



## Agricultural Land Commission Staff Report

**DATE:** November 3, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 50483

**PROPOSAL:** To develop a water disposal facility on 3.4 ha of a 64 ha property. The total area of non-farm development on the property will be 6.9 ha

### PROPOSAL INFORMATION

**Background:** There is a wellsite on the property that is 3.5 ha in size.  
**Received Date:** September 1, 2009  
**Applicant:** Secure Energy Services Inc.  
**Agent:** Northern Rockies Environmental Services Ltd  
**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 014-524-678  
**Legal Description:** The North East 1/4 of Section 5, Township 79, Range 14, West of the 6th Meridian, Peace River District  
**Civic Address:** Rolla Road, Dawson Creek  
**Area:** 64.7 ha  
**ALR Area:** 64.7 ha  
**Purchase Date:** October 1, 1974  
**Owner:** Rosella Borek

**Total Land Area:** 64.7 ha  
**Total ALR Area:** 64.7 ha  
**Current Land Use:** There is an existing wellsite on the property (3.5 ha), The remainder of the property is under cultivation.

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
3.4	Prime	CLI

**Surrounding Land Uses:**

North                    Agricultural Land  
East                     Agricultural Land - wellsite  
South                    Agricultural Land  
West                     Agricultural 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:** No

**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 is consistent with the Official Community Plan.  PRRD held a public meeting about this application on July 13, 2009

**STAFF COMMENTS**

The proposed location of the facility is next to an existing disturbance and brings the total area of disturbance to 7 ha.

The location for the disposal site was chose based on the underlying geology of the area as well as proximity to roads and other infrastructure, landowner consent and the fact that there was already an existing disturbance on the site.

**ATTACHMENTS**

- 50483\_ContextMap50k.pdf
- 50483\_ag cap.pdf
- 50483 airphoto.pdf
- 50483 proposal description.pdf
- 50483 proposal description cont.pdf
- 50483 proposal sketches.pdf
- 50483 local government report.pdf

**END OF REPORT**

**Signature**

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**Date**

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