



Agricultural Land Commission Staff Report

DATE: August 12, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 45031

PROPOSAL: To exclude the 3.62 ha subject property to create either a "mature living" apartment complex in a park like setting or to create an "affordable living" apartment complex, also in a park like setting.

PROPOSAL INFORMATION

Background: Legacy Application # W-38161
Received Date: May 12, 2008
Applicant: Lindberg Construction Inc
Agent: N/A
Local Government: City of Dawson Creek

DESCRIPTION OF LAND

PID: 012-456-187
Legal Description: Lot 1, Section 22, Township 78, Range 15, West of the 6th Meridian, Peace River District, Plan 12205
Civic Address: City limits - 17 Street near 87 Avenue, Dawson Creek
Area: 3.6 ha
ALR Area: 3.6 ha
Purchase Date: March 1, 2007
Owner: Lindberg Construction Inc

Total Land Area: 3.6 ha
Total ALR Area: 3.6 ha
Current Land Use: Forest/Farming

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
3.6	Prime Dominant	CLI

Surrounding Land Uses:

North	Farming
East	Forest/Farming
South	Light Commercial Buildings
West	New Housing Development

Official Community Plan

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

Designation: Rural Residential

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1343

Zoning Designation: R-5 (Residential Zone 5)

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 45912

Applicant: 0814272 BC Ltd

Proposal: To exclude the 28.2 ha subject property from the ALR

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # 38949
Decision Pending

Application #: 45911

Applicant: Ravelli Farms Ltd

Proposal: To exclude the three properties (total area) 88.2 ha from the ALR. The properties will be developed for residential use and outlined by the Harvest View/ Sunset Ridge Sustainable Neighbourhood Plan which was endorsed by the Commission

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # 38948
Decision Pending

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Council for the City of Dawson Creek forwarded the application with a recommendation of support

STAFF COMMENTS

This application was initially submitted in May 2008 but put on hold pending the completion and endorsement of the neighbourhood plan.

The Commission has endorsed residential development of this area and the City has completed the required neighbourhood plan, which has also been endorsed by the Commission, therefore, staff recommend approval in principle. However, in order to ensure that the provisions of the neighbourhood plan are followed and the lands developed in an orderly fashion, staff recommends that the lands not be excluded until the OCP has been completed and the property rezoned. Furthermore, staff recommends that exclusion only be finalized upon receipt of detailed subdivision plans. In this way the Commission will be able to assist the City in its efforts to ensure that the land is developed according to the street patterns and housing densities outlined in the Neighbourhood Plan.

