



# Agricultural Land Commission Staff Report

**DATE:** March 9, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 51568  
**PROPOSAL:** To subdivide the property into 8.5 ha property into a 2 ha, a 2.5 ha and a 4 ha lot.

## PROPOSAL INFORMATION

**Background:** The applicant  
**Received Date:** February 11, 2010  
**Applicant:** 0825827 BC Ltd/ SN Carlson Trucking  
**Agent:** N/A  
**Local Government:** Peace River Regional District

## DESCRIPTION OF LAND

**PID:** 015-854-205  
**Legal Description:** Lot A Section 14 Township 78 Range 17 West of the 6th Meridian Peace River District Plan 34463  
**Civic Address:** Arras, btwn Hwy 97S and the Old Hart Connector  
**Area:** 8.5 ha  
**ALR Area:** 8.5 ha  
**Purchase Date:** September 11, 2009  
**Owner:** 0825827 BC Ltd/ SN Carlson Trucking

**Total Land Area:** 8.5 ha  
**Total ALR Area:** 8.5 ha  
**Current Land Use:** The property is currently vacant with 4 old buildings on the land. the land not used for agriculture

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
8.5	Prime Dominant	CLI

Number of Lots	Lot Size (ha)
1	2.0
1	4.0

1

2.5

**Surrounding Land Uses:**

North Highway 97  
East Private property for storage (?)  
South Private property  
West Heritage Highway 97

**Official Community Plan**

**Bylaw Name:** DC Rural Area Community Plan Bylaw no. 477 (1986)  
**Designation:** Industrial  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** PRRD Zoning Bylaw No. 1343 (2001)  
**Zoning Designation:** I=2 (General Industrial Zone)  
**Minimum Lot Size:** 1.8 ha  
**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 36643  
**Applicant:** Marnel & Rudolf McTAVISH & OLTHAMS  
**Proposal:** To subdivide an 8.1 ha lot from the 58.6 ha subject property and to locate a salvage business to the newly created 8.1 ha lot.

**Decisions:**

Resolution Number	Decision Date	Decision Description
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**Note:** Legacy Application # W-20512

Resolution # 124/1987  
Decision Date: January 13, 1987  
Decision: Allowed. The Commission has no objection to the severance of the 8.1 ha as a separate parcel and the use of a portion of that parcel for a salvage business (scrap metal yard) on the condition that the entire perimeter of the compound which will contain the salvaged materials is fenced and planted with a vegetative screen. The fence and vegetative screening must be of an adequate height and design to that the salvage yard is not visible to the travelling public. The fence and vegetative screening must be installed to the satisfaction of the Regional District and/or local approving officer. The Commission will not authorize deposit of the subdivision plan until it is satisfied that the fence has been constructed and the vegetative screening planted.

Second Decision:  
 Resolution # 637/1987  
 Decision Date: May 27, 1987  
 Decision: That the applicants be allowed to fence or screen with vegetation only the west and south sides of the proposed salvage compound. The fencing or screening with vegetation must be done in accordance with the requirements and specifications of the Peace River Liard Regional District.

This application created the subject property.

**Application #:** 31206  
**Applicant:** MJ MacTavish  
**Proposal:** To locate a semi-permanent sawmill and planer on parts of the subject property.

**Decisions:**  

Resolution Number	Decision Date	Decision Description
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**Note:** Legacy Application # W-07195

Resolution # 9671/1978  
 Decision Date: September 14, 1978  
 Decision: Allowed subject to the condition that the operation remains a semi-permanent facility. If it becomes a full time operation or if the estimated volume of timber to be processed exceeds 15 FBM then an application must be submitted to the Commission.

**Application #:** 30159  
**Applicant:** MJ MacTavish  
**Proposal:** To subdivide the 58 ha property into 24 lots of 1.8 ha each.

**Decisions:**  

Resolution Number	Decision Date	Decision Description
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**Note:** Legacy Application # W-13222

Resolution # 105/1982  
 Decision Date: January 13, 1982  
 Decision: refused on the grounds that the subject property has the potential for agricultural development. Although the property is currently timbered the Canada Land Inventory for agriculture indicates that the land has the capability for agricultural use. Agricultural activities are carried on in this area and the Commission feels that the proposed subdivision would constitute a major rural residential intrusion.

## RELEVANT APPLICATIONS

**Application #:** 41299  
**Applicant:** Dawson Creek  
**Proposal:** Construction of a raw water storage pond and pump station for the City of Dawson Creek. The proposed facility would occupy approximately 15 ha of the 49 ha subject

property. The components of the facility include:  
 13,300m<sup>3</sup> (3 Mgal) Settlement Pond  
 363,000m<sup>3</sup> (80Mgal) Raw Water Storage Pond  
 Highlift transmission pump station  
 Access road and maintenance vehicle parking  
 Topsoil stockpile site

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
267	June 15, 2004	Approved as requested in recognition of the existing water system and the apparent community need.

**Note:** Legacy Application # W-35453

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
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 both the OCP and zoning.

**STAFF COMMENTS**

The subject property has a history of industrial use, having been approved for use as a scrap metal salvage business as well as a a sawmill in the past. The property is currently zoned for industrial use. The portion of the property that is now in use for industry not improved for agricultural use. Two businesses are currently interested in using two of the proposed lots and the third lot would be sold in the future should another industrial user be interested in the property.

**ATTACHMENTS**

- 51568\_ContextMap20k.pdf
- 51568 proposal description.pdf
- 51568 ag cap.pdf
- 51568 airphoto.pdf
- 51568 proposal sketch.pdf
- 51568 historical information 20512min0.pdf
- 51568 zoning map.pdf
- 51568 airphoto2.pdf

**END OF REPORT**

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 Signature

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 Date