



Agricultural Land Commission Staff Report

DATE: February 24, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51250
PROPOSAL: To develop and operate a manned Solid Waste Transfer Site on the location consisting of 3 solid waste bins, and an employee trailer. The property will be fenced.

PROPOSAL INFORMATION

Background: Located just north of Tomslake.
Received Date: January 4, 2010
Applicant: Peace River Regional District
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 012-635-588
Legal Description: Lot 1 Section 16 Township 25 Peace River District Plan 5938
Civic Address: Tomslake, at the former Sudetan Hall site
Area: 2.3 ha
ALR Area: 2.3 ha
Purchase Date: December 5, 1987
Owner: Peace River Regional District

Total Land Area: 2.3 ha
Total ALR Area: 2.3 ha
Current Land Use: Parcel is vacant with no existing uses or buildings. A community hall was previously located on the site.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.5	Secondary	CLI

Surrounding Land Uses:

North Agricultural
 East Residential/Agricultural
 South Agricultural
 West Agricultural

Official Community Plan

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

Designation: Public Use

OCP Compliance: Yes

Zoning

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

Zoning Designation: P-2 (Civic, Assembly and Institutional Zone)

Minimum Lot Size: 1.8 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 fall under the category of "Public Utility" which is a permitted use in all zones.

STAFF COMMENTS

The Peace River Regional District held two public meetings about the proposed location for the transfer site. After some members of the public expressed concern about the proposed location the District investigated the use of an alternate site. At a second meeting the first site was seen as the most favourable location by the majority of people in attendance. The concerns of the people at the meeting were not agricultural in nature.

The proposed property is owned by the Regional District and was created as a separate property in 1953. The property was previously the site of a community hall and baseball diamonds. It is currently vacant.

The transfer station will be manned and fenced.

ATTACHMENTS

- 51250_ContextMap20k.pdf
- 51250_AirphotoMap10k.pdf
- 51250_AgCapabilityMap.pdf
- 51250 local government report.pdf
- 51250 proposal sketch.pdf

END OF REPORT

Signature

Date
