



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES

ALL MEMBERS
PARTICIPATE.

Report on Subdivision within the
Agricultural Land Reserve (ALR)

R-5

FILE NO. 004/2010

OWNER: 0825827 BC Ltd / SN Carlson Trucking
AREA: Electoral Area D
LEGAL: Lot A Plan 34463, Sec 14, Twp78, Rge 17, W6M, PRD
LOT SIZE: 8.5ha (21.09 acres)
LOCATION: Arras, between Highway 97S and the Old Hart Connector

DATE: January 8, 2010

PROPOSAL

To subdivide the parcel into 3 lots consisting of 1 x 4ha (10 acres), 1 x 2ha (5 acres) and 1 x 2.5ha (6acres)

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 is supported by Dawson Creek Rural Area OCP By-law 477, 1986 and PRRD Zoning By-law No. 1343, 2001

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 is supported by Dawson Creek Rural Area OCP By-law 477, 1986 and PRRD Zoning By-law No. 1343, 2001
- 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): Industrial, By-law No. 477, 1986
ZONING: I-2 (General Industrial Zone), Bylaw No. 1343, 2001
AGRICULTURAL LAND RESERVE (ALR): Within
BUILDING INSPECTION AREA: Within
COMPREHENSIVE DEVELOPMENT PLAN: Outside

SITE CONTEXT

The subject property is located 22 km (14 miles) west of Dawson Creek, is located along Highway 97S on the northern border and the southern border runs adjacent to the Old Hart Connector. The area consists of various sized parcels ranging from 2 acres up to quarter-sections divided by road right-of-ways and watercourses. Except for areas straddling the deeply-incised Kiskatinaw River and Tremblay Creek, most of the land is within the Agricultural Land Reserve and much of it is under cultivation.

SITE FEATURES

LAND: The subject property has not been cleared for farming uses however it has been logged off leaving just the stumpage on the interior of the property and a fringe of trees around the edges, except in the south

Bruce Simard

Department Head

John Bloor

CAO

January 28, 2010

western corner where the previous owner had developed a home site which is no longer occupied.

STRUCTURES: There are four structures on the property consisting of an old (1940ish) duplex, a storage shed and what appears to be 2 ATCO Trailer shells.

ACCESS: The paved Highway 97S runs adjacent to the northern boundary and the Old Hart Connector runs adjacent to the southern property boundary.

CLI SOIL RATING: Class 3X-4T; Soils in class 3 have moderately 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. Class 4; Soils in class 4 have severe limitations that restrict the range of crops or require special conservation practices and subclass T denotes topographical constraints.

FIRE: The subject property is within the Arras fire protection zone.

Previous Applications – Subject Property

NONE ON FILE

Previous Applications – Properties within 100 m

APPLICANT: Neil & Darlene McInnis

LEGAL: Part SW ¼ Section 14, Township 78, Range 17, W6M

PROPOSAL: One permanent dwelling with 2 mobile homes on parcel

DECISION: Refused by way of Resolution #1853/81 on October 30, 1981

APPLICANT: Mr. Arthur Young

LEGAL: SE ¼ Section 14, Township 8, Range 17, W6M

PROPOSAL: Subdivide portion lying south of John Hart Highway from parent parcel

DECISION: Approval granted pursuant to Resolution #4463/76 dated August 16, 1976

APPLICANT: Daniel & Sandra Steele

LEGAL: NE ¼ Section 14, Township 78, Range 17, W6M

PROPOSAL: To divide property into 2 parcels as divided by the railway tracks

DECISION: Application refused pursuant to Resolution # 776/2008 on December 11, 2008

APPLICANT: Edward & Nancy Gleeson

LEGAL: SE ¼ Section 14, Township 78, Range 17, except plans B7515, 17173, 19085, 23079 & 20763

PROPOSAL: Subdivide 32ha parcel into 3 lots ranging in size from 9ha to 12 ha

DECISION: Approval granted by way of Resolution #1596/83 on November 21, 1983

APPLICANT: Walter Lawrence

LEGAL: Part se ¼ Section 14, Township 78, Range 17, W6M

PROPOSAL: To subdivide 24.6ha parcel into one 1.86ha and one 2.7ha parcels

DECISION: Approval given by way of Resolution # 485/82 on March 18, 1982

APPLICANT: Marnel McTavish

LEGAL: Part se ¼ Section 14, Township 78, Range 17, W6M

PROPOSAL: To subdivide an ±8.1ha parcel to accommodate development of a scrap-yard

