



Agricultural Land Commission
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July 17, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37316

Regional District of Peace River
P.O. Box 810
Dawson Creek, BC V1G 4H8

Dear Sir/Madam:

Re: Application to use ALR land for non farm (landfill) purposes
Your File: #19/2007

Please find attached the Minutes of Resolution # 325/2007 outlining the Commission's decision as it relates to the above noted application.

Please provide photographs for the Commission's records of topsoil storage areas, the retained buffer area and netting, when landfill expansion commences.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

MC/lv
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A meeting was held by the Provincial Agricultural Land Commission on June 27, 2007 in Fort St John, B.C.

PRESENT:	Erik Karlsen	Chair
	John Kendrew	Commissioner
	William Norton	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W - 37316
Applicant: Peace River
Proposal: To expand the Bessborough landfill (by 48.5 ha) to include the entire 64 ha property. This landfill would become the primary landfill for the City of Dawson Creek.
Legal: PID: 014 -374 -633
North West 1/4, Section 5, Township 79, Range 16, W6M, Peace River District
Location: Located in Bessborough, about 16 km northwest of the City of Dawson Creek.

Site Inspection

A site inspection was conducted on June 27, 2007. Those in attendance were:

- Erik Karlsen Chair
- John Kendrew Commissioner
- William Norton Commissioner
- Simone Rivers Staff
- Martin Collins Staff
- George Kunz PRRD Public Works Supervisor

George Kunz, PRRD Public Works Supervisor confirmed that the staff report dated June 1, 2007 was received and no errors were identified.

The Commissioners toured the existing landfill, and viewed the expansion area. It noted that efforts had been made to limit impact of windblown debris onto the farm property to the east, through the installation of netting. A seepage pond at the northeast corner of the property appeared to be clean and well protected against overflow.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

The Commission assessed the agricultural capability the agricultural remnant, noting that it has Canada Land Inventory ratings of 5C (which is typical of the area). The Commission believed that this rating was reasonable, noting that nearby lands with similar ratings are arable and used for agriculture.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposal will largely eliminate the agricultural potential of the property. However, it is possible that with topsoil retention, and reclamation of the facility, that vegetation, and possibly even grazing pasture could be re-established. However, it also believes that good drainage management and high fencing (similar to what presently exists) are necessary to mitigate the negative impacts of the facility on nearby farms.

Assessment of other Factors

The Commission noted that this landfill was critical to the South Peace area and the City of Dawson Creek. It represented a consolidation of the many rural landfills that dotted the region in past decades. The consolidation permitted more effective recycling of metals, rubber, paper and plastics, and an overall reduction in landfill waste.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will significantly debilitate 65 ha of farmland
4. That the proposal is critical to the land use needs of the Regional District and the City of Dawson Creek, and as such represents a use that cannot be easily accommodated in the South Peace region outside the ALR.

IT WAS

MOVED BY: Commissioner B. Norton

SECONDED BY: Commissioner J. Kendrew

THAT the application to use 48 ha for landfill purposes be allowed on the grounds it represents a critical community need.

AND THAT the approval is subject to the following conditions:

- The construction of a high fence (similar to that already existing) around the active landfill area to ensure that wind blown garbage does not contaminate surrounding farmlands.
- The retention of existing vegetation on the periphery of the property to a minimum depth of 20 meters to provide a buffer and visual screen from surrounding agricultural operations.
- The construction of effective drainage and a secure catch - basin to ensure that surrounding farmlands are not affected by contaminated runoff.
- The stripping and storage of topsoil to ensure reclamation of the facility when it is completely filled.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution # 325/2007



Staff Report
Application # W – 37316
Applicant: Peace River Regional District

DATE RECEIVED: March 27, 2007

DATE PREPARED: June 1, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To expand the Bessborough landfill (by 48.5 ha) to include the entire 64 ha property. This landfill would become the primary landfill for the City of Dawson Creek.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The subject property is owned by the Crown and leased by the Peace River Regional District.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-374-633

That part of the North West ¼ of Section 5, Township 79, Range 16, West of the 6th Meridian, Peace River District as shown on Plan 19253, Except Plan PGP42877

Location of Property:

Located in Bessborough, about 16 km northwest of the City of Dawson Creek.

Size of Property:

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

Present use of the Property:

Regional Landfill on existing 16.2 ha parcel, retired grazing license on remainder of quarter section.

Surrounding Land Uses:

WEST: Farm Use
SOUTH: Farm Use
EAST: Farm Use
NORTH: Hats and Chaps Recreational Facility

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

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

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001)
Designation: P-1 (Park and Open Space)
Minimum Lot Size: 1.8 ha

PREVIOUS APPLICATIONS:

Application #19207-0

Applicant: Ministry of Lands, Parks & Housing
Decision Date: May 28, 1985
Proposal: To receive approval from the Commission for the existing use of a 3.82 ha area as solid waste disposal site.
Decision: Allowed, the site must be reclaimed and rehabilitated as it is used.

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 Official Community Plan policies and zoning regulations.

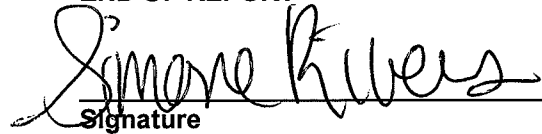
STAFF COMMENTS:

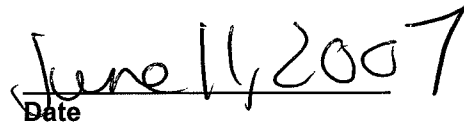
- The minutes from a public meeting about the proposed expansion of the land fill are included in the application. Local residents expressed concern about garbage that has fallen from trucks as they pass as well as the quality of run off water that may leach from the property over time.
- Staff note that a portion of the property has been used for a landfill for some time; however, it has only been used as a small regional landfill. The current proposal would eventually utilize the entire quarter section for a larger facility serving a much greater area.
- The subject property is owned by the Crown. The property directly to the North is also owned by the Crown. The other surrounding properties are privately held.
- The PRRD has indicated that the area will be rehabilitated to a grazing standard when the landfill is closed.
- The Commission may wish to determine if there are plans are to buffer the landfill while it is in operation.

ATTACHMENTS:

- Minutes, Sketch and Letter from application # W-19207
- Sketch showing proposal for landfill expansion
- Local government staff report (2 pages)
- ALC Context Map – 93P.088 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT


Signature


Date