



## Agricultural Land Commission Staff Report

**DATE:** September 2, 2009  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Gordon Bednard

**RE:** Application # 50330  
**PROPOSAL:** Non-Farm Use - Motor-cross/Dirtbike/Skateboarding Track/Course

### PROPOSAL INFORMATION

**Background:** Track has been constructed and is currently the subject of C&E investigation  
**Received Date:** July 29, 2009  
**Applicant:** Anthony Hancock  
**Agent:** N/A  
**Local Government:** Powell River Regional District

### DESCRIPTION OF LAND

**PID:** 003-057-623  
**Legal Description:** Lot 1, District Lot 4730, Plan 20691  
**Civic Address:** 3521 Hwy 101 btwn Craig Road and Atrevida Road  
**Area:** 4.2 ha  
**ALR Area:** 1.5 ha  
**Purchase Date:** March 31, 2008  
**Owner:** Anthony Hancock

**Total Land Area:** 4.2 ha  
**Total ALR Area:** 1.5 ha  
**Current Land Use:** house, MX track, skateboard ramp

### PROPOSAL DETAILS

#### Surrounding Land Uses:

North	Lot 2 is a 2.072 ha privately owned residential parcel, mostly out of ALR
East	Highway 101, ALR small lots beyond
South	Lot 1 is a 7.81 ha privately owned residential parcel, within the ALR
West	Crown Land - out of ALR

**Official Community Plan**

**Bylaw Name:** N/A

**Designation:**

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** N/A

**Zoning Designation:**

**Minimum Lot Size:** ha

**Zoning Compliance:**

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	Refuse	Recommend refusal due to soil degradation, other lands available, noise issues.

**STAFF COMMENTS**

C&E Staff has been dealing with this issue for some time. The main issue with the neighbours is the dust and noise from the track. There appear to be some neighbour issues in play here-allegations that the track has been placed where it is to aggravate the neighbours. Much of the track has recently been relocated (for the present at least) to the west portion of the property outside the ALR, due to the intervention of the Commission's C&E division.

Site photos and neighbour petitions are appended to the file.

Local government has no OCP or Zoning in this area.

**ATTACHMENTS**

50330\_ContextMap10k.pdf

50330\_AirphotoMap.pdf

**END OF REPORT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date