



# Provincial Agricultural Land Commission - Staff Report

## Application: 52109

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

**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

## BACKGROUND INFORMATION

The subject property is within the boundaries of the City of Dawson Creek. Although the north-east portion of the land is designated Residential in the OCP, it has not be developed due to difficulty with servicing. The City of Dawson Creek did not include this land in the calculations used to determine availability of residential land for anticipated future growth.

## PROPERTY INFORMATION

**PID:** 023-202-394  
**Legal Description:** Lot 1 Section 9 Township 78 Range 15 West of the 6th Meridian Peace River District Plan PGP39382 Except Plan PGP43184  
**Property Area:** 32.3 ha  
**ALR Area:** 0.0 ha  
**Purchase Date:** December 21, 1994  
**Location:**  
**Owner:** Loiselle Investments Ltd

## LAND USE

**Current Land Use:**  
Agricultural

**Surrounding Land Uses:**

North: 50 ha Residential  
East: 50 ha Residential  
South: 50 ha Agricultural  
West: 50 ha Agricultural

## PROPOSAL DETAILS

**Inclusion Area:** 32.3 ha

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheet:** 93/P9

## RELEVANT APPLICATIONS

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**Application ID:** 52108

**Applicant:** Loiselle Investments Ltd

**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.

## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Board/Council**

The proposed land be allowed to be included in the ALR with the covenant restricting the placement of livestock on the included land.

#### **Planning Staff**

The proposed land be allowed to be included in the ALR with the covenant 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 at 2C and is currently cultivated.
- 2) The applicant has proposed the inclusion of 32.5 ha in exchange for the exclusion of 48.7 ha of similarly classed land. See file #52108.
- 3) Although the north-east portion of the land is designated Residential in the OCP, it has not be developed as such due to difficulty with servicing.
- 4) The City of Dawson Creek did not include this land in the calculations used to determine availability of residential land for anticipated future growth.
- 5) Due to proximity of the land to residential and public developments, the parcel is subject to a covenant which prohibits livestock on the land at any time.

## ATTACHMENTS

52109\_SPCDPmap.pdf  
52109\_AirphotoMap10k.pdf  
52109\_ContextMap20k.pdf

## END OF REPORT

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