



# Provincial Agricultural Land Commission - Staff Report

## Application: 51982

**Applicants:** Wayne Hansen, Kerry Martin  
**Local Government:** City of Dawson Creek

**Proposal:** To exclude the 65 ha parcel from the ALR for commercial and light industrial uses.

### BACKGROUND INFORMATION

The parcel is identified in the South Peace CDP as a development area for Light Industrial and Commercial use. The Commission endorsed the South Peace CDP non farm designations in 2007.

### PROPERTY INFORMATION

**PID:** 012-798-916  
**Legal Description:** The North West 1/4 of Section 16 Township 78 Range 15 West of the 6th Meridian Peace River District, Except Portions in: (1) Plan PGP36247; (2) Plan A1442; (3) Plan BCP19115  
**Property Area:** 65.0 ha  
**ALR Area:** 65.0 ha  
**Purchase Date:** August 17, 2005  
**Location:**  
**Owners:** Kerry Martin, Wayne Hansen

### LAND USE

**Current Land Use:**  
Grazing/hayland, no structures.

**Surrounding Land Uses:**

North: Non ALR, commercial / recreation  
East: Non ALR hay fields adjacent to "Dawson Creek", the watercourse.  
South: Hayfields in the ALR  
West: 65 ha farm parcel in the ALR, which is also designated for light industrial and commercial uses in the CDP

### PROPOSAL DETAILS

**Exclusion Area:** 65.0 ha

**Agricultural Capability:**  
The majority of the area under application is rated as: Prime  
**Source:** CLI  
**Mapsheet:** 93 P/16

### RELEVANT APPLICATIONS

## RELEVANT APPLICATIONS

**Application ID:** 45482

**Legacy #:** 38560

**Applicant:** Wayne Hansen

**Proposal:** To exclude the 64 ha subject property from the ALR to allow for its future development for light industrial and commercial Use.

**Decision:**

Resolution #	Decision Date	Decision Description
775/2008	December 3, 2008	Allowed subject to subdivision and rezoning.

**Application ID:** 44583

**Legacy #:** 37815

**Applicant:** Randall and Brigitta Carter

**Proposal:** To exclude the 60.1 ha subject property in order to subdivide and use the land for commercial and light industrial uses as designated in the South Peace Comprehensive Development Plan.

**Decision:**

Resolution #	Decision Date	Decision Description
132/2008	April 2, 2008	Allowed as the proposal is consistent with non-farm designations endorsed through the South Peace Comprehensive Development Plan.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** City of Dawson Creek OCP

**Designation:** Agriculture

**OCP Compliance:** No

### Zoning:

**Zoning Bylaw Name:** Bylaw 3362

**Zoning Designation:** A - Agriculture zone

**Minimum Lot Size:** 4.0 ha

**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

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

## ALC STAFF COMMENTS

Staff suggests that the application for exclusion be allowed subject to bylaw amendments which are consistent with the CDP "industrial" and "commercial" designations. This would be consistent with the decisions on the adjoining parcels (noted above).

## ATTACHMENTS

51982\_ContextMap20k.pdf

51982\_AirphotoMap20k.pdf

51982\_AgCapabilityMap.pdf

51982 South Peace CDP map.pdf

51982 sketch plan.pdf

## END OF REPORT

**Prepared by:** Martin Collins