



**Staff Report**  
**Application # W – 38437**  
**Applicant: Austin and Evelyn Hadland**  
**Agent: Canam Geomatics BC**

**DATE RECEIVED:** August 26, 2008

**DATE PREPARED:** September 10, 2008

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide under homesite severance the 2.4 ha subject property near the northeast corner of the property.

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: 014-738-902

Parcel A (G4009) of the South West ¼ of Section 24, Township 83, Range 18, W6M, Peace River District

**Purchase Date:**

September 1952

**Location of Property:**

6678 Alaska Highway - 6 km east of the City of Fort St. John

**Size of Property:**

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

**Present use of the Property:**

Residence, farm, farming structures, treed and bush

**Surrounding Land Uses:**

**WEST:** Railway corridor, crops, indigenous bush  
**SOUTH:** Crops, indigenous bush  
**EAST:** Alaska Highway, farming, crops  
**NORTH:** Residences/Trailer Park/Subdivision

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A/02  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

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

**Zoning Bylaw and Designation:**

Zoning: N/A  
Designation: A-2 (Large Agricultural Holdings Zone)  
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 proposed subdivision is consistent with the North Peace Official Community Plan and appears to fall under ALR policies regarding "Homesite Severance"

**STAFF COMMENTS:**

The applicants have owned the property since 1952 and therefore have asked for consideration of this proposal to be made under the Commission's *Homesite Severance Policy*.

**ATTACHMENTS:**

- Skteches of proposed subdivision (submitted by the agent for the applicant)
- Certificate of Indefeasible Title showing that the property was purchases in September 1952
- ALC Context Map – 1:50,000 – 94A/02 (created by ALC Staff)
- Airphoto (1996) – 1:20,000 (created by ALC Staff)

**END OF REPORT**

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**Signature**

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**Date**