



**Staff Report**  
**Application # W – 37547**  
**Applicant: Dale & Don Pederson**  
**Agent: Wayne Dahlen**

**DATE RECEIVED:** July 12, 2007

**DATE PREPARED:** September 20, 2007

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** South Peace Comprehensive Development Plan: To exclude 30 ha from the 52 ha subject property for commercial use.

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

**BACKGROUND INFORMATION:**

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 013-618-555  
NE 1/4, Section 2, Township 78, Range 15, W6M, Peace River District, EXCEPT Plans 6245, 8701, 11764, 14658, 18572 and H775

**Location of Property:**

South of Dawson Creek along Highway 2

**Size of Property:**

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

**Present use of the Property:**

Farm Land

**Surrounding Land Uses:**

**WEST:** Farm land and UFA Fuel Service  
**SOUTH:** Residence, farm land and farm buildings, shop  
**EAST:** Some Residential and light industrial  
**NORTH:** City owned land and multiplex

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93P/9  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

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

**RELEVANT 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.

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**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

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**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 designated use within the South Peace Comprehensive Development Plan.

**STAFF COMMENTS:**

Commission Resolution # 588/2006 made the following comments about the proposed Commercial Land in the South Peace Comprehensive Development Plan.

*The Commission was also not prepared to endorse all of the extensive areas identified for commercial development in the CDP lying south of Highway #2 and the airport. The Commission considered these lands to be among the best agricultural lands in the region. However, in view of a potential (but not well documented) shortage of highway commercial facilities the Commission was prepared to endorse the commercial designation of the North ½ of the Northeast ¼ of Section 2 (about 21 ha). It believed this area to be already compromised by the commercial uses developed to the east and west on the frontage of Highway #2. The Commission also believes that there is significant potential to develop under utilized and vacant commercial lands within the City boundaries before developing ALR land.*

The area endorsed by this resolution is the area currently under application. The size of the area endorsed for Commercial Development was increased to approximately 30 ha in subsequent Commission decisions. The area under application represents the area identified on Figure 5.1 - May 2007 which was endorsed by the Commission by Resolution # 311/2007

As the proposal is consistent with the Commission's position on the South Peace Comprehensive Development Plan, Staff recommend approval of the exclusion as proposed subject to subdivision of the area to be excluded and rezoning to a Commercial Zone.

**ATTACHMENTS:**

- South Peace Comprehensive Development Plan – Land Use Allocation Map – May 2007
- E-mail from PRRD staff discussing issues to be taken into account when setting conditions on this application
- Sketch showing proposed Commercial Subdivision plan
- Sketch showing area proposed for exclusion (submitted by the applicant)
- Sketch of proposed 30 ha area to be excluded from the ALR.
- ALC Context Map – 93P.079 – 1:20,000 (Created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT

Simone Rivas  
Signature

Sept 20, 2007  
Date