ATTACHMENTS

38161 Summary of Previous Planning Decisions.pdf
38161 - Orthophoto.pdf
38161 - Context Map - 10k.pdf

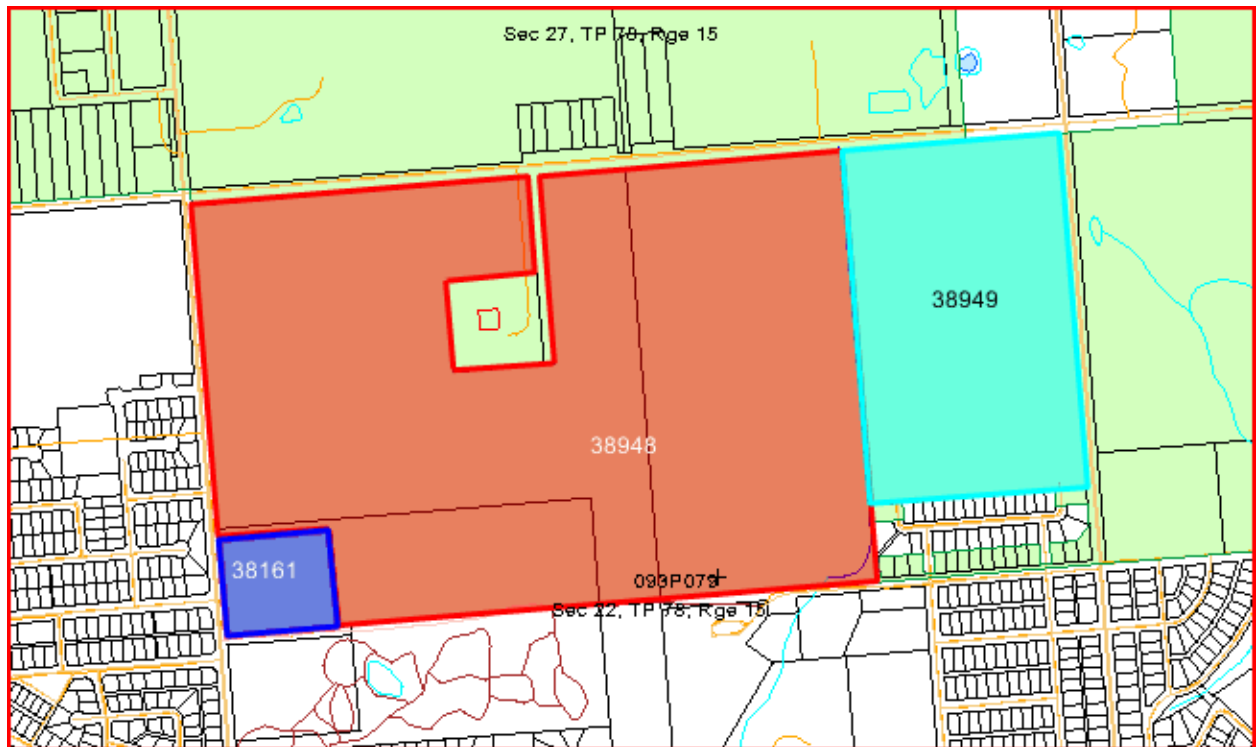
END OF REPORT

Signature

Date

Planning Summary

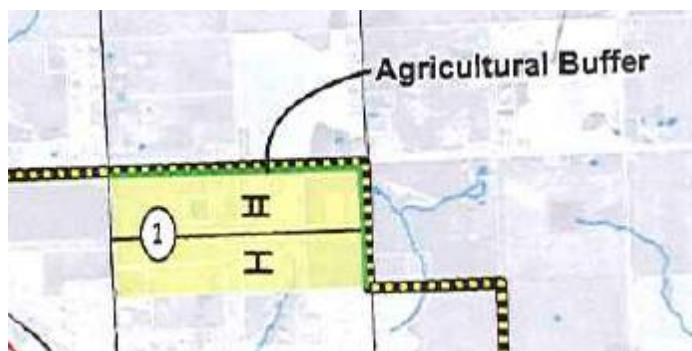
W-38161 – Lindberg Construction Inc.
W-38949 – 0814272 BC Ltd. – Blaine Nicholson
W-38948 – Ravelli Farms Ltd. – Al Mottishaw



These applications were made based on the Commission's endorsement of future residential development of the lands under application through the South Peace Comprehensive Development Plan process. The subject properties were included into the boundaries of the City of Dawson Creek in 2006. A summary of the Commission's position with respect to the CDP is given below.

South Peace Comprehensive Development Plan – File # W-35945

March 7, 2007 – Resolution # 588/2006



Residential Land:

The Commission considered and endorsed the arguments provided by the Regional District in favor of identifying 113 ha for residential development, recalling that it previously endorsed 37 ha (By Res. #588/2006) for residential development in Pouce Coupe...However, as a condition of its

endorsement it requires that the entire residential area be planned in a phased comprehensive way (from south to north) to help ensure that the residential development is well serviced with transportation infrastructure, institutional uses (i.e. park and school uses), local commercial and any other urban land uses necessary to accommodate and serve the increased population growth anticipated for this area.

The Commission also requires the development of an edge plan for the Imperial Rd. and easterly boundary of the residential area showing how the City intends to buffer residential development from adjoining agricultural lands. It is anticipated that building setbacks, fencing and vegetative buffering (retained or planted) will be incorporated in the edge plan.

The edge plan and phasing program must be reviewed and endorsed by the Commission prior to any consideration being given to exclusion of these identified lands.

