



Staff Report
Application # W – 37605
Applicant: Martin and Marilyn Wolfe

DATE RECEIVED: August 10, 2007

DATE PREPARED: September 20, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 8 ha parcel into two 4 ha lots.

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: 012-480-266
Lot B, Section 34, Township 78, Range 14, W6M, Peace River District, Plan 13537

Purchase Date:

December 1990

Location of Property:

Located about 11km northwest of Dawson Creek along the Bessborough Road, 4km west of the Alaska Highway.

Size of Property:

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

Present use of the Property:

Haying

Surrounding Land Uses:

WEST: Treed/Poplar
SOUTH: Treed/Poplar
EAST: Treed/Poplar
NORTH: Pasture/ Regrowth Poplar

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area OCP, Bylaw No. 477 (1986)
Designation: Agricultural - Rural Resource

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 506 (1986)
Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63 ha

RELEVANT APPLICATIONS:

Application #37105-0

Applicant: Pekrul, Robert and Charene
Decision Date: February 22, 2007
Proposal: Subdivision for a relative: To subdivide 6 ha lot from the 58 ha property to create a lot for the applicants' son.
Decision: Refused on the grounds that the subdivision would create a rural residential intrusion.

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 application qualifies as a subdivision for a relative under section 946 of the Local Government Act.

STAFF COMMENTS:


- The applicants wish to sell the lot with the existing homesite and build a new house on the other lot.
- The subject property seems to be part of a two lot subdivision from a quarter section that predates the ALR.

ATTACHMENTS:

- Sketch of proposed subdivision (submitted by the applicant)
- ALC Context Map – 93P.088 – 1:20,000 (Created by ALC Staff)
- Airphoto – 1996 – 1:10,000 (created by ALC staff)

END OF REPORT


Signature


Date