



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

June 7, 2007

Reply to the attention of Simone Rivers
ALC File: # ZZ - 37400

Jim Haywood-Farmer
Gardens Creek Ranch Ltd.
PO Box 40
Savona, B.C. V0K 2J0

Dear Mr. Haywood-Farmer:

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

Please find attached the Minutes of Resolution # 254/2007 outlining the Commission's decision as it relates to the above noted application.

Please advise this office in writing as to whether or not you intend to proceed with the aggregate extraction proposal on the basis outlined in the decision. Please contact Simone Rivers (604 660-7017) with regard to any questions you may have in this regard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

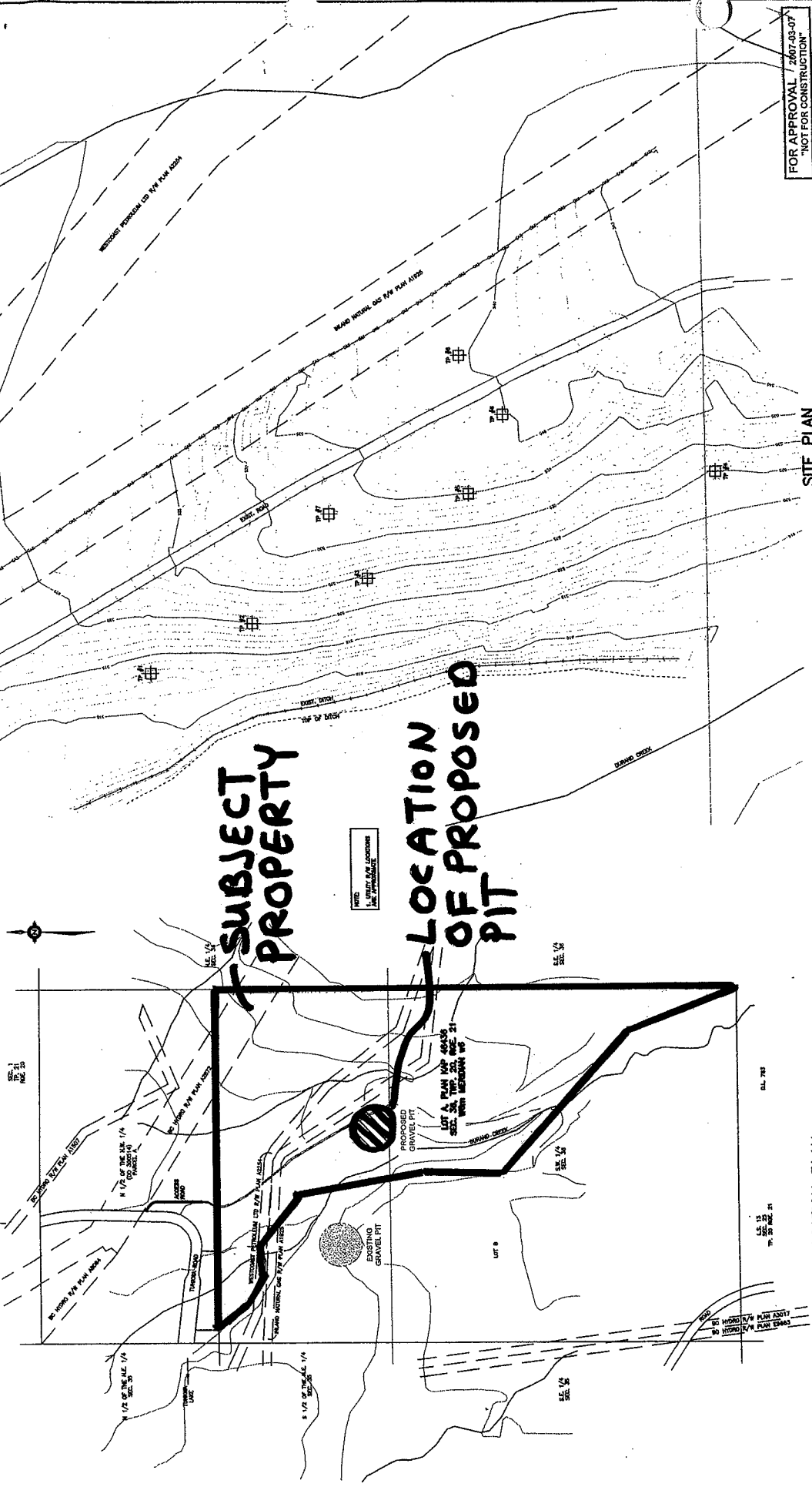
Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-J-74)
Ministry of Energy, Mines and Petroleum Resources - Kamloops

Enclosure: Minutes/Sketch Plan

SBR/lv
37400d1.