July 10, 2007 – Resolution # 311/2007

The Commission recently conducted a preliminary review of Application #W-37377 (Ravelli Farms Ltd.) (*note: this application has been cancelled and replaced with Application # W-38948*) which proposed to exclude 10 ha for residential development in the “Phase 1” area designated for residential uses in the draft CDP. The Commission notes that although the stated purpose of the exclusion is to develop higher density, affordable housing, no detailed planning for this parcel or the adjoining lands has occurred. In view of this, and because of concerns that it support the Regional District and City to ensure this land is planned and utilized efficiently, the Commission is requesting that a preliminary planning exercise be undertaken prior to any development in this area, such as a neighborhood plan. The plan should address (but is not limited to) a general schematic road layout, housing densities, the location of the school, local playgrounds and playing fields, and any other uses necessary for a residential area. In that way the Commission as well as the City will have greater assurance that the area will be developed cohesively to address the broad spectrum of community needs as articulated by the City through the CDP planning process (as they relate to residential uses). More detailed information about ALR boundary buffering and building setbacks should also be included in the preliminary plan.

March 17, 2009 – Resolution # 45/2009

Re: Sunset Ridge – Harvest View Sustainable Neighbourhood Plan

Our File: W-38851

The Agricultural Land Commission would like to thank the City of Dawson Creek for forwarding a draft of the Sunset Ridge – Harvest View Sustainable Neighborhood Plan for its review and consideration.

Be advised the Commission has no objection to the draft Plan, noting that;

- the general schematic road layout shows limited egress onto farming roads bordering the ALR,
- a mix of housing densities are proposed to help ensure that residential lands are efficiently used and to promote affordability,
- green space and parkland areas are appropriately planned to ensure additional ALR land will not be identified for parks uses,

- buffering and fencing proposed for the north and east boundaries of the neighbourhood will help limit trespass onto adjoining farmlands.

The Commission's endorsement of the draft Plan is provided by Resolution # 45/2009

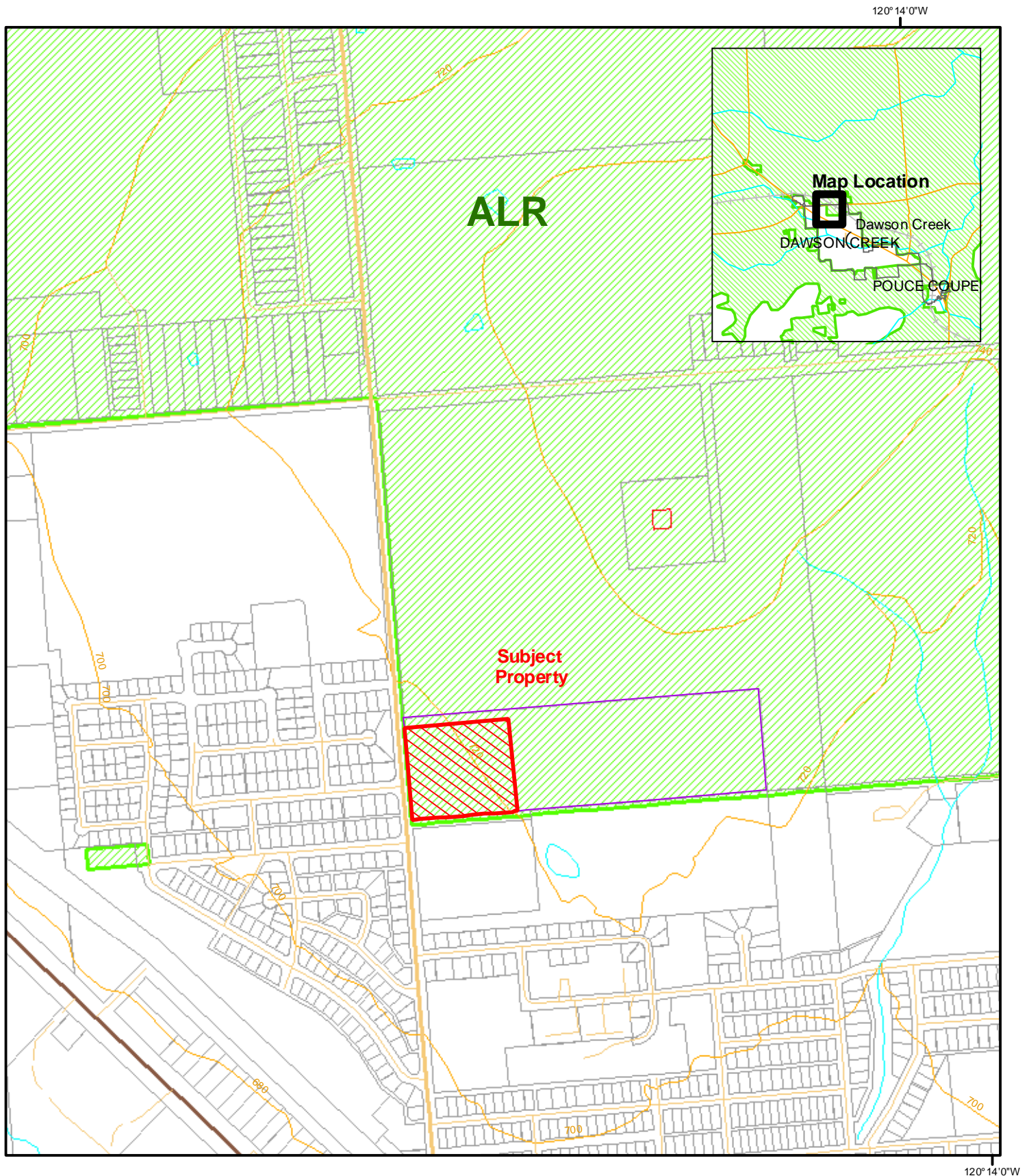
The Commission notes that it currently has an exclusion application in abeyance awaiting the completion of the Neighbourhood Plan. The Commission advises that upon confirmation of the adoption of the draft Neighbourhood Plan it will review the application.

