



## Agricultural Land Commission Staff Report

**DATE:** September 8, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Martin Collins

**RE:** Application # 51761

**PROPOSAL:** To use a 14 ha area (portions of three properties; 2 ha, 6 ha and 54 ha) for a gravel off load site. The 14 ha area is comprised of two separate benches of approximately 10 ha and 4 ha. The majority of the affected parcels are comprised of Dawson Creek lowland which is not suitable for any type of agricultural or urban use.

### PROPOSAL INFORMATION

**Background:** The sites were chosen because of their proximity to the railway. No information was submitted about the source or eventual use of the gravel.

The non-farm use is proposed for the cleared portions of the properties. Each of the three properties under application is zoned differently.

**Received Date:** May 26, 2010

**Applicant:** Loiselle Investments Ltd

**Agent:** N/A

**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 011-922-338

**Legal Description:** The North East 1/4 of Legal Subdivision 14 Section 7 Township 78 Range 14 West of the 6th Meridian Peace River District Except Plan A754 and That Part Lying to the North and East of Plan A754

**Civic Address:** Eastern boundary of the Municipality of Dawson Creek

**Area:** 2.2 ha

**ALR Area:** 2.2 ha

**Purchase Date:** November 8, 2004

**Owner:** Loiselle Investments Ltd

**PID:** 011-922-311

**Legal Description:** Parcel B of the North West 1/4 of Section 7 Township 78 Range 14 West of the 6th Meridian Peace River District as Shown on Plan B4429 Except Plan H829

**Civic Address:** Eastern boundary of the Municipality of Dawson Creek

**Area:** 5.9 ha

**ALR Area:** 5.9 ha

**Purchase Date:** November 8, 2004

**Owner:**

**PID:** 011-922-222

**Legal Description:** NW 1/4 Section 7 Township 78 Range 14 W6M Peace River District EXCEPT NE 1/4, LS 14, Parcel B (Plan B4429) & Plan 28448

**Civic Address:** Immediately east of Dawson Creek

**Area:** 53.8 ha

**ALR Area:** 53.8 ha

**Purchase Date:** November 8, 2004

**Owner:** Loiselle Investments Ltd

**Total Land Area:** 61.9 ha

**Total ALR Area:** 61.9 ha

**Current Land Use:** The 14 ha under application is cleared and used for hayfield uses. The majority of the property is still forested, and comprised of steep slopes or wetland, or land subject to flooding.

## PROPOSAL DETAILS

### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
14.0	Prime	CLI
14.0	Secondary	CLI

### Surrounding Land Uses:

North	Highway 49 and CN Railway, undeveloped industrial land.
East	Forested Dawson Creek lowland in the ALR, railway right of way
South	Forested Dawson Creek lowland, airport
West	Dawson Creek landfill

### Official Community Plan

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

**Designation:** Potential Industrial and Preservation Area

**OCP Compliance:** Yes

### Zoning

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

**Zoning Designation:** A-2 (63 ha); I2 (1.8 ha); R-4 (1.8 ha)

**Minimum Lot Size:** 1.8 ha

**Zoning Compliance:** No

## PREVIOUS APPLICATIONS

**Application #:** 13176  
**Applicant:** City of Dawson Creek  
**Proposal:** To use a portion of the approximately 49 hectare property for the disposal of aspen woodwaste from the local chopstick factory.

**Decisions:**

Resolution Number	Decision Date	Decision Description
1189	December 6, 1990	The Commission approved the proposal subject to standard conditions, not including bonding.

**Note:** Legacy Application # 25262

**Application #:** 12669  
**Applicant:** Loiselle Transport Ltd  
**Proposal:** To subdivide a small portion of land from the N.W.1/4 of Section 7 and consolidate it with Lot 1, PGP41787, part N.E. 1/4 Sec. 12, Twp. 78, Rge. 15, W6M in order for it to be used as part of a pre-existing land fill site for Dawson Creek.

**Decisions:**

Resolution Number	Decision Date	Decision Description
90	January 26, 1999	The Commission approved the proposed subdivision/consolidation of the subject area for the purpose of legitimizing a portion of land that served as an extension of the Dawson Creek landfill without authorization.

**Note:** Legacy Application # 32473

## RELEVANT APPLICATIONS

**Application #:** 14866  
**Applicant:** Delbert Cornish  
**Proposal:** To construct an approximately 4000 sq. foot building on the property to accommodate the servicing of tractor trailer units and other heavy duty equipment. The applicants would construct a home on the property and lease the remainder to local farmers.

**Decisions:**

Resolution Number	Decision Date	Decision Description
501	June 7, 1991	That the application be refused. The Commission felt as though ample industrial zoned land existed in the immediate area and that the proposed non-farm use was contrary to the zoning.

**Note:** Legacy Application # 25682

### Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District: Board forwarded the application with a recommendation of support.

## STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The two arable portions proposed for the non farm use are comprised of class "2 " CLI soils,

suggesting good agricultural capability. However, the 14 ha area's relatively small size and awkward configuration makes it largely unsuitable for agricultural uses.

2) The application does not provide many details about the proposed use. It is uncertain whether the land will only be used for gravel storage and transfer (i.e. no structures), and if the use will be temporary. There may be potential for reclamation and/or consolidation of legal parcels.

3) It is also noted that the largest ~10 ha arable segment is awkwardly divided into three areas by the current subdivision plans. While this may mitigate against the long term agricultural use of the land it does not appear to have done so to date.

4) The two smaller parcels (2 ha and 6 ha) are currently zoned for rural residential and industrial uses respectively.

5) The largest part of the subject properties (50 ha), which is not under application, appears to have very limited agricultural capability due to steep topography and susceptibility to flooding by Dawson Creek.

## **ATTACHMENTS**

51761 ag cap.pdf  
51761 airphoto.pdf  
51761 local government report.pdf  
51761 proposal sketch.pdf  
51761\_ContextMap20k.pdf

## **END OF REPORT**

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**Signature**

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**Date**