Figure 1.
Authorized Aggregate Extraction Site



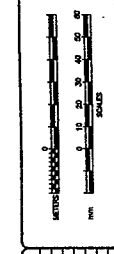
FOR APPROVAL / 2607-03-07
NOT FOR CONSTRUCTION

FOCUS
LAND SURVEYING & ENGINEERING
2607-03-07
PHONE (503) 241-5522 FAX (503) 251-5524

PROJECT NO. 080205-20-001
OWNER NAME
GARDNER CREEK RANCH LTD.
PROPOSED GRAVEL PIT

SITE PLAN
SCALE: 1"=50'

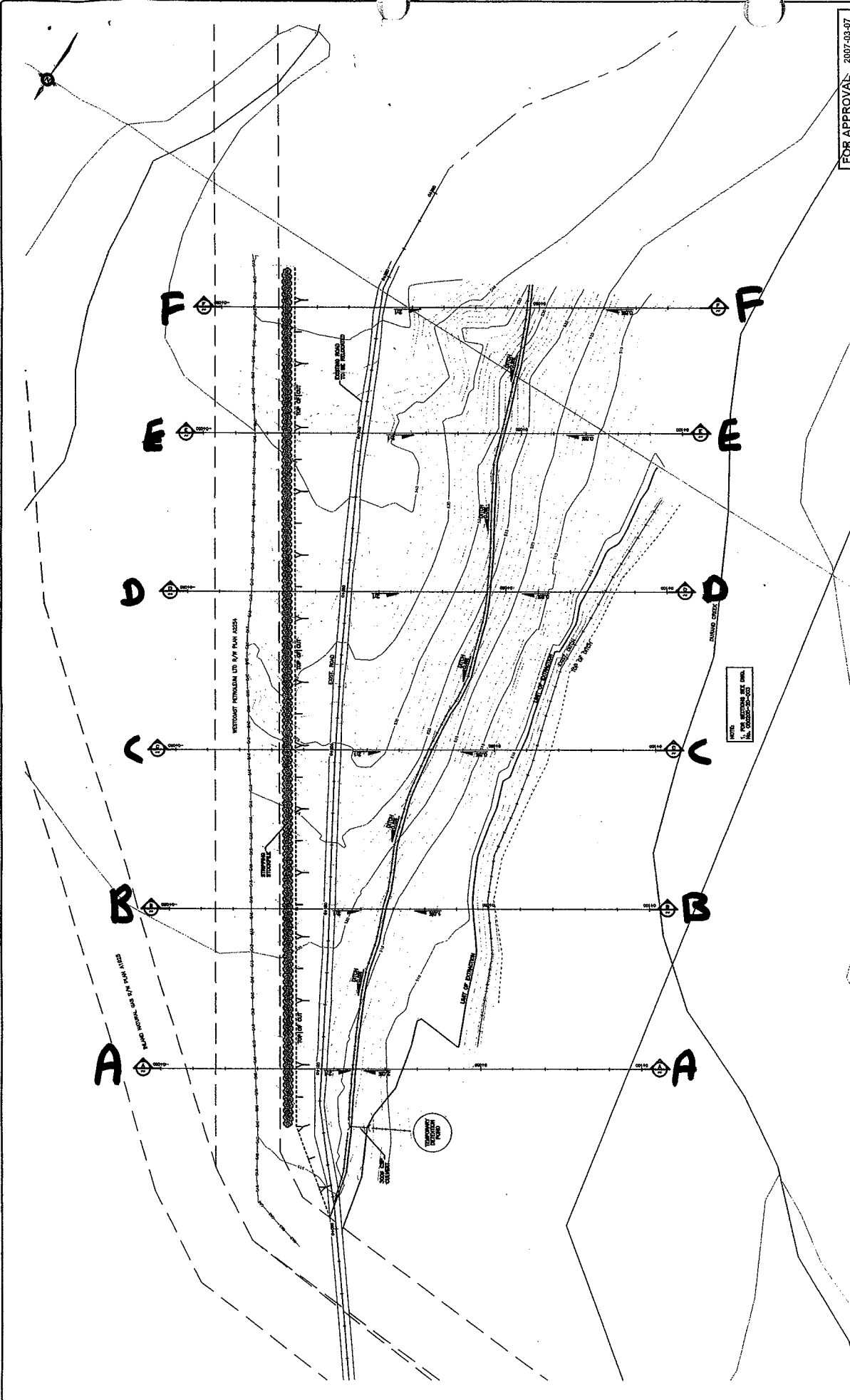
DATE 2007-03-05
APPROVED BY [Signature]
DRAWN BY [Signature]
CHECKED BY [Signature]



LOCATION PLAN

DATE	REV	DESCRIPTION	BY	DATE	REVISION
2007-03-07	A	FOR APPROVAL			

FIGURE 1

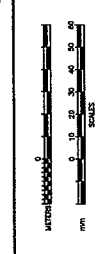


FOR APPROVAL: 2007-03-07
 "NOT FOR CONSTRUCTION"

FOCUS
 CIVIL ENGINEERING & ARCHITECTURE
 1000 W. 10TH STREET
 HOUSTON, TX 77002-3002
 PHONE: (713) 775-5538
 FAX: (713) 775-5538
 REV. No. A
 DRAWING No. 000205-20-002
GRADING PLAN