The Commission also notes that although phasing of residential development is outlined in the Plan, to reflect water availability and sewer capacity, the Commission's endorsement of the Plan is not conditional upon a strict adherence to phasing. That being said the Commission would like to advise that it does not intend to exclude large blocks of land in advance of development, but instead anticipates that it will endorse individual exclusion applications in principle, and require the submission of detailed subdivision plans to this office so that it can authorize their deposit at the Land Title Office, and concurrently exclude the land from the ALR. In this way the Commission will be able to assist the City in its efforts to ensure that the land is developed according to the street patterns and housing densities outlined in the Neighbourhood Plan.

Planning Update, August 4, 2009.

The Commission received the following update on the planning process from Emanuel Machado, Director of Corporate Planning & Sustainable Community Development with the City of Dawson Creek:

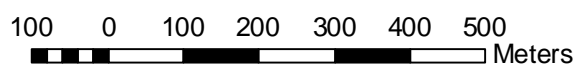
The OCP is currently being reviewed and updated. We are scheduled to receive a first draft this month and final draft for public review in September 2009 with adoption of the OCP sometime shortly after. The Sunset Ridge – Harvest View Neighbourhood Plan is to be reflected in the new OCP (with respect to land use, new road networks, etc.). The land area is to be designated as a 'residential' with a small 'neighbourhood commercial node' and 'park' areas (as outlined in the neighbourhood plan). The OCP (with respect to growth and phasing) supports a careful build out of this area – as growth rates for the City at present are steady or low. Additionally, the City will be looking to ensure adequate servicing of the site that is financially responsible and appropriate to the City's infrastructure needs. As such, the OCP is to support development (for these lands) that is well balanced with infill/redevelopment in existing areas of the City. Following the adoption of the OCP, the City will be looking to update zoning bylaws, etc. that will further support sustainable development as outlined in the neighbourhood plan.

