



Staff Report
Application # X – 38491
Applicant: Island Timberlands GP Ltd
Agent: Focus Intec

DATE RECEIVED: August 13, 2008

DATE PREPARED: October 22, 2008

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: For a 30 metre road dedication within the ALR.

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:

Powell River Regional District

Legal Description of Property:

Parcel D, DL 1631 and 7702, Group 1, New Westminster District, Plan LMP23245

Purchase Date:

2007

Location of Property:

1869 Loubert Rd, Powell River

Size of Property:

1.0 ha (area affected by proposal)

Present use of the Property:

Forestry; proposed 6 lot subdivision- ALR portion of property will be retained within Lot 5.

Surrounding Land Uses:

Forestry uses, no agricultural activity

BACKGROUND INFORMATION (cont.):

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F/16
The ALR portion of the property is identified as having Secondary ratings of Class 4 and 5.

Official Community Plan and Designation: N/A

Zoning Bylaw and Designation: N/A

PREVIOUS APPLICATIONS:

Application #07281-0

Applicant: ALC/Powell River RD

Decision November 05, 1981

Date:

Proposal: Inclusion: To undertake soil surveys to ascertain more accurate ALR boundaries in the Powell River Regional District,.

Decision: Cabinet approved inclusion by OIC (488.0 ha). Cabinet included the subject properties into the ALR based on a favorable soils report.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

N/A

ATTACHMENTS:

- ALC Context Map 1:50,000 and 1:20,000
- Focus Cover Letter – 8/12/08
- Proposal
- Proposed Subdivision Approval – MOT
- Sketch of proposal
- Aerial Photo

END OF REPORT

Signature

Date