



## Agricultural Land Commission Staff Report

**DATE:** August 12, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers  
  
**RE:** Application # 45912  
**PROPOSAL:** To exclude the 28.2 ha subject property from the ALR

### PROPOSAL INFORMATION

**Background:** Legacy Application # 02-W-38949  
**Received Date:** April 9, 2009  
**Applicant:** 0814272 BC Ltd  
**Agent:** Blaine Nicholson  
**Local Government:** City of Dawson Creek

### DESCRIPTION OF LAND

**PID:** 014-420-783  
**Legal Description:** The East 1/2 of the North East 1/4 of, Section 22, Township 78, Range 15, West of the 6th Meridian, Peace River District, EXCEPT Part Plans BCP17470 and BCP25150  
**Civic Address:** North of Dawson Creek  
**Area:** 28.2 ha  
**ALR Area:** 28.2 ha  
**Purchase Date:** January 1, 2009  
**Owner:** 0814272 BC Ltd

**Total Land Area:** 28.2 ha  
**Total ALR Area:** 28.2 ha  
**Current Land Use:** Agriculture

### PROPOSAL DETAILS

#### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
28.2	Prime	CLI

### Surrounding Land Uses:

North                      Agriculture and some residential  
East                        Agriculture and some residential  
South                      Community forest and residential (within City limits)  
West                        Residential (within City limits) (subject of a pending application)

### Official Community Plan

**Bylaw Name:** City of Dawson Creek OCP Bylaw No 3550 (2001)

**Designation:** Development Reserve

**OCP Compliance:** Yes

### Zoning

**Zoning Bylaw Name:** City of Dawson Creek Zoning Bylaw No. 3362, (1998)

**Zoning Designation:** A-Agricultural Zone

**Minimum Lot Size:** 28.0 ha

**Zoning Compliance:** No

## RELEVANT APPLICATIONS

**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

**Note:** Legacy Application # 38948  
Decision Pending

**Application #:** 45031

**Applicant:** Lindberg Construction Inc

**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.

### Decisions:

#### Resolution

#### Number

#### Decision Date

#### Decision Description

**Note:** Legacy Application # W-38161  
Decision Pending

### Committee Recommendations

#### Type

#### Recommendation

#### Description

Planning Staff

Approve

Dawson Creek Planning Staff noted that the boundary of the city was extended to include the subject property in 2004.

Board/Council

Approve

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

## **STAFF COMMENTS**

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**

38949 Summary of Previous Planning Decisions.pdf  
38949\_AirphotoMap.pdf  
38949\_ContextMap20k.pdf

## **END OF REPORT**

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**Signature**

\_\_\_\_\_  
**Date**