



REPORT

To: Chair and Directors

Report Number: DS-BRD-033

From: Tyra Henderson, Corporate Officer

Date: May 19, 2020

Subject: Application for Non-Farm Use within the ALR, PRRD File No. 20-006-ALRNFU, ALC ID 60716

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 20-006-ALRNFU (ALC ID 60716), to allow access to the PRRD's Dawson Creek Solid Waste Transfer Station and placement of associated services (i.e. attendant building, scale, and recycling areas) on the property identified as PID 016-768-850, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Non-Farm Use application 20-006-ALRNFU (ALC ID 60716), to allow access to the PRRD's Dawson Creek Solid Waste Transfer Station and siting of all associated services (i.e. attendant building, scale, and recycling areas) on the property identified as PID 016-768-850, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To allow access to the PRRD's Dawson Creek Solid Waste Transfer Station and all associated services (i.e. attendant building, scale, and recycling areas), which is located within the City of Dawson Creek immediately south of the subject property.

File/Site Details

Owner: Peace River Regional District
Area: Electoral Area D
Location: Dawson Creek
Legal: Block A of District Lot 3967 and of the SE ¼ of Section 13 Township 78 Range 15 W6M
Peace River District
PID: 016-768-850
Civic Address: 829 Highway 49
Lot Size: 3 ha (7.5 ac)

Official Community Plan (OCP)

Pursuant to PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, the property is designated Agriculture. Section 5.1.2 of the OCP states the principal uses of land in the Agriculture designation should generally be agricultural, compatible with agriculture, and/or businesses complementary to agriculture. However, the uses fit the definition of Public Utility Use, which are permitted in all designations, as stated in Section 11.7.1(a).

Therefore, the uses are consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is zoned A-2 (Large Agricultural Holdings Zone). The uses are not permitted uses in this zone. However, the uses fit the definition of Public Utility Use, which are permitted in all zones, as stated in Section 24(a).

Therefore, the uses comply with the zoning regulations.

Fire Protection Area

The property is within Dawson Creek Rural Fire Protection Area.

Mandatory Building Permit Area

The property is within the Mandatory Building Permit Area.

Development Permit Areas

The property is outside all Development Permit Areas.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use application 20-006-ALRNFU (ALC ID 60716), to allow access to the PRRD's Dawson Creek Solid Waste Transfer Station and siting of all associated services (i.e. attendant building, scale, and recycling areas) on the property identified as PID 016-768-850, and authorize the application to proceed to the Agricultural Land Commission with recommended conditions of approval.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the agent.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps
2. ALC Application (ALC ID 60716)
3. Comments from Electoral Area Director