



REPORT

To: Chair and Directors

Report Number: DS-BRD-416

From: Development Services

Date: July 18, 2024

Subject: Non-Farm Use within the ALR, PRRD File No. 24-005, ALC ID 100830

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board support Agricultural Land Reserve Non-Farm Use application No. 24-005 ALR NFU, ALC ID: 100830, to permit an agricultural equipment dealership and repair shop, on the property identified as PID: 014-206-951, and authorize the application to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to permit an agricultural dealership and repair shop within the ALR.

Rationale

Support for the application is being recommended, because the proposed use is consistent with the OCP and zoning bylaws.

File Details

Owner: Devon Smith, Richardson International Ltd.
Agent: Frank Schneider, Northline Equipment Ltd.
Area: Electoral Area D
Location: Briar
Legal: Parcel A (N19341) of the South West 1/4 Of Section 18 Township 78 Range 14 West of the 6th Meridian Peace River District, Except Plan 28448
PID: 014-206-951
Civic Address: 10684 – 213 Rd
Lot Size: 5.29 ha (13.08 ac)

Background

March 7, 1977 The Provincial Land Commission has allowed the construction of a grain handling facility and related agricultural farm supply, pursuant to ALC Resolution No. 5712/77.

Site Context

The property is located approximately 0.11 km east of Dawson Creek at the intersection of Highway 49 and the 213 Road. Adjacent parcels are zoned P-2 (Civic, Assembly, and Institutional Zone), I-3 (Agriculture Industrial Zone), and A2 (Large Agricultural Holdings Zone).

Official Community Plan (OCP)

Pursuant to the South Peace Fringe Official Community Plan Bylaw No. 2084, 2012, the subject property is designated Agriculture-Industrial (A-I). Land within this designation should be used for businesses that are supportive of, and complementary to, the agriculture industry. The minimum parcel size should be 1.6 ha (4 ac). Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001 the subject property is zoned I-3. Land within this zone may be used for farm machinery or equipment sales, rentals, servicing and repair. The minimum parcel size is 1.8 ha (4.5 ac). Therefore, the proposal is consistent with the zoning bylaw.

Impact Analysis

Context

The proposed land use is consistent with adjacent parcels which are zoned Agriculture Industrial and Large Agricultural Holdings, therefore no land use conflicts are anticipated.

Population & Traffic

No change in population is anticipated. The proposed agriculture dealership and repair shop may increase traffic in the area.

Sewage & Water

No new sewage and water systems have been proposed.

Site Features

Land

The property is cleared of trees.

Structures

There are three structures on the property, which include a grain elevator and storage sheds.

Access

The property is accessed via 213 Rd.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as Class 2c and 7tr. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Class 7 soils have no capacity for arable culture or permanent pasture. Subclass “c” denotes adverse climate, while “r” and “t” denotes consolidated bedrock and topography respectively.

Comments & Considerations

Applicant

The property has been authorized for a non-farm use as a grain handling facility since 1977. The purpose of this application is to amend the non-farm use to allow for an agricultural dealership and repair shop to serve the needs of the local farming community.

Fire Protection Area

The subject property is within the Dawson Creek Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area. A building permit may be required prior to any new construction or renovations of/additions to existing buildings.

Development Permit Area

The subject property is outside all Development Permit Areas.

Comments Received from Municipalities & Provincial Agencies

PRRD Bylaw Enforcement

Interests unaffected.

PRRD GIS

No concerns.

The City of Dawson Creek

The City of Dawson Creek's interests are unaffected by this proposal.

Dawson Creek Fire Department

Interests unaffected.

CN Railway

It is noted that the subject site is adjacent to CN's Main Line. CN recommends the following protective measures for non-residential uses adjacent Main Lines:

1. A minimum 15m building setback, from the railway right-of-way, is recommended for heavy industrial, warehouse, manufacturing and repair use (i.e. factories, workshops, automobile repair and service shops).
2. A minimum 30m setback is required for vehicular property access points from at-grade railway crossings.
3. A chain link fence of minimum 1.83m height is required to be installed and maintained along the mutual property line.
4. The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CNR and be substantiated by a drainage report to the satisfaction of the Railway.

While CN has no noise and vibration guidelines that are applicable to non-residential uses, it is recommended the proponent assess whether railway noise and vibration could adversely impact the future use being contemplated (hotel, laboratory, precision manufacturing). It may be desirable to retain a qualified acoustic consultant to undertake an analysis of noise and vibration and make recommendations for mitigation to reduce the potential for any adverse impact on future use of the property.

Ministry of Transportation and Infrastructure

See attached letter.

Northern Health

Northern Health's comments for this referral encompass drinking water, wastewater and sewerage, and air quality when it comes into effect.

Drinking Water

All water sources intended for drinking or domestic use by the public must be potable as stipulated in the *Drinking Water Protection Act and Regulations*. An application to Northern Health for a water system construction and operating permit will be required if proponent plans on constructing a new water system.

Wastewater and Sewage

Any wastewater and sewage from the site must be disposed of in an adequate wastewater treatment system as described in the *Sewerage System Regulation* and its supporting documents (Standard Practice Manual). Upgrading or installation of a sewerage system will require the submission of a sewage filing and letter of certification completed by an authorized person (Registered Onsite Wastewater Practitioner or a professional).

Air Quality

To protect the local air quality, Northern Health recommends that a dust control plan be developed which outlines the measures that will be taken to control or reduce dust generation on site. Measures may include:

- Ensuring trucks are tarped and clean of loose material prior to leaving the site to prevent debris from being tracked onto public roadways;
- Using appropriate dust control measured during crushing and screening operations to prevent dust from escaping;
- Using appropriate dust control measures on haul roads to minimize dust generation;
- Paving heavily used haul roads, loading areas and/or entry ways into the site;
- Sweeping paved areas on a routine basis. The area that is being swept should be wetted down or sufficiently moist during sweeping operations to minimize dust generation.

All operations related to this proposal must comply with *Drinking Water Protection Act and Regulations* as well as the *Public Health Act* and its associated regulations.

Ministry of Agriculture

See attached letter.

ALTERNATIVE OPTIONS:

1. 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 applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps, PRRD File No. 24-005 ALR NFU
2. Application, PRRD File No. 24-005 ALR NFU
3. Comments Received from Municipalities and Provincial Agencies, PRRD File No. 24-005 ALR NFU