



PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES

ALL MEMBERS  
PARTICIPATE.

Report on Non-farm Use within the  
Agricultural Land Reserve (ALR)

R-5

FILE NO. 177/2009

**OWNER:** Peace River Regional District **DATE:** December 2, 2009  
**AREA:** Electoral Area D  
**LEGAL:** Lot 1 Plan 5983, Sec 16, Twp25, PRD  
**LOT SIZE:** 2.27ha (5.62 acres)  
**LOCATION:** Tomslake, along the Highway 2 and the Old Edmonton Highway former Sudetan Hall site.

**PROPOSAL**

To develop a manned Solid Waste Transfer Station on this lot

**RECOMMENDATION: OPTION 1**

THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission on the basis that the proposal falls under the category of "Public Utility" which is a permitted use in all zones.

**OPTIONS**

- OPTION 1: THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission on the basis that the proposal falls under the category of "Public Utility" which is a permitted use in all zones.
- OPTION 2: THAT the Regional Board refuse authorization for the application, as submitted, to proceed to the Agricultural Land Commission.

**LAND USE POLICIES AND REGULATIONS**

**OFFICIAL COMMUNITY PLAN (OCP):** Public Use, Bylaw No. 477, 1986  
**ZONING:** P-2 (Civic, Assembly and Institutional Zone), Bylaw No. 1343, 2001  
**AGRICULTURAL LAND RESERVE (ALR):** Within  
**BUILDING INSPECTION AREA:** Within (will require building permit for set-up of trailer)  
**COMPREHENSIVE DEVELOPMENT PLAN:** Outside

**SITE CONTEXT**

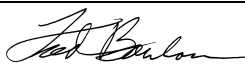
The subject property is located southeast of Dawson Creek it is located along the Old Edmonton Highway and is the old site of the Sudetan Hall just north of the community of Tomslake. There are many quarter section parcels in the area combined with some smaller rural residential parcels adjacent to the 2 highways that run through the area

**SITE FEATURES**

**LAND:** The subject property is partially cleared as it is the site where the Sudeten Hall used to occupy however there is several years of unattended growth covering the lot since the hall was moved to the Pioneer



Department Head



CAO

Village museum in the city of Dawson Creek.

**STRUCTURES:** There is an abandoned ball diamond on this site, with the backstop and outfield fencing remaining.

**ACCESS:** The paved Old Edmonton Highway runs adjacent to the eastern boundary of the subject property.

**CLI SOIL RATING:** Class 4x; Soils in this class have severe limitations that restrict the range of crops or require special conservation practices. Subclass X denotes soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

**FIRE:** Within the Tomslake rural fire protection area.

### Previous Applications – Subject Property

*NONE ON FILE*

### Previous Applications – Properties within 100 m

**APPLICANT:** Margaret Kutschker

**LEGAL:** Lots 10, 11, 12, 14 and 15 except that part lying west of Plan H661, Section 16, Township 25

**PROPOSAL:** To subdivide the parcel into 2 lots of 152 and 68 acres respectively

**DECISION:** Approval granted by way of Resolution #1985/75 on July 30, 1975

### COMMENTS AND OBSERVATIONS

**APPLICANT:** It is the intent of the applicant to develop and operate a manned Solid Waste Transfer Site on this location consisting of 3 solid waste bins an employee trailer and associated equipment required to run the facility.

**ALR:** The subject property lies within the Agricultural Land Reserve; **Therefore, this proposal requires the approval of the Agricultural Land Commission.**

**OCP:** Pursuant to the Dawson Creek Rural Area Official Community Plan Bylaw No. 477, 1986, the subject property is designated “Public Use” which is defined as: land, buildings or facilities owner or otherwise held by a government, agency of government or registered society, used or intended to be used for public non-commercial uses such as park and recreation purposes, community, education, health, welfare, public administration, safety or public works; therefore **The proposal will not require an amendment to the OCP.**

**ZONING:** The subject property is zoned P-2 (Civic, Assembly and Institutional Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001 in which “Solid Waste Disposal Site” is a permitted use as it is considered a public utility ; therefore **The proposal will not require an amendment to the zoning bylaw.**

### IMPACT ANALYSIS

**AGRICULTURE:** The subject property is currently vacant from any agricultural practices as it was the old site of the Sudeten Hall prior to it being moved to the Dawson Creek Museum.

**CONTEXT:** The subject property is just north of the community of Tomslake and is surrounded by various sized parcels of land. There are a great deal of quarter sections but also very many smaller sized parcels developed next to the 2 highways that run through the area

**TRAFFIC AND POPULATION:** This proposal will increase traffic in the area as the public will use vehicles to bring refuse to the site and will increase the population by one person during working hours as the site will be maintained during regular working hours.

**Dec 11 2009**



APPLICATION BY LAND OWNER

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

TYPE OF APPLICATION (Check appropriate box)

- EXCLUSION under Sec. 30(1) of the Agricultural Land Commission Act
SUBDIVISION in the ALR under Sec. 21(2) of the Agricultural Land Commission Act
INCLUSION under Sec. 17(3) of the Agricultural Land Commission Act
Non-farm USE in the ALR under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

Table with applicant information including Registered Owner (Peace River Regional District), Address (Box 810, 1981 Alaska Avenue), Dawson Creek, BC, Postal Code V1G 4H8, Tel. (home) ( ) (work) (250) 784-3200, Fax (250) 784-3201, and E-mail Jeff.Rahn@prrd.bc.ca.

