



Staff Report
Application # W – 37749
Applicant: Stan & Lorraine Pavlis

DATE RECEIVED: October 22, 2007

DATE PREPARED: November 14, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 4 ha homesite from the quarter-section. The applicants have owned the property since 1966.

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

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 013-035-339
NW 1/4, Section 35, Township 79, Range 14, W6M, Peace River District

Purchase Date:

1966

Location of Property:

Rolla

Size of Property:

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

Present use of the Property:

grain, grass and oil seed production

Surrounding Land Uses:

WEST: agriculture
SOUTH: agriculture
EAST: agriculture
NORTH: agriculture

Agricultural Capability:

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

Official Community Plan and Designation:

OCP Bylaw No 477, 1986
Designation - agriculture - rural resource

Zoning Bylaw and Designation:

Zoning Bylaw No 479, 1986
Designation - 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 on the basis that the subdivision qualifies as a Homesite Severance and meets the conditions of Section 946 of the *Local Government Act*.

STAFF COMMENTS:

The applicants state that they have owned and lived on the property since 1966. Therefore it would appear that they qualify for consideration under the Commission's Homesite Severance Policy. They further state that they have a potential buyer for the remainder of the property.

Staff recommend approval on the grounds that the applicants qualify for consideration under the Commission's homesite severance policy.

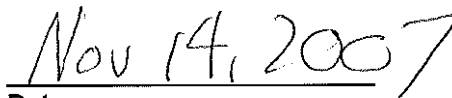
ATTACHMENTS:

- Sketch showing proposed new lot (submitted by the applicant)
- ALC Context Map – 93P.090 – 1:50,000 (Created by ALC Staff)
- Airphoto – (1996) 1:10,000 (Created by ALC Staff)

END OF REPORT



Signature



Date