



Provincial Agricultural Land Commission - Staff Report

Application: 51946

Applicant: South Peace Hutterian Brethren Church
Agent: SHARP Environmental (2000) Ltd
Local Government: Peace River Regional District

Proposal: To place fill for a specified Non-farm Use on 2 ha of the 259 ha subject property owned by the South Peace Hutterite Colony. The contract calls for approx. 50,000 cubic metres of excess material to be removed from the existing Braden Road # 22. The fill is excess material from road reconstruction and was contracted to White Bear Industries Ltd by the Ministry of Transportation and Infrastructure.

BACKGROUND INFORMATION

The Ministry of Transportation and Infrastructure previously removed some of this parcel and 22 other properties for the widening of Braden Road #22. (2007)

PROPERTY INFORMATION

PID:	014-575-612
Legal Description:	The West 1/2 of Section 34 Township 80 Range 18 West of the 6th Meridian Peace River District Except Plan BCP39887
Property Area:	257.2 ha
Purchase Date:	February 17, 2009
Location:	Braden Road, north-west of Dawson Creek
Owner:	Nil-Ray Farms Ltd
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PID:	014-501-082
Legal Description:	Section 27, Township 80, Range 18, W6M, Peace River District Except Plan BCP37792
Property Area:	259.3 ha
ALR Area:	259.3 ha
Purchase Date:	February 1, 2010
Location:	Braden Road, north-west of Dawson Creek
Owner:	South Peace Hutterian Brethren Church
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Total Land Area:	516.5 ha
Total ALR Area:	259.3 ha

LAND USE

Current Land Use:

Hay field
Undeveloped forest
No Residence onsite

Surrounding Land Uses:

North: Grazing - full section in ALR
East: Grazing - 3/4 section in ALR
Forest - 1/4 section in ALR
South: Grazing - full section in ALR
West: Sunset Prairie Government Reserve - Forested section in ALR

PROPOSAL DETAILS

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Non- Farm Use Area: 2.0 ha
Non- Farm Use Type: Industrial: Deposition/Fill (All Types)

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 93P/15

RELEVANT APPLICATIONS

Application ID: 43914 **Legacy #:** 37331

Applicant: Ministry of Transportation & Infrastructure

Proposal: Braden Road (#22) safety improvements include strengthening and widening and require additional right-of-way within the ALR. The project will acquire an additional 21.4 ha of land from 23 fee simple properties and 5 piece of Crown land..

Decision:

Resolution #	Decision Date	Decision Description
165/2007	April 24, 2007	Allowed the widening of Braden Road as requested.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

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

Designation: Rural Resource - Agriculture

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Dawson Creek Rural Area By-Law No.479 (1986)

Zoning Designation: A-2 Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Peace River Regional Board authorize the 'Non-farm Use' application to proceed to the ALR Commission.

ALC STAFF COMMENTS

ALC staff would like the Commission to note the following:

- 1) The soil capability of the area is classed as 5 with topographical and climatic restraints.
- 2) The proposed remediation plan is vague and limited in its scope (attached). Staff suggests clarification of techniques used to prevent environmental damage during the scope of the work from the Contractor - White Bear Industries.
- 3) Staff suggest a thorough inspection of the access road's ability to carry the weight and amount of machinery needed to carry out the scope of the application.
- 4) Given the parcel's marginal capability for annual field crops and the neighbouring grazing parcels, the application does not appear to hinder future applicable agriculture use.
- 5) 50,000 cubic metres roughly equals one row at the given dimensions of fill placement. (150m x 50m x 8 m). Should the Commission decide in favor of the application, staff suggests the Commission indicate a desired row height and/or number of rows to be made.

ATTACHMENTS

51946_ContextMap50k.pdf
51946_AirphotoMap25k.pdf
51946 - Fill location sketch.pdf
51946 - Proposal outline and remediation plan.pdf

END OF REPORT

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