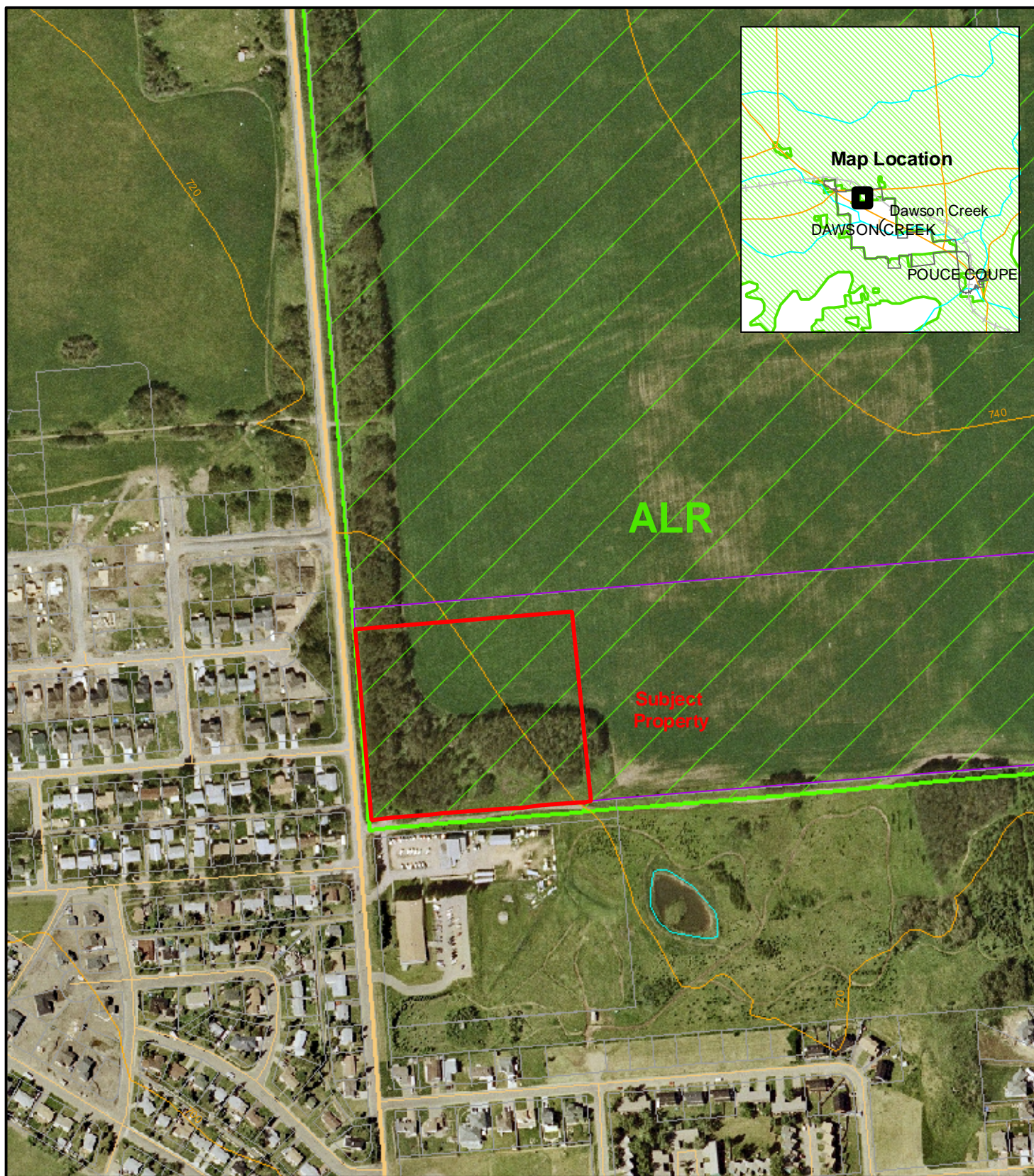


ALC File #: 02-2008-38161
 Mapsheet #: 93P.079
 Map Produced: May 28, 2008
 Regional District: Peace River

ALC Context Map

Map Scale: 1:10,000





ALC File #: 02-2008-38161
Mapsheet #: 93P.079
Map Produced: May 28, 2008
Regional District: Peace River

**Provincial Orthophoto
2007**

Map Scale: 1:5,000

50 0 50 100 150 200 250
Meters

