



# Provincial Agricultural Land Commission - Staff Report

## Application: 52108

**Applicant:** Loisselle Investments Ltd  
**Local Government:** City of Dawson Creek

**Proposal:** EXCLUSION - Proposal to exclude 48.7 ha from the ALR for light industrial/commercial subdivision. The proposal to exclude 48.7 ha is presented in conjunction with a proposal for inclusion of 32.3 ha into the ALR.

## BACKGROUND INFORMATION

The subject property is within the boundaries of the City of Dawson Creek. The land owner has requested that the property be excluded on two prior occasions, both supported by the City of Dawson Creek but refused by the ALC.

## PROPERTY INFORMATION

**PID:** 017-229-804  
**Legal Description:** Lot B Section 2 Township 78 Range 15 West of the 6th Meridian Peace River District Plan PGP35272  
**Property Area:** 48.7 ha  
**ALR Area:** 48.7 ha  
**Purchase Date:** May 6, 2003  
**Location:** South of Dawson Creek  
**Owner:** Loisselle Investments Ltd

## LAND USE

**Current Land Use:**  
Pasture

**Surrounding Land Uses:**

North: 50 ha Light Industrial/Residential  
East: 40 ha Agricultural land / Light and heavy industrial  
South: 50 ha Residential/Agricultural  
West: 100 ha Agricultural

## PROPOSAL DETAILS

**Exclusion Area:** 48.7 ha

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheet:** 93P/9

## PREVIOUS APPLICATIONS

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**Application ID:** 44107

**Legacy #:** 37485

**Applicant:** Ferrol Pavlis

**Proposal:** South Peace Comprehensive Development Plant: To exclude an 8 ha area in order to use the land for industrial use.

**Decision:**

Resolution #	Decision Date	Decision Description
537/2007	October 5, 2007	Refused on the basis that the land has excellent agricultural capability and there is sufficient land designated for industrial use in the area.

**Application ID:** 36903

**Legacy #:** 22229

**Applicant:** Cosburn Petroleum Cons

**Proposal:** To exclude the 37.6 ha property from the ALR, and subdivide into four 1.9 ha rural residential lots.

**Note:** Refused proposed because land is considered to have excellent agricultural capability, reconsidered and reconfirmed.

**Application ID:** 14041

**Legacy #:** 32669

**Applicant:** Ravelli Farms Ltd

**Proposal:** The applicants propose two options. Option 1 is to subdivide the approximately 123.6 hectare parcel into one parcel of 39.6 hectares and one parcel of approximately 84 hectares. Option two is to subdivide the property on a quarter section basis.

**Decision:**

Resolution #	Decision Date	Decision Description
344/1999	May 26, 1999	The Commission refused the request to subdivide the approximately 123.6 hectare parcel into one parcel of 39.6 hectares and one parcel of approximately 84 hectares (or on a quarter section basis) on the grounds that the subdivision would reduce the agricultural potential of the property. However, the Commission wished to advise the applicants of the option to subdivide the property as proposed and consolidate the 39.6 hectare portion with an adjacent quarter section to the south.

## RELEVANT APPLICATIONS

**Application ID:** 52109

**Applicant:** Loiselle Investments Ltd

**Proposal:** INCLUSION - Proposal to include 32 ha into the ALR on the stipulation that the ALC approve the exclusion of 48.7 ha from the ALR - see file # 52108

**Application ID:** 44209

**Legacy #:** 37547

**Applicant:** Dale & Don Pederson

**Proposal:** South Peace Comprehensive Development Plan: To exclude 30 ha from the 52 ha subject property for commercial use.

**Decision:**

Resolution #	Decision Date	Decision Description
533/2007	October 5, 2007	Allowed as proposed on the grounds that the proposal is consistent with the endorsement given the Commission in the South Peace Comprehensive Development Plan.

**Note:** Property adjacent to Loiselle property.

## LOCAL GOVERNMENT INFORMATION

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### Official Community Plan:

**Bylaw Name:** City of Dawson Creek OCP Bylaw No. 4042  
**Designation:** Agricultural  
**OCP Compliance:** No

### Zoning:

**Zoning Bylaw Name:** City of Dawson Creek Zoning Bylaw No. 3362  
**Zoning Designation:** A - Agricultural Zone  
**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

Council of the City of Dawson Creek supports the application by Loisselle Investments Ltd for exclusion of 48.7 ha of land from the ALR, together with the inclusion of 32.5 ha also owned by Loisselle, with the covenant of restricting the placement of livestock on the included land.

#### **Planning Staff**

Council of the City of Dawson Creek supports the application by Loisselle Investments Ltd for exclusion of 48.7 ha of land from the ALR, together with the inclusion of 32.5 ha also owned by Loisselle, with the covenant of restricting the placement of livestock on the included land.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI rating of the property is identified as 2C but is not actively farmed. In fact, the topsoil has been disturbed in anticipation of land use change.
- 2) There have been 3 previous application on the property to exclude and subdivide for rural residential or industrial use, all of which have been refused.
- 3) The applicant has proposed an inclusion of 32.5 ha of similarly classified land in exchange for the exclusion of the proposed 48.7 ha. See file #52109.
- 4) In 2007, the ALC allowed the exclusion of land on a neighbouring property with the same soil classification for a similar use because it was designated for commercial uses within the South Peace CDP. The Commission endorsed the CDP in 2007.
- 5) The South Peace CDP does not contemplate any change from the agricultural designation. However, it is possible that this was because the CDP did not consider land lying within City boundaries.

## ATTACHMENTS

52108\_SPCDPmap.pdf  
52108\_ContextMap20k.pdf  
52108\_AirphotoMap10k.pdf

## END OF REPORT

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