DECISION: Approval granted on February 18, 1987 by way of Resolution #124/87

APPLICANT: City of Dawson Creek

LEGAL: Part NW ¼ Section 11, Township 78, Range 17, W6M

PROPOSAL: Construct a raw water storage and pumping facility on a 15ha portion of the subject property

DECISION: Application approved by way of Resolution #267/2004 on June 18, 2004

COMMENTS AND OBSERVATIONS

- APPLICANT:** It is the intent of the landowner to subdivide the property to accommodate future growth of his non-potable water business as well as possibly provide a parcel for another entrepreneur to start a business complementary to his own.
- 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 “Industrial” whereby minimum parcel size is 1.8ha (4.5 acres) Therefore **The proposal will not require an amendment to the OCP.**
- ZONING:** The subject property is zoned I-2 (General Industrial Zone) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001 where the minimum parcel size is 1.8ha (4.5 acres) therefore **The proposal will not require an amendment to the zoning bylaw.**

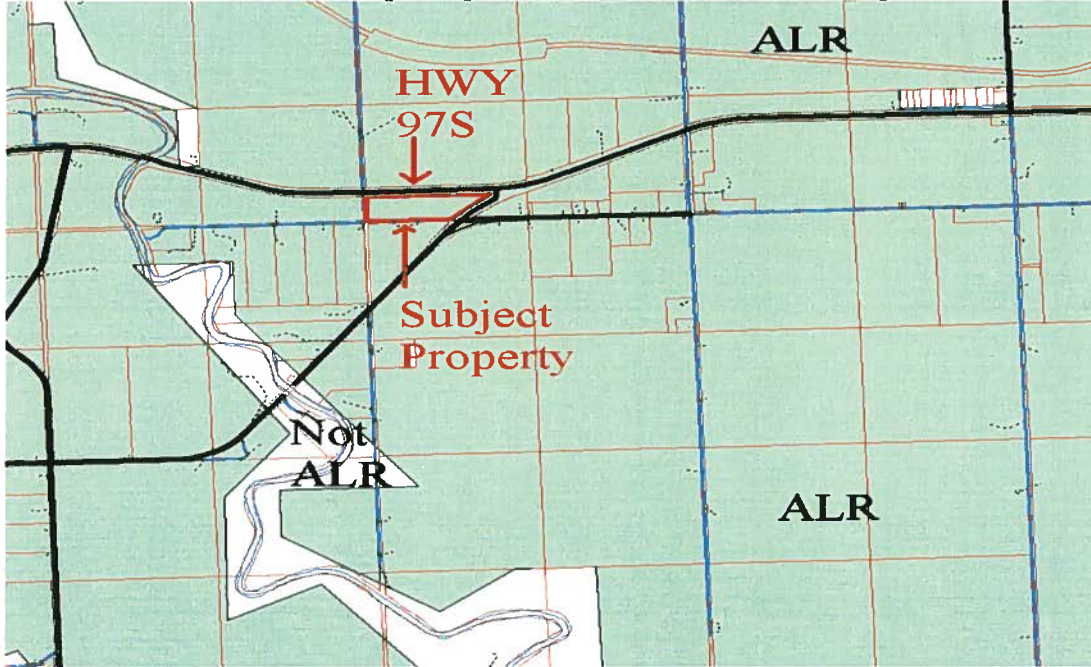
IMPACT ANALYSIS

- AGRICULTURE:** Many of the surrounding land parcels are residential in nature and are no longer being utilized for farming practices. The subject property has never been cleared and utilized for farming and historical uses of the property are MacTavish Sawmill and more recently Junko operated at the site.
- CONTEXT:** The subject properties are bordered by Highway 97S and the Old Hart Connector, with many small holdings and residential lots in close proximity.
- TRAFFIC AND POPULATION:** This subdivision will increase traffic as the applicant will be running a trucking business from one of the lots while the population will only increase during operating hours as there are no plans for any residential development.

