



Agricultural Land Commission Staff Report

DATE: August 27, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins

RE: Application # 51884

PROPOSAL: To extract 2,000,000 cubic meters of gravel from ~20 ha of the 27.7 ha property (in three phases). In addition portions (6 ha) of the property are proposed to be used for screening, washing and crushing aggregates, including a cement plant.

PROPOSAL INFORMATION

Background: In 2001 the Commission approved the extraction of 300,000 cubic meters of gravel to a depth of 25 meters. The applicant indicates that upon the completion of the project in 20-25 years, the land would be graded and returned to pasture.

Received Date: August 3, 2010

Applicant: Ross and Cynthia Munsey

Agent: N/A

Local Government: Columbia Shuswap Regional District

DESCRIPTION OF LAND

PID: 023-835-044

Legal Description: Lot 1, Section 32, Township 17, Range 10, W6M, KDYD (Kamloops Div of Yale), Plan KAP59675

Civic Address: 3466 Salmon River Road, Salmon Arm

Area: 27.7 ha

ALR Area: 27.7 ha

Purchase Date: June 1, 2005

Owner: Ross and Cynthia Munsey

Total Land Area: 27.7 ha

Total ALR Area: 27.7 ha

Current Land Use: Residential, sand and gravel extraction (Mine-Act Permit G-4-155) screening of sand and gravel and sales/ Accessory uses - mobile home & small storage shed / pasture, hayfield

PROPOSAL DETAILS

**Non Farm Use
Area**

	Agricultural Capability	Agricultural Capability Source
27.7	Secondary	CLI

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
20.0	Secondary	CLI

Activity	Volume (m3)	Depth (m)	Material Description
Remove Fill	2,000,000.0	32.0	Gravel extraction

On- site processing: Yes

Reclamation plan prepared by Professional Agrologist: Yes

Reclamation Measures: Removal and stockpiling of overburden and topsoil. Re-grading and hydroseeding upon reclamation.

Project End Date: August 4, 2032

Surrounding Land Uses:

North	Trees/pasture/residential/riding horses
East	Farmland /valley bottom / horses and hay fields
South	Pasture / trees / residential / riding horses
West	Treed area/pasture/residential / riding horses

Official Community Plan

Bylaw Name: Salmon Valley Rural Land Use Bylaw #2500
Designation: Rural
OCP Compliance: No

Zoning

Zoning Bylaw Name: As noted - Bylaw #2500
Zoning Designation: Rural
Minimum Lot Size: 60.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 17728
Applicant: 586623 BC Ltd
Proposal: To extract 300,000 cubic metres of sand and gravel from a 2.6 ha area of the property to a maximum depth of 25 metres. The project is expected to last for 20 years.

Decisions:

Resolution Number	Decision Date	Decision Description
10	February 6, 2002	Allow with conditions

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The Columbia Shusway Regional District Board forwarded the application with a recommendation for approval.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The proposal affects lands which have a CLI rating of 5MT (6:4TP 4:5TM). In the long term the removal of sand and gravel may have the effect of extending and improving field operations. However given the reality of the sand and gravel market, it may take many decades to realize the improvement.
- 2) The neighbouring property owners have expressed concerns about the introduction of an industrial use into their area. Negative impacts would likely include dust, noise, and increased truck traffic. The most significant agricultural impact would likely be dust. Excessive dust could reduce crop and pasture yields. Increased noise and traffic are more likely to affect the quality of life of adjoining landowners, rather than pose agricultural problems.
- 3) The Columbia Shuswap Regional District supports the proposal.
- 4) In 2001 the Commission approved the extraction of 300,000 cubic meters of gravel from a 2.6 ha area of the subject property.
- 5) If the Commission approves the non farm use (crushing, washing and a cement plant) it is likely that the property will be rezoned to "Industrial", effectively resulting in the permanent conversion of the land for industrial uses. Though reclamation from gravel pit uses back to farmland is common, it is much less likely that the land will revert to agriculture once an industrial use is well established and the land is rezoned.

ATTACHMENTS

- 51884 sketch plan.pdf
- 51884 Full Circle Farm letter.doc
- 51884 Falck letter.pdf
- 51884 Lesosky letter.doc
- 51884_ContextMap50k.pdf
- 51884_AirphotoMap10k.pdf

END OF REPORT

Signature

Date