



Agricultural Land Commission Staff Report

DATE: November 9, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50347

PROPOSAL: To develop campgrounds as well as motocross and endurocross tracks on 64 ha of ALR land. The proposal also includes plans to develop equestrian trails, a horse arena and jumping area.

PROPOSAL INFORMATION

Background: Located near Gundy, south of Pouce Coupe
Received Date: July 31, 2009
Applicant: Donna MacLand
Agent: Sean Merrick
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-252-325
Legal Description: The South West 1/4 of Section 6 Township 77 Range 13 West of the 6th Meridian Peace River District
Civic Address: Btwn Pouce Coupe River, Tupper River and Alberta border
Area: 64.7 ha
ALR Area: 64.7 ha
Purchase Date: June 5, 1992
Owner: Donna MacLand

Total Land Area: 64.7 ha
Total ALR Area: 64.7 ha
Current Land Use: 14 ha hayfield, one residence and associated outbuildings. The remainder is currently forested.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
64.0	Secondary	CLI
64.0	Secondary	CLI

Surrounding Land Uses:

North	Crown Land
East	Crown Land
South	Farmland - Fenced bush
West	Crown Land

Official Community Plan

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

Designation: Agriculture-rural Resource

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1343 (2001)

Zoning Designation: A-2 (Large Agricultural Holdings Zone)

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the proposal would improved and help maintain existing recreational activities.

STAFF COMMENTS

The proposal is to establish trails as well as camping facilities for motocross and endurocross on 64 ha of private land. This property would be a "staging" area for those wishing to access Crown Land for motocross purposes. The applicant is also proposing to develop a horse arena and jumping area on the privately owned land. The proposal appears to be in a preliminary stage, the applicant has not stated how many campsites he' s proposing, nor has he submitted detailed site plans for the proposed development.

The Ministry of Tourism, Sport and the Arts, also wishes to designate neighbouring Crown Land as a Recreation Site under the Forest and Range Practices Act. The applicant, through a local club (Northern Dirt Riders) will maintain some of the existing trails through an agreement with the Ministry of Tourism, Culture and the Arts. The applicant will not be given any tenure over the Crown Lands. This area of Crown Land is currently the site of many existing trails, which are used by different users, both motorized and non-motorized. The designation of the area as a Recreation Site is an allowed use within the ALR; however, establishment of new trails would require an application to the Commission. It appears that in this particular case exiting trails will be maintained but no new trails are being proposed. The area of Crown Land that is to be designated is separated from adjacent privately held lands by a

creek. It borders Alberta on the east. The lands in Alberta are also forested.

A referral was sent to the Commission about the use of the Crown Lands. The referral did not contain much information, but simply said that the proposed use was “recreational trails” with no information about whether or not they were new or existing. On the basis of the information provided, Commission staff indicated that an application for transportation and utility corridor use would be required. This led to the Crown Land proposal being added to this application for non-farm use on private lands (after discussion with the PRRD). The Regional District held a public meeting about the proposal which included the Crown Land Portion. Upon further investigation it has been determined that as long as no new trails are proposed, the Commission does not need to approve the designation of Crown Lands in the ALR as a “recreation site”. Therefore, the Commission need only consider the impacts of the proposed use on the current and future agricultural utility of the privately owned subject property.

ATTACHMENTS

50347_AgCapabilityMap.pdf
50347_ContextMap50k.pdf
50347 100k context map with crown land.pdf
50347 airphoto.pdf
50347 local government report.pdf
50347 proposal description.pdf
50347 proposal sketch.pdf

END OF REPORT

Signature

Date