



Staff Report
Application # W – 37526
Applicant: Curtis and Christine Whitford
Agent: Waberski Darrow

DATE RECEIVED: June 28, 2007

DATE PREPARED: September 17, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: The proposal is to subdivide the 33.2 ha property into two (2) approximately 16 ha lots. (0.82 ha would be dedicated as road) The applicants wish to build a second dwelling on one of the properties and sell the other.

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

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 025-657-283

Lot 1, Section 25, Township 84, Range 20, W6M, Peace River District, Plan BCP5191

Purchase Date:

January 2004

Location of Property:

Located approximately 16 km northwest of the City of Fort St. John

Size of Property:

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

Present use of the Property:

Residence and hay field on half of the property

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Residential
NORTH: Residential/Agriculture

Agricultural Capability:

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

Official Community Plan and Designation:

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

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001)
Designation: A-1 (Small Agricultural Holding Zone)
Minimum Lot Size: 15 ha

PREVIOUS APPLICATIONS:

Application #33998-0

Applicant: Turnbull, Charlie & Donna
Decision Date: November 20, 2001
Proposal: To subdivide the 59 ha parcel into three lots. The first two lots would be approximately 15 ha, and the remainder lot would be 28.45
Decision: Allowed as requested
Note: This application created the subject property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional Board: The Regional Board forwarded the application with a recommendation of support

STAFF COMMENTS:

- The property is located between the areas considered and approved for non-farm use in the Fort St. John and Area comprehensive Development Plan and properties to the east and south that have previously been subdivided into rural residential sized properties.
- The Commission previously approved a three lot subdivision which created the subject property
- The applicants plan to keep one of the lots, with the existing home and have asked for permission to build a second dwelling on this lot. They would sell the second lot.

ATTACHMENTS:

- Sketch of proposed subdivision (submitted by the applicants)
- Pages 3 and 4 of the Local Government Report (submitted by the PRRD)
- Context Map showing location of property in relation to Fort St. John and Area Comprehensive Development Plan (created in iMap by ALC Staff)
- ALC Context Map 92A/6 – 1:50,000 (created by ALC Staff)
- Airphoto - 1:10,000 (created by ALC Staff)

END OF REPORT

Simone Rivers
Signature

Sept 17, 2007
Date