SCALE	AS NOTED
DATE	2007-03-06
DESIGN BY	JHN
CHECKED BY	JHN

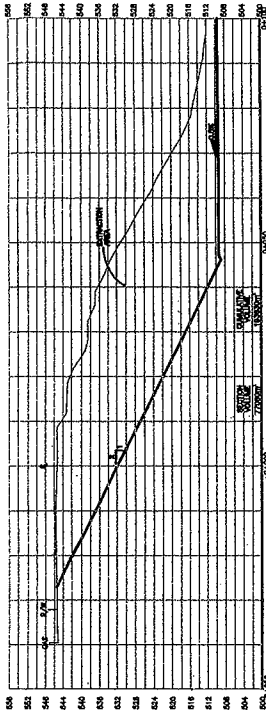
FIGURE 2



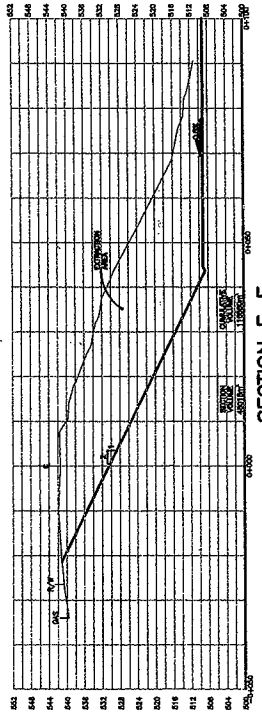
DATE	REV	DESCRIPTION	BY	APPR.	DATE	REV	DESCRIPTION	BY	APPR.
2007-03-02	A	FOR APPROVAL	JHN	JHN					

GRADING PLAN
 SCALE: 1"=20'

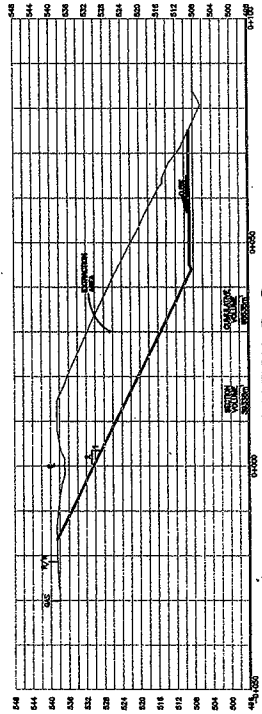
NOTE: ALL DIMENSIONS ARE IN FEET.
 UNLESS OTHERWISE NOTED.



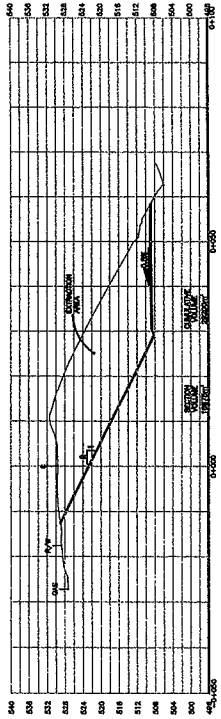
SECTION F-E



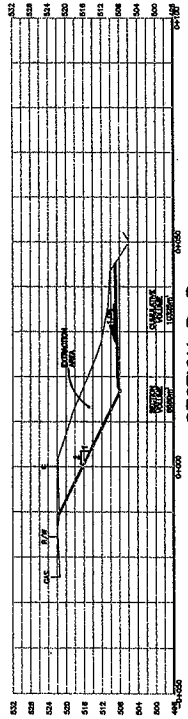
SECTION E-E



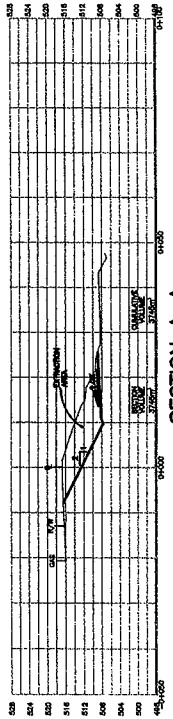
SECTION D-D



SECTION C-C



SECTION B-B



SECTION A-A

FOR APPROVAL - 2007-03-27
"NOT FOR CONSTRUCTION"

FOCUS
CORPORATE DESIGN & CONSTRUCTION
1000 W. MAIN ST. SUITE 200
MILWAUKEE, WI 53233
PHONE (414) 274-1522 FAX (414) 274-4328

PROJECT No. A
DRAWING No. 000005-20-003

GRADING SECTIONS

SCALE	AS NOTED
DATE	2007-02-09
APPROVED BY	JPH
DRAWN BY	CSK
CHECKED BY	JPH

FIGURE 3



DATE	REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY
2007-03-27	A	FOR APPROVAL	CSK	2007-03-27	A	FOR APPROVAL	JPH

GRADING SECTIONS
MARCH 2007



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 4, 2007 at Burnaby, BC, by way of telephone and follow up electