



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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May 14, 2007

Reply to the attention of Simone Rivers  
ALC File: ZZ-37234

Dawson Construction Ltd.  
1212 McGill Road  
Kamloops, BC V2C 6N6

Dear Sir/Madam:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 201/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please advise this office as to whether, or not, you intend to proceed with the aggregate extraction proposal on the above basis. Please contact Gordon Bednard (604 660-7011) with regard to any questions you may have in this matter.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-L-382)  
Ministry of Energy, Mines and Petroleum Resources

Enclosure: Minutes/Sketch Plan

SR/eg  
i/37234d1



Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

**IT WAS**

**MOVED BY:** Commissioner Gillette

**SECONDED BY:** Commissioner Campbell

THAT the application to remove 3,000,000 m<sup>3</sup> of rock up to a depth of 85 m on 10 ha of the 18.7 ha property be allowed.

AND THAT the approval is subject to the following conditions:

1. That the aggregate extraction and gravel pit related activities be restricted to the 'proposed development (site) area' on the subject property (refer to area identified as the 'Authorized aggregate extraction site' in the enclosed Figure 1).
2. That the total aggregate extraction shall be limited in depth to achieve the finished grade elevations as proposed and identified on transects submitted with the application and prepared by the applicant. The elevation of the 'Final Pit Floor' shall further coincide with the existing grade elevation of that area identified as Campbell Creek Road.
3. That, under the direction of a qualified registered professional, all existing 'topsoil' on the authorized site shall be stripped and salvaged for future soil reclamation purposes. Salvaged 'topsoil' shall not be removed from the property.
4. Unauthorized fill material shall not be placed on the 'aggregate extraction' site.
5. That appropriate weed control must be practiced on all disturbed areas.
6. That all soil stockpiles shall be seeded and established to an appropriate plant cover, or other suitable soil erosion control measure shall be applied to protect the stockpiles from wind, runoff or other removal process. Protection is also to extend to damage which may be caused by recreational vehicles such as motorcycles etc.
7. That dust suppression practices, and/or restrictions on gravel pit vehicle traffic be applied when necessary to minimize air-borne dust from traffic on the access road and thereby potential negative impacts resulting from the dust on neighbouring properties.
8. That a final report prepared by a qualified registered professional be submitted to the Commission upon completion of the project. The final report shall include professional assessments specific to:
  - a) the soil reclamation outcomes for all side slopes and other areas within the 'aggregate extraction' phase.
  - b) the efficacy of site drainage on the total reclaimed area;
  - c) identifying potential negative impacts on the drainage of soils elsewhere on the property, and/or on neighbouring properties, should the impacts be determined to be a result of the project and its activities.
9. That the proposed gravel extraction project, including all reclamation activities, be completed by July 1, 2010. Should you require an extension of time beyond this date to complete the project, a request shall be submitted to the Commission prior to May 1, 2010. The request shall include a status report regarding the project and the extent of soil reclamation achieved on the reclaimed 'aggregate extraction' site.
10. That to ensure the successful reclamation of the site, a financial security in the amount of \$20,000 per open ha be posted with the Minister of Finance, in favour of the Provincial Agricultural Land Commission (see attached example of Letter of Credit). Release of the bond will be dependant on receipt of evidence that soil