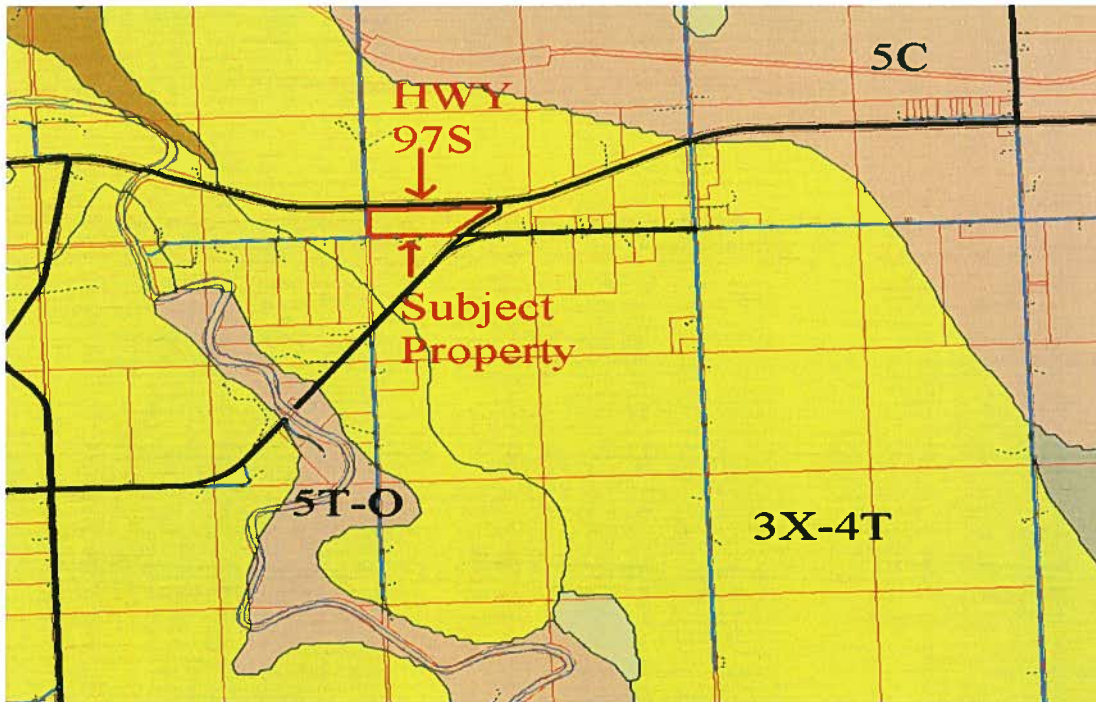


Application # 004/2010

Agriculture Land Reserve (map# 93-P-078)



CLI-Soil Classification (map# 93-P- 10)



January 28, 2010



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

Registered Owner: <u>0825827 LTD.</u>		Agent:	
Address: <u>120 116th</u>		Address:	
<u>Dawson Creek BC</u>			
	Postal Code <u>V1G 2G8</u>		Postal Code
Tel. (home) <u>719.0099</u> (work)		Tel.	
Fax <u>784.0017</u>		Fax	
E-mail		E-mail	

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

Peace River Regional District

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
<u>BV 376897</u>	<u>8.5</u>	<u>09</u>	<u>2009</u>

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): Legal land description: Lot A Plan 24516, Section 11, Twp 78, Range 15, Meridian W6.

PROPOSAL (Please describe and show on plan or sketch)

See attached

CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

See attached

USES ON ADJACENT LOTS (Show information on plan or sketch)

North

Highway 97

East

Private property, appears to be storage,

South

Private property,

West

Heritage Highway 97

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

Jan 5/10
Date


Signature of Owner or Agent

Shane Carlson
Print Name

Date

Signature of Owner or Agent

Print Name

Date

Signature of Owner or Agent

Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
- Certificate of Title or Title Search Print
- Agent authorization (if using agent)
- Map or sketch showing proposal & adjacent uses
- Proof of Notice of Application *(See instructions)
- Photographs (optional)

Proposal: The property is currently zoned I-2; there are no plans for residential development. SN Carlson Trucking Ltd. wishes to subdivide the property for the future growth of non-potable water sales. Potential growth includes a water recycling facility, a 99% efficient on-demand hot water heater, and storage tanks for the purpose of water sales. The proposed water plant will be environmentally friendly, with little or no impact upon surrounding agricultural lands.

