



## Agricultural Land Commission Staff Report

**DATE:** September 8, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers  
  
**RE:** Application # 51836  
**PROPOSAL:** To extract and process gravel on a 1.5 ha portion of the subject property. The processing equipment proposed includes screening and crushing.

### PROPOSAL INFORMATION

**Background:** The CEO previously reviewed a Notice of Intent for the same subject property (in February 2010). This new application is being made because of the additional request to bring processing equipment onto the property to be used in conjunction with the gravel pit.

**Received Date:** July 12, 2010  
**Applicant:** Wade & Laurie Creuzot  
**Agent:** Dayton and Knight Ltd  
**Local Government:** Regional District of Fraser-Fort George

### DESCRIPTION OF LAND

**PID:** 012-744-531  
**Legal Description:** The South East 1/4 of District Lot 1976 Cariboo District, Except Plan B4112  
**Civic Address:** 20795 Highway 97 South, Prince George  
**Area:** 61.9 ha  
**ALR Area:** 61.9 ha  
**Purchase Date:** February 25, 2005  
**Owner:** Wade & Laurie Creuzot

**Total Land Area:** 61.9 ha  
**Total ALR Area:** 61.9 ha  
**Current Land Use:** Forested, previously approved gravel extraction.

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
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1.5 Secondary CLI

**Soil Change**

Area	Agricultural Capability	Agricultural Capability Source
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0.0

Activity	Volume (m3)	Depth (m)	Material Description
Remove Fill	50,000.0	3.0	Sand and Gravel

**On- site processing:** Yes

**Reclamation plan prepared by Professional Agrologist:** No

**Reclamation Measures:** Upon completion of the project the stockpiled overburden is to be replaced and regraded to restore the site to an agricultural capability equal to that which exists now (partially forested range/ grazing land)

**Project End Date:** July 16, 2013

**Surrounding Land Uses:**

North	Rural residential/vacant treed land
East	Highway 97 South
South	Rural residential/hayfield
West	Canadian National Railway

**Official Community Plan**

**Bylaw Name:** Tabor Lake - Stone Creek OCP

**Designation:** Agriculture/Resource (Ag/Res)

**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** Zoning Bylaw no. 833

**Zoning Designation:** Rural 3 (Ru 3)

**Minimum Lot Size:** 60.0 ha

**Zoning Compliance:** No

**RELEVANT APPLICATIONS**

**Application #:** 51548

**Applicant:** Wade & Laurie Creuzot

**Proposal:** NOTICE OF INTENT - Gravel Extraction

**Decisions:**

**Resolution  
Number**

2619

**Decision Date**

February 23, 2010

**Decision Description**

The applicant was notified after 30 days and given permission to extract 45,000 cubic m of material from a 1.5 ha area of the subject property. Terms and conditions were not set.

**Note:** NOTICE OF INTENT

**Committee Recommendations**

**Type**

Board/Council

**Recommendation**

Approve

**Description**

Regional District of Fraser-Fort George Board: The Regional Board forwarded the application with a recommendation of support.

Ministry of Agriculture and Lands Approve

Ministry of Agriculture and Lands Staff: MAL staff made the following comments on the proposal: "I support the application for non-farm use to allow the extraction, preliminary sorting and grading of natural material on this parcel in compliance with the current OCP zoning and subject to a reclamation plan. The only concern would be regarding a plan for invasive plants. Gravel pits, in general, are often a source of infestation and spread of invasive plants. Applicants can refer to the North West Invasive Plant Council for information on invasive plants of concern and should follow the principles and goals in NWIPC's strategic plan.

**STAFF COMMENTS**

The applicant had previously submitted a Notice of Intent (Application ID 51548) to this office in October 2009 requesting permission to extract gravel from the property. The CEO notified the applicant after 30 days that he had no objection to the proposed extraction but did not set terms and conditions as the 30 day deadline had not been met. The proposal for extraction does not appear to have changed or been expanded from the initial proposal and still involves an area of approximately 1.5 ha to a depth of 3 m for a total extraction of approximately 40,000-50,000 cubic metres.

In addition to the removal of material from the property the applicant would also like the ability to process the material using screening and crushing plants. These uses are not allowed in the RU3 zone and should the Commission approve the use the applicant will be required to apply for either a zoning amendment or a Temporary Industrial Use Permit. It is assumed, but not stated specifically, that the proposed processing equipment will be located within the 1.5 ha extraction area. Should the Commission approve this use it may wish to specify that it supports the facilitation of the use through a Temporary Industrial Use permit but does not support permanent rezoning of the subject property to an industrial zone. The applicant has only requested extraction for 5 years (at the most) and therefore a permanent rezoning of the property would not be appropriate.

Upon reviewing this application the Commission may wish to consider if it wishes to place terms and

conditions on the extraction including a reclamation bond. This was not done previously because of the missed deadline.

Commission staff does not believe that that addition of processing equipment to the extraction site as proposed will have a negative impact on the long term agricultural use of the property. In fact, on site processing may allow the project to be completed more quickly leading to a quicker return of the pit area to an agricultural standard.

**ATTACHMENTS**

- 51836 local government report.pdf
- 51836 maps.pdf
- 51836 proposal sketches.pdf
- 51836 proposal description.pdf
- 51548 NOI information.pdf

**END OF REPORT**

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Signature

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Date