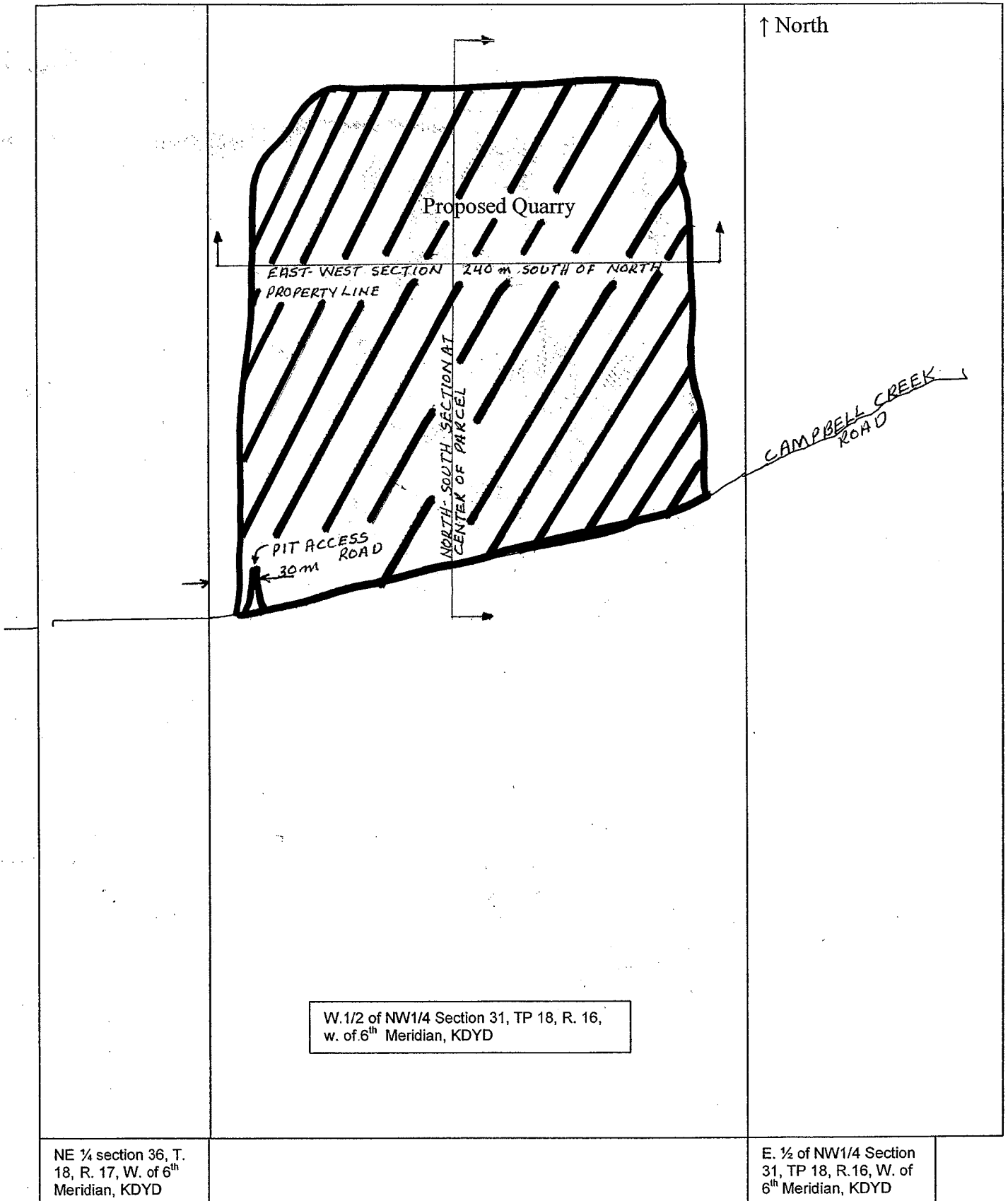
reclamation is achieved on the 'aggregate extraction' site to a standard deemed satisfactory by the Commission. In this regard, the Commission shall take into consideration the assessment and final report that is prepared by a qualified registered professional and submitted to this office in fulfillment of condition 9 above.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution # 201/2007**

Figure 1 - Authorized aggregate extraction site

PROPOSED QUARRY, SITE PLAN





**Staff Report**  
**Application # ZZ – 37234**  
**Applicant: Frolek Cattle Co. Ltd.**  
**Agent: Dawson Construction Ltd.**

**DATE RECEIVED:** February 12, 2007

**DATE PREPARED:** April 11, 2007

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** Removal of soil to develop a rock quarry.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicant's are proposing to develop a rock quarry and remove 3,000,000 m<sup>3</sup> of rock over a 20 year period up to a depth of 85 m. They propose to use 10 ha of the 18.7 ha property.

The application states that the applicants plan to use a drill rig, excavator and/or bulldoze, wheel load and gravel trips.

The reclamation proposed includes plans to strip and stockpile topsoil as berms onsite, import soil as retired, replace topsoil and re-seed with native grasses.

The applicant's state that bedrock outcrops are predominant at the quarry site and that the development of a quarry will create a flat surface and substantially increase the amount of grass for grazing.

Adjacent agricultural activities include a cattle feedlot to the west.

**Local Government:**

Thompson-Nicola Regional District

**Legal Description of Property:**

PID: 014-340-305

The West ½ of the Northwest ¼, Section 31, Township 18, Range 16, W6M, Kamloops Division Yale District

**Location of Property:**

Frolek Cattle Co. Ltd, Knutsford

**Size of Property:**

18.7 ha (The entire property is in the ALR).

**Present use of the Property:**

Cattle feedlot on North East 1/4, Section 36, Township 18, Range 17, W6M, KDYD

**Surrounding Land Uses:**

**WEST:** Grazing and feedlot  
**SOUTH:** Grazing  
**EAST:** Grazing  
**NORTH:** Grazing

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 921/9  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

Kamloops South OCP Bylaw 1449  
Designation: Agricultural (sand and gravel policy)

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 940 (2003)  
Designation: AF-1 (Agricultural/Forestry)  
Minimum Lot Size: 8 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

No comments or recommendations as per policy

**STAFF COMMENTS:**

Staff recommend that the Commission request information about the following aspects of the proposal:

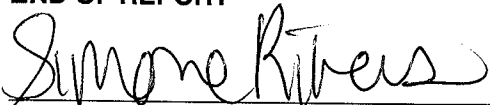
- What are the results/further implications for future agricultural use of the land.
- What reclamation measures are proposed.

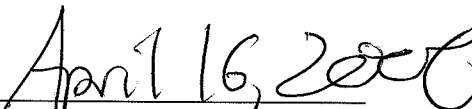
Staff recommend that the Commission consider imposing terms and conditions on approval should it be willing to give it.

**ATTACHMENTS:**

- Sketch of proposed quarry (submitted by the applicant)
- Cross section profiles of proposed quarry (submitted by the applicant)
- Excerpt of the Thompson-Nicola Regional District Rock Quarries and Sand and Gravel Extraction Operations Procedure
- Photos of proposed Quarry Area (2) (submitted by the applicant)
- ALC Context Map 92I.060 & 92I.059 – 1:20,000 (created by ALC Staff)
- Airphoto 1:10,000 (created by ALC Staff)

**END OF REPORT**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date