



## Agricultural Land Commission Staff Report

**DATE:** August 12, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 45911

**PROPOSAL:** To exclude the three properties (total area) 88.2 ha from the ALR. The properties will be developed for residential use and outlined by the Harvest View/ Sunset Ridge Sustainable Neighbourhood Plan which was endorsed by the Commission

### PROPOSAL INFORMATION

**Background:** Legacy Application # 02-W-38948  
**Received Date:** April 9, 2009  
**Applicant:** Ravelli Farms Ltd  
**Agent:** Al Mottishaw  
**Local Government:** City of Dawson Creek

### DESCRIPTION OF LAND

**PID:** 012-456-225  
**Legal Description:** Lot 2, Section 22, Township 78, Range 15, West of the 6th Meridian, Peace River District, Plan 12205

**Civic Address:**

**Area:** 10 ha  
**ALR Area:** 10 ha  
**Purchase Date:** May 1, 1984  
**Owner:** Ravelli Farms Ltd

**PID:** 014-364-042  
**Legal Description:** The West 1/2 of the North East 1/4 of Section 22, Township 78, Range 15, West of the 6th Meridian, Peace River District

**Civic Address:**

**Area:** 31.8 ha  
**ALR Area:** 31.8 ha  
**Purchase Date:** July 1, 1989  
**Owner:** Ravelli Farms Ltd

**PID:** 014-364-107  
**Legal Description:** The North West 1/4 of Section 22, Township 78, Range 15, West of the

6th Meridian, Peace River District, EXCEPT Plans B5077 B5078 B5891  
12205 and 12689

**Civic Address:**

**Area:** 46.4 ha  
**ALR Area:** 46.4 ha  
**Purchase Date:** July 1, 1989  
**Owner:** Ravelli Farms Ltd

**Total Land Area:** 88.2 ha  
**Total ALR Area:** 88.2 ha  
**Current Land Use:** Agriculture

## PROPOSAL DETAILS

**Exclusion**

Area	Agricultural Capability	Agricultural Capability Source
88.2	Prime	CLI

**Surrounding Land Uses:**

North Agriculture  
East Agriculture (pending exclusion application)  
South Community forest and residential (City of Dawson Creek)  
West Agriculture

**Official Community Plan**

**Bylaw Name:** Dawson Creek Rural Area OCP Bylaw No. 477 (1986)  
**Designation:** Agriculture  
**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** PRRD Zoning Bylaw No. 1343 (2001)  
**Zoning Designation:** A-2 Large agricultural Holdings  
**Minimum Lot Size:** 63.0 ha  
**Zoning Compliance:** No

## RELEVANT APPLICATIONS

**Application #:** 45912  
**Applicant:** 0814272 BC Ltd  
**Proposal:** To exclude the 28.2 ha subject property from the ALR

**Decisions:**

Resolution Number	Decision Date	Decision Description
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**Note:** Decision Pending

**Application #:** 45031

**Applicant:** Lindberg Construction Inc

**Proposal:** To exclude the 3.62 ha subject property to create either a "mature living" apartment complex in a park like setting or to create an "affordable living" apartment complex, also in a park like setting.

**Decisions:**

**Resolution**

**Number**

**Decision Date**

**Decision Description**

**Note:** Decision Pending

**Committee Recommendations**

**Type**

**Recommendation**

**Description**

Planning Staff

Approve

City staff note that the subject properties were included into the City on December 1, 2006. The applicants will be require to submit an application for subdivision and apply to the City for amendments to the OCP and Zoning Bylaws in order to proceed with the development plan as outlined in the Sustainable Neighbourhood Plan.

Board/Council

Approve

City of Dawson Creek Council: The Council forwarded the application with a recommendation of support.

## STAFF COMMENTS

The Commission has endorsed residential development of this area and the City has completed the required neighbourhood plan, which has also been endorsed by the Commission, therefore, staff recommend approval in principle. However, in order to ensure that the provisions of the neighbourhood plan are followed and the lands developed in an orderly fashion, staff recommends that the lands not be excluded until the OCP has been completed and the property rezoned. Furthermore, staff recommends that exclusion only be finalized upon receipt of detailed subdivision plans. In this way the Commission will be able to assist the City in its efforts to ensure that the land is developed according to the street patterns and housing densities outlined in the Neighbourhood Plan.

## ATTACHMENTS

38948 Summary of Previous Planning Decisions.pdf

38948\_AirphotoMap.pdf

38948\_ContextMap20k.pdf

## END OF REPORT

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Signature

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Date