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

Peace River Regional District

LAND UNDER APPLICATION (Show land on plan or sketch)

Table with columns: Title Number, Size of Each Parcel (Ha.), Date of Purchase (Month, Year). Row 1: PB51724, 2.27, 12, 1988.

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

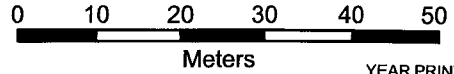
Title Number(s): N/A

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**TOMSLAKE TRANSFER STATION  
SITE DEVELOPMENT PLAN**

Scale 1:893

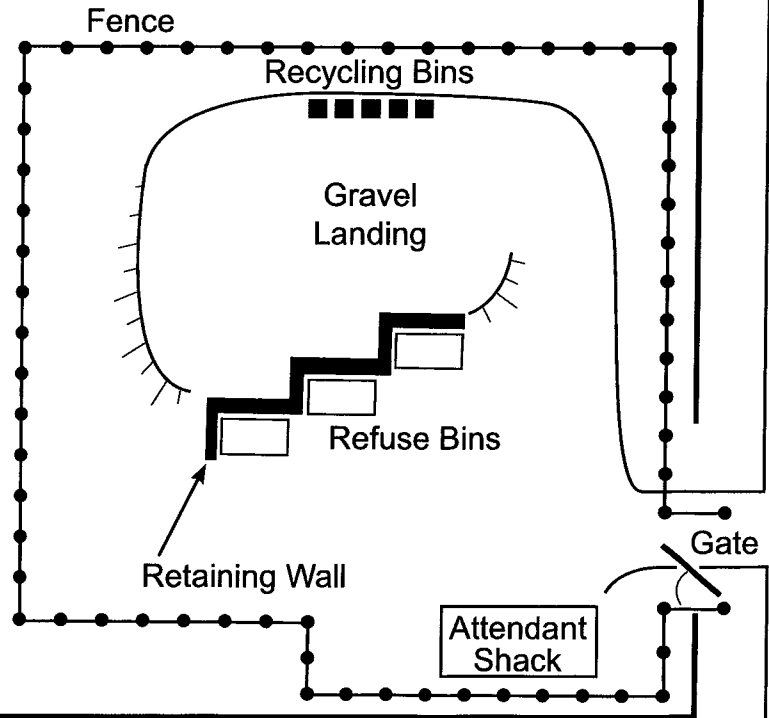


YEAR PRINTED: 2009

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Property Boundary

