



Agricultural Land Commission Staff Report

DATE: August 14, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 45984
PROPOSAL: To build thirteen (13) 2 MW (Megawatt) wind turbines on five quarter sections (320 ha) of ALR Land.

PROPOSAL INFORMATION

Background: Legacy Application # 21-W-39007
Received Date: May 8, 2009
Applicant: Loisselle Investments Ltd
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-264-676
Legal Description: The North East 1/4 of Section 29, Township 77, Range 15, West of the 6th Meridian, Peace River District

Civic Address:

Area: 64 ha
ALR Area: 64 ha
Purchase Date: January 1, 1986
Owner:

PID: 014-288-184
Legal Description: Block A of the North West 1/2 of Section 29, Township 77, Range 15, West of the 6th Meridian, Peace River District

Civic Address:

Area: 64 ha
ALR Area: 64 ha
Purchase Date: January 1, 1986
Owner:

PID: 014-288-141
Legal Description: Block B of Section 28, Township 77, Range 15, West of the 6th Meridian, Peace River District

Civic Address:

Area: 64 ha
ALR Area: 64 ha
Purchase Date: January 1, 1986
Owner: Loiselle Investments Ltd

Land Title Charges

Charge Type	Charge Number	Description
COVENANT	X1586	In favour of The Crown (Crown Lands) Land must only be used for agriculture Lands can not be sold separately

PID: 014-288-150

Legal Description: Block D of Section 28, Township 77, Range 15, West of the 6th Meridian, Peace River District

Civic Address:

Area: 64 ha
ALR Area: 64 ha
Purchase Date: January 1, 1986
Owner: Loiselle Investments Ltd

Land Title Charges

Charge Type	Charge Number	Description
COVENANT	X1586	In favour of The Crown (Crown Lands) Land must only be used for agriculture Lands can not be sold separately

PID: 014-288-168

Legal Description: Block C of Section 28, Township 77, Range 15, West of the 6th Meridian, Peace River District

Civic Address:

Area: 64 ha
ALR Area: 64 ha
Purchase Date: January 1, 1986
Owner: Loiselle Investments Ltd

Land Title Charges

Charge Type	Charge Number	Description
COVENANT	X1586	In favour of The Crown (Crown Lands) Land must only be used for agriculture Lands can not be sold separately

Total Land Area: 320 ha
Total ALR Area: 320 ha
Current Land Use: Ranch land and oil and gas

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
22.0	Secondary	CLI

Surrounding Land Uses:

North	Rural Residential
East	Grazing (non-ALR)
South	Grazing (ALR)
West	Grazing (non-ALR)

Official Community Plan

Bylaw Name: Dawson Creek Rural Area OCP Bylaw No. 477 (1986)

Designation: Agriculture-Rural Resource

OCP Compliance: Yes

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: Yes

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	Local Government Planning Staff note that "While the OCP and zoning bylaws were written prior to consideration of wind farms, past interpretations of the bylaws, during the review of the Bear Mountain Wind project, established wind farms as permitted use under the provisions for utilities. Staff further notes that " While considering other proposed wind farms, the Regional Board investigated setback distances between turbines and private property lines but made no regulatory changes. At the same time, the Province established the Wind Power Policy which sets a target for wind turbines on Crown Land at <- 40 decibels at the closest permanently-occupied dwelling or unoccupied residential proeprty boundary. Because this project is taking place soley on private land, this provincial policy does not apply. With no environmental assessment review, neither the province, nor the Regional District, has criteria regulating the size or location of the wind turbines.
Board/Council	Approve	Peace River Regional District Board: the Regional Board authorized the application to proceed on the basis that it is consistent with the Official Community Plan and on the understanding that the project will trigger an Environmental Assessment Review.

STAFF COMMENTS

See attached background report for staff comments and recommendations.

ATTACHMENTS

- 39007 Background.pdf
- 39007 20K.pdf
- 39007 50K.pdf
- 39007 general wind info.pdf
- 39007 regional context map.pdf
- 39007 terrain map.pdf
- 39007prrd staff report.pdf
- 39007_AirphotoMap.pdf

END OF REPORT

Signature

Date