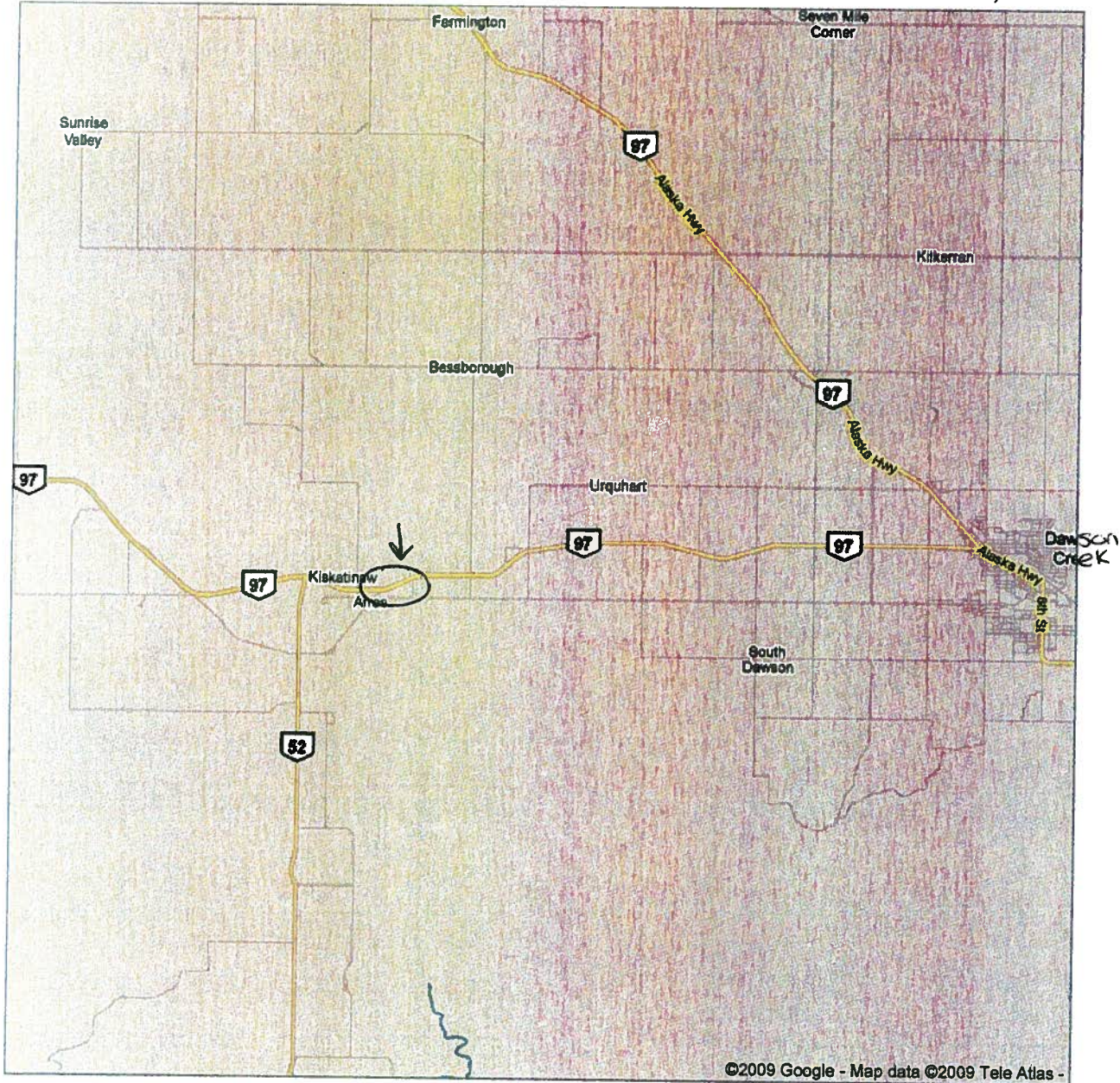
We are proposing to sub-divide the land for non-farm use into 3 parcels. The first parcel will be 6 acres and will contain a 100 metre by 300 metre dugout that will be owned by a water supply company. The second parcel will be 5 acres and will have a 3500 sq. ft building consisting of an office area, the on-demand hot water heater, and 12 holding tanks, which will be owned by SN Carlson Trucking Ltd. The second parcel will also have a parking area. The third parcel will be 10 acres and will remain undeveloped until future development of the water recycling facility is commercially viable.

The perimeter of the property will be surrounded by a chain link fence. The perimeter of the dugout will be surrounded by cement blocks. Any new roads put onto the property will be gravel.

