



Staff Report
Application # W – 37522
Applicant: Wesley and Sandra Mayer
Agent: Wayne Dahlen

DATE RECEIVED: June 27, 2007

DATE PREPARED: September 19, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: South Peace Comprehensive Development Plan: To exclude an 8 ha area for light industrial uses.

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: 006-997-911

South East 1/4, Section 17, Township 78, Range 15, W6M, Peace River District

Purchase Date:

December 2004

Location of Property:

Located south of Highway 97S, between the City of Dawson Creek and its water treatment plant.

Size of Property:

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

Present use of the Property:

Residence, with home based business, repair shop, machinery storage yard, hay and wheat field, dugouts and uncleared bush

Surrounding Land Uses:

WEST: Agricultural
SOUTH: Agricultural
EAST: Agricultural, residence, auto repair shop
NORTH: Agricultural, one residence, water treatment plant

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:

Dawson Creek Rural Area OCP Bylaw No. 477 (1986)
Designation: Agriculture - Rural Resource

Zoning Bylaw and Designation:

Peace River Regional District zoning Bylaw No. 1343 (2001)
Designation: Zoned A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63 ha

PREVIOUS APPLICATIONS:

Application #35945-0

Applicant: Peace River Regional District, the City of Dawson Creek and the Village of Pouce Coupe
Decision Date: November 16, 2006
Proposal: To identify suitable land for urban development in the Dawson Creek area. The South Peace CDP has identified about 1000 ha for urban uses.
Decision: The Commission did not concur with the Regional District's proposal, suggesting no lands be identified for residential uses due to adequate supply of non ALR land, and much reduced areas, mostly west of the Town centre at the junction of the Dangerous Goods bypass and Highway #97 be identified for industrial/commercial uses.

Application #35945-1

Applicant: Peace River Regional District, the City of Dawson Creek and the Village of Pouce Coupe
Decision Date: February 22, 2007
Proposal: The Peace River Regional District has submitted a revised draft CDP which proposes an additional 73 ha for residential uses, 40 ha for commercial uses and 55 ha for light industrial uses. The Commission already endorsed 200 ha for residential, commercial and light industrial uses. The Regional District indicates that the revised proposal has been unanimously endorsed by the Regional Board, the Village of Pouce Coupe, the City of Dawson Creek and the Peace River Agricultural Advisory Committee.
Decision: The Commission did not endorse the additional 40 for commercial uses adjacent to the airport because of the excellent agricultural capability of that land. However, the Commission had no objection to the commensurate allocation of 40 ha in the northwest portion of the City at the intersection of the Dangerous Goods Route and the Hart Highway.

Application #35945-2

Applicant: Peace River Regional District, the City of Dawson Creek and the Village of Pouce Coupe
Decision Date: June 27, 2007
Proposal: The Peace River Regional District re-submitted its draft South Peace CDP, focusing its commercial/industrial development node on the intersection of Highway #97 and the Dangerous Goods route: 160 ha is designated for Residential Uses; 70 ha for Commercial Uses, 200 ha for light industrial uses.
Decision: The Commission endorsed the revised South Peace Comprehensive Development Plan phase 2 Report, dated May 2007, subject to minor wording changes

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 proposal is consistent with the designated use within the South Peace Comprehensive Development Plan.

STAFF COMMENTS:

Staff note that 16 ha along the northern border of the subject property have been endorsed for Light Industrial use in the South Peace Comprehensive Development Plan (SP CDP). The applicant is applying to exclude 8 of the 16 ha at this time.

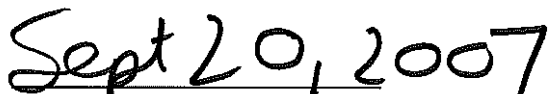
As the area proposed for exclusion is consistent with that endorsed by the SP CDP staff recommend approval subject to subdivision of the area to be excluded and rezoning of the excluded area to a light industrial zone.

ATTACHMENTS:

- Letter from the agent for the applicant to the PRRD dated January 24, 2007 describing the applicant's revised proposal
- Sketch showing area proposed for exclusion (revised)
- "Fact Sheet" – Application for Exclusion from the ALR. Submitted by the agent
- Pages 3 and 4 of the Peace River Regional District Local Government Report (File 85/06)
- ALC Context Map – 93P.079 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:20,000 (created by ALC Staff)
- Land Use Allocation – Figure 5.1 – South Peace Comprehensive Development Plan Final Map (created by Urban Systems)

END OF REPORT


Signature


Date