



Staff Report
Application # W – 37557
Applicant: Kathleen Steiner

DATE RECEIVED: July 16, 2007

DATE PREPARED: September 20, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Subdivision for a Relative: The proposal is to subdivide the subject properties (one at 255 ha and one at 251 ha) into 8 quarter section (\pm 64 ha) sized lots.

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

1. PID: 023-465-271
District Lot 2737, Peace River District
2. PID: 023-458-585
District Lot 2736, Peace River District

Purchase Date:

January 1985

Location of Property:

Located along Triad Road, about 14km off the Beatton Airport Road and over 100km north of the City of Fort St. John. It is 10km west of Prespatou.

Size of Property:

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

Present use of the Property:

Hay crops, old bunkhouse, fenced, east side cleared at one time, now overgrown. No Hydro or gas, but is available

Surrounding Land Uses:

WEST: Undeveloped
SOUTH: Undeveloped
EAST: Farming
NORTH: Undeveloped Crown Land

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/14
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

North Peace OCP Bylaw No. 820 (1993)
Designation: Rural Resource - Agricultural

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1000 (1996)
Designation: Zoned A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the subdivision into quarter sections is consistent with the Official Community Plan policies and zoning regulations.

STAFF COMMENTS:


Staff notes the following

- The road will have to be extended in order to provide access to all the proposed quarter sections.
- The applicant states that she wishes to sell two of the quarters to her children. The other parcels will be sold.


ATTACHMENTS:

- Sketch showing proposed subdivision (submitted by the applicant)
- ALC Context Map – 1:50,000 (created by ALC staff)
- Airphoto – 1999 – 1:24,000 (created by ALC staff)

END OF REPORT



Signature



Date