



Staff Report
Application # W – 37269
Applicant: David McArthur
Location: Mile 61, Wolsey Subdivision
between Alaska Hwy and Charlie Lake

DATE RECEIVED: March 05, 2007

DATE PREPARED: October 30, 2007

TO: Chair and Commissioners – North Panel

FROM: Martin Collins, Land Use Planner

PROPOSAL: To subdivide the 3.6 parcel to create two (2) lots of 1.8 ha for residential use.

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

BACKGROUND INFORMATION:

The Commission permitted significant subdivision in this area in past decades. See previous applications (noted below) for details.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 007-749-813

Lot 4, Section 9, Township 85, Range 20, W6M, Peace River District, Plan 25380

Purchase Date:

2006-03-01

Location of Property:

Located at Mile 61 of the Alaska Highway, about 19 km northwest of Fort St. John. The property is located within the Wolsey subdivision between Charlie Lake and the highway.

Size of Property:

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

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: 4 ha rural residential lots in the ALR
SOUTH: 4 ha rural residential lots in the ALR
EAST: 1-2 ha rural residential lots in the ALR
NORTH: 5 ha rural residential parcel in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/6
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

North Peace OCP Bylaw No. 820 (1993) Designation: Small Agricultural Holdings

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001)
Designation: Zoned R-5 (Residential 5) Minimum Lot Size: 4 ha

PREVIOUS APPLICATIONS:

Application #04603-0

Applicant: Wolsey, TC&JS
Decision Date: July 6, 1977
Proposal: To subdivide the 57 ha property into three lots (43 ha, 10 ha, 4 ha)
Decision: Allow as proposed

Application #07365-0

Applicant: Wolsey, TC&JS
Decision Date: October 18th, 1978
Proposal: To subdivide the 43 ha property into ten 4 ha lots.
Decision: Allow as proposed. **The subject property resulted from this subdivision**

RELEVANT APPLICATIONS:

Application #33550-0

Applicant: Walter, Klaus
Decision Date: December 12, 2000
Proposal: To subdivide the 4.9 hectare parcel into one lot of 2.9 ha and one lot of 2 ha.
Decision: The Commission approved the request as proposed.

Application #09574-0

Applicant: Wolsey, TC&JS
Decision Date: Jan 9th, 1980
Proposal: To subdivide the 16 ha property into eight 2 ha lots
Decision: Allow as proposed

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support to subdivide on the basis it is consistent with the recommendations of the Alaska Highway - Mile 59-73: Agricultural Capability Study.


STAFF COMMENTS:

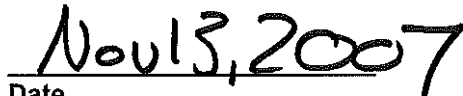
Staff recommends that the application be allowed (notwithstanding the current moratorium on reviewing applications in this area due to the on-going North Peace Fringe OCP) because the land has no agricultural potential, and subdivision would result in no impacts on agricultural land or nearby farm operations.

ATTACHMENTS:

- 1:5,000 orthophoto
- 1:10,000 ALR Map
- 1:50,000 scale ALR map
- Applicant's sketch plan of subdivision

END OF REPORT


Signature


Date