**LOT 1, SECTION 16, TOWNSHIP 25, PRD PLAN 5938**



**Dec 11 2009**

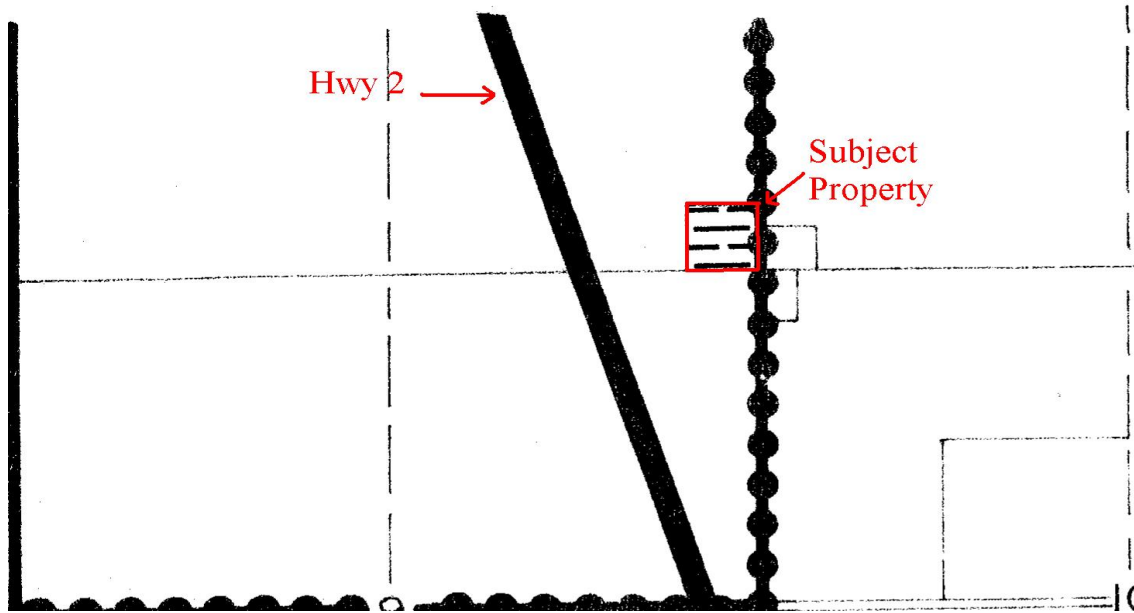


# Peace River Regional District

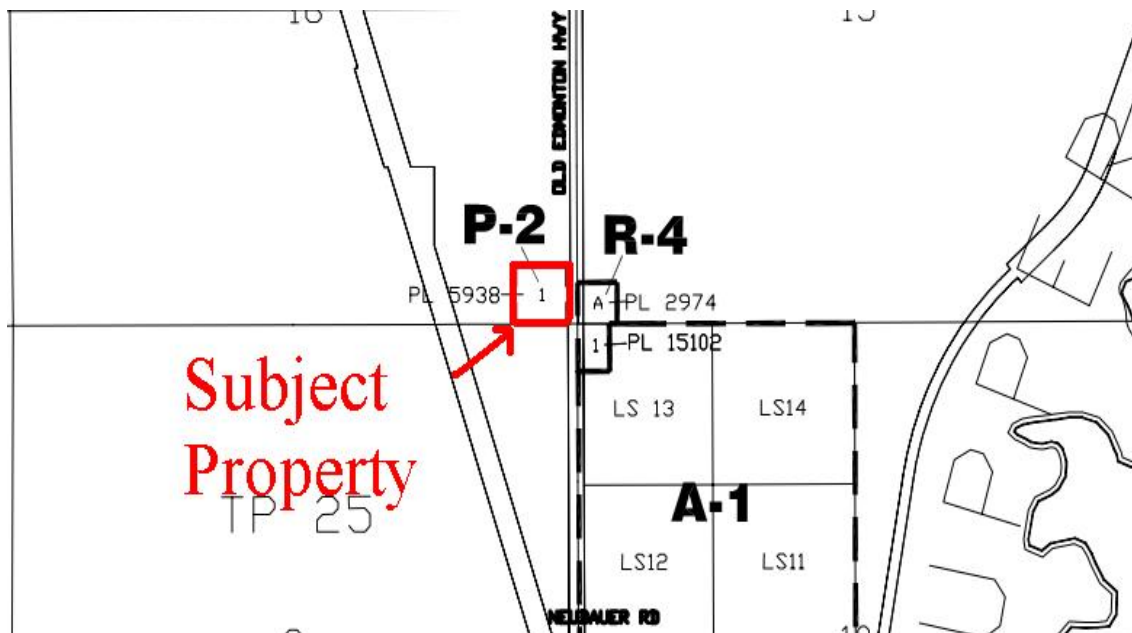
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Application # 177/2009

Dawson Creek Rural Official Community Plan By-law No. 477, 1986  
(map# 7)



Peace River Regional District Zoning By-Law No. 1343, 2001  
(Schedule B map# 16)

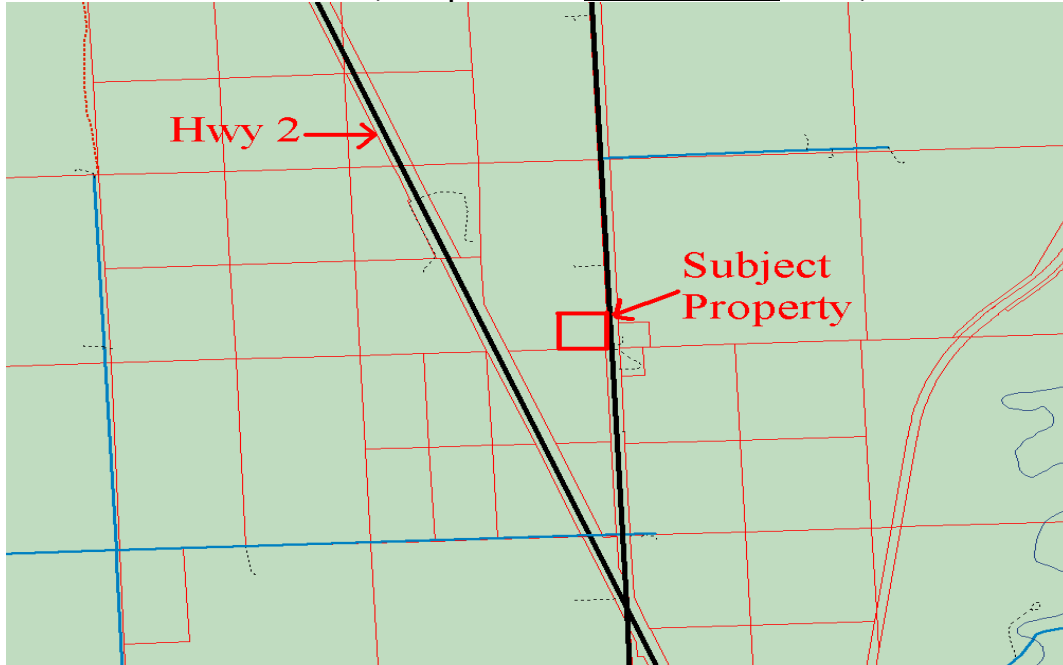


**Dec 11 2009**



Application # 177/09

Agriculture Land Reserve (map# 93-P-060 )



CLI -Soil Classification (map# 93-P- 64 )

