Peace River Regional District

Application ID: 60716
Application Status: Under LG Review
Applicant: Peace River Regional District
Agent: Peace River Regional District
Local Government: Peace River Regional District
Local Government Date of Receipt: 04/22/2020
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Farm Use
Proposal: The purpose of the proposal is to apply for non-farm use with the ALR to continue to provide access and services related to operating a solid waste transfer station.

The property in question, provides access the solid waste transfer station which is on the adjacent property to the south (see the attached Proposal Sketch). The property to the south was formally a landfill which closed in 2003 and then became a solid waste transfer station. Additionally the attendant building, scale, and recycling area are sited on this property.

Agent Information

Agent: Peace River Regional District
Mailing Address:
1981 Alaska Avenue
Dawson Creek, BC
V1G 4H8
Canada

Parcel Information

Parcel(s) Under Application

1. Ownership Type: Fee Simple
   Parcel Identifier: 016-768-850
   Legal Description: BK A OF DL 3967 & OF THE SE 1/4 OF SEC 13 TP 78 R 15 W6M PEACE RIVER
   Parcel Area: 3 ha
   Civic Address:
   Date of Purchase: 08/11/1998
   Farm Classification: No
   Owners
   1. Name: Peace River Regional District
      Address:
      1981 Alaska Avenue
      Dawson Creek, BC
      V1G 4H8

Applicant: Peace River Regional District
Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
There is currently no agriculture that takes place on the parcel.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
There are no agricultural improvements to be made on the parcel.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
The property in question (PID #016-768-850) is currently used to provide access to the solid waste transfer station which is on the adjacent property to the south. Additionally, the attendant building, scale, and recycling area are sited on this property.

Adjacent Land Uses

North

Land Use Type: Civic/Institutional
Specify Activity: Parcels are zoned as P-2 Civic, Assembly and Institutional Zone and I-3 Agricultural Industrial Zone

East

Land Use Type: Industrial
Specify Activity: Industrial Business

South

Land Use Type: Transportation/Utilities
Specify Activity: Solid Waste Transfer Station (previously Landfill) and City of Dawson Creek Sewer Lagoons and Regional Airport

West

Land Use Type: Unused
Specify Activity: Forested area

Proposal

1. How many hectares are proposed for non-farm use?
3 ha

2. What is the purpose of the proposal?
The purpose of the proposal is to apply for non-farm use with the ALR to continue to provide access and services related to operating a solid waste transfer station.

The property in question, provides access to the solid waste transfer station which is on the adjacent

Applicant: Peace River Regional District
property to the south (see the attached Proposal Sketch). The property to the south was formally a landfill which closed in 2003 and then became a solid waste transfer station. Additionally the attendant building, scale, and recycling area are sited on this property.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.
This proposal could not be accommodated on lands outside of the ALR. This area was selected to provide access to the solid waste transfer station, which is located on the adjacent property to the south.

4. Does the proposal support agriculture in the short or long term? Please explain.
This proposal supports the agricultural community by providing waste diversion and recycling services in close proximity thereby reducing travel for such services.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?
No

Applicant Attachments

- Agent Agreement - Peace River Regional District
- Proposal Sketch - 60716
- Other correspondence or file information - Incorporated Certificate
- Certificate of Title - 016-768-850

ALC Attachments

None.

Decisions

None.

Applicant: Peace River Regional District
Building is set back 145° from property line