Current Use of Land: The property is currently vacant. There are four buildings on the land. There is a shed that for storage and a 1940's duplex. The shed will be de-commissioned and the duplex will be given away on the condition that it is removed from the property. The remaining two buildings appear to be shells of ATCO trailers and will be removed from the property. Historical uses of the property were the MacTavish Sawmill, and more recently, Junko. To the best of our knowledge the land has never been used for agriculture.



Notes Please note: Property located at Road 208 approximately 17 km west of Dawson Creek on Hwy 97, directly between Road 237 (Mason Road to Farmington) and Hwy 52 (Heritage Hwy to Fellers Heights, Puggins road and Moore road).



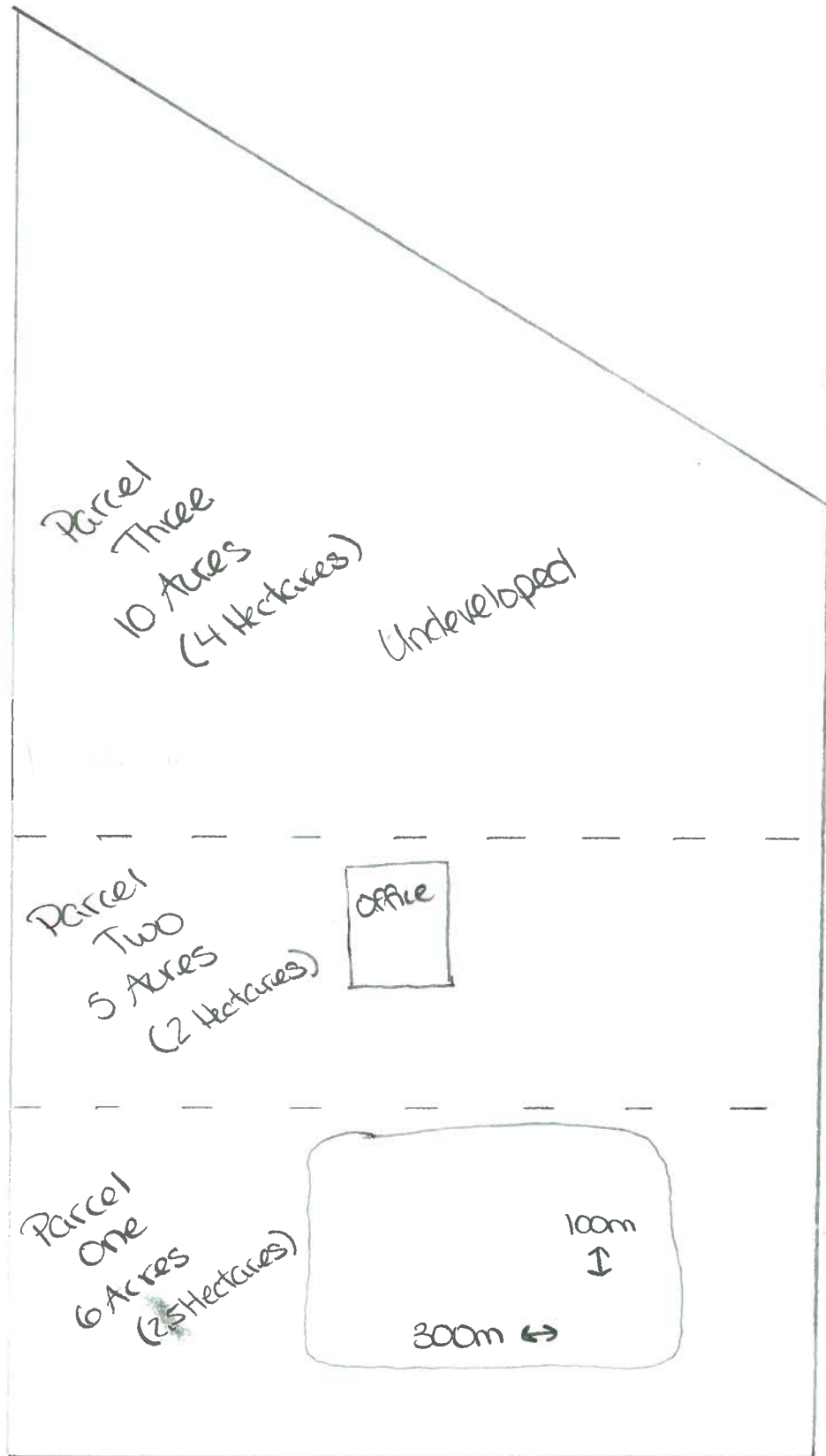
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East Arras Road

