



**Staff Report
Application # W – 37485
Applicant: Ferrol Pavlis
Agent: Wayne Dahlen**

DATE RECEIVED: May 28, 2007

DATE PREPARED: September 20, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To exclude an 8 ha area in order to use the land for industrial use.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Applicant wishes to expand his oilfield trucking, construction, and rental business which has been in the Dawson Creek area for twenty three (23) years.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-267-331

North East 1/4, Section 4, Township 78, Range 15, W6M, Peace River District, EXCEPT Part Dedicated Road on Plan BCP18315

Purchase Date:

2005-10-14

Location of Property:

Located south of Dawson Creek along the Dangerous Goods Route, between Dawson Creek and Bear Mountain.

Size of Property:

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

Present use of the Property:

Agricultural, residence, oilfield activity

Surrounding Land Uses:

WEST: Agriculture, homesite
SOUTH: Agricultural, rural residential lots with homesites
EAST: Agriculture
NORTH: Dangerous Goods Route, agriculture, homesite

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/9
The majority of the property is identified as having Mixed Prime and Secondary 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 authorized the application to exclude 8 ha to proceed to the ALR.

STAFF COMMENTS:

The Commission commented on the subject property in Resolution # 52/2007 as follows:

NE ¼ Section 4... (south of the Dangerous Goods Route) The Commission was not prepared to endorse a 16 ha road frontage industrial development in this area, on the grounds industrial uses would negatively affect surrounding agricultural operations, and create increased pressures to expand along this transportation corridor. The Commission understands there is an existing interest on a smaller degraded area on this parcel. However, it prefers to consider the matter on an an-hoc, site specific basis, through an application process.

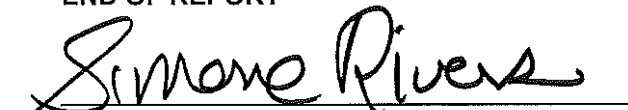
Therefore staff recommends that the Commission meet with the applicant and the agent to discuss the proposed exclusion and proposed land use.

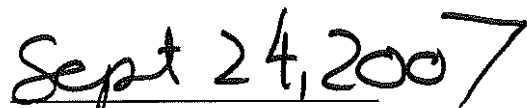
The Commission received approximately 20 letters of opposition from surrounding land owners with regards to this application.

ATTACHMENTS:

- "Fact Sheet" - information about the proposal provided by the agent for the applicant
- Sketch showing the proposed location of the exclusion area
- Pages 3-4 of the Peace River Regional District Local Government Report
- Land Use Allocation – Figure 5.1 – South Peace Comprehensive Development Plan (January 2007) (Created by Urban Systems)
- ALC Context Map – 93P.079 – 1:20,000 (Created by ALC Staff)
- Airphoto – 1996 – 1:10,000 (created by ALC Staff)

END OF REPORT


Signature


Date