Small holding, some livestock (chickens), fruit trees
SOUTH: Sliammon Indian Reserve
EAST: Small holding, pasture, gardens, beehives
NORTH: Crown Land/Forest

Agricultural Capability:

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

Official Community Plan and Designation:

OCP: None

Zoning Bylaw and Designation:

Zoning: None

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Powell River Regional District Board:

The Regional Board forwarded the application with the recommendations of no objections to the boundary adjustment.

Planning Staff:

Provided the ALC is satisfied that the proposed lots make sense from an agricultural perspective, the planner has no objection to the proposed boundary adjustment given that the lands marginal soil capability rating, the relatively large size of the proposed lots, the Board's support of earlier applications in the area and the fact that no additional lots are being created.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- Small portions of the properties are within the ALR.
- The agricultural capabilities of these properties are Class 4 and 5 with the limiting sub factors of soil moisture deficiency and stoniness.
- The applicant is making the proposal as she wishes to increase her acreage for her existing sheep grazing fields.
- Both existing and proposed lots are over 1 ha.
- There is no change in the number of lots in this proposal.

ATTACHMENTS:

1. Context ALR Map
2. Proposal Sketch

END OF REPORT

Signature _____

Date _____