



Agricultural Land Commission Staff Report

DATE: March 24, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 50997
PROPOSAL: Subdivision

PROPOSAL INFORMATION

Background: Subdivide adjacent property and join both properties to use for hay and pasture
Received Date: November 10, 2009
Applicant: PRSC Land Developments Ltd
Agent: Peter & Helena Bird
Local Government: City of Powell River

DESCRIPTION OF LAND

PID: 010-267-409
Legal Description: Block 56, Except Part in Plan 12767, District Lot 450 Plan 8096
Civic Address: Highway 101
Area: 46.6 ha
ALR Area: 46.6 ha
Purchase Date: October 18, 2009
Owner: PRSC Land Developments Ltd

PID: 006-688-136
Legal Description: Lot B District Lot 4170 Plan 5238
Civic Address: East of Highway 101 and West of Skeena Street
Area: 3.4 ha
ALR Area: 0 ha
Purchase Date: December 20, 1991
Owner: Peter & Helena Bird

Total Land Area: 50 ha
Total ALR Area: 46.6 ha
Current Land Use: Pasture and logged clear-cut

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
46.6	Secondary	CLI

Number of Lots	Lot Size (ha)
1	8.6
1	45.1

Surrounding Land Uses:

North	Three existing farms, not in ALR
East	Municipal sewage disposal, non-ALR
South	Highway 101, cleared and forested land in ALR beyond
West	First Nations Sliammon, cleared and forested ALR

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name:

Zoning Designation:

Minimum Lot Size:

Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Allow "lot line adjustment" as proposed

STAFF COMMENTS

Staff suggests the non-ALR property be included into the ALR and the two areas under application be consolidated by survey.

ATTACHMENTS

END OF REPORT

Signature

Date