R-5

Highway 97

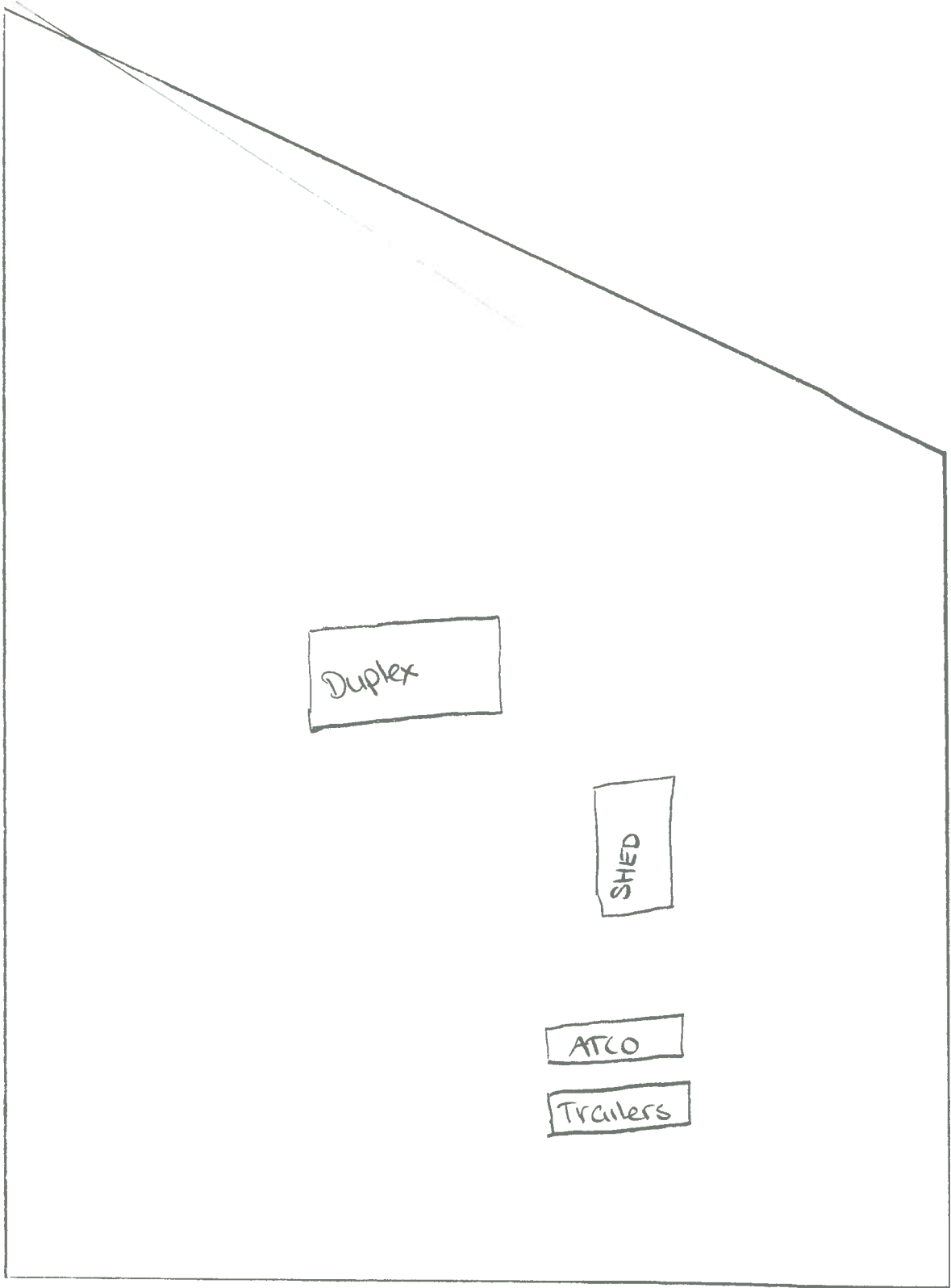
208 Road



241 Road

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PROPOSAL



January 28, 2010

R-5

West
East Angus Rd →

Highway 97 → North

BV 376897

208 Road →

South
Private Property

241 Road →

East

Private Property

January 28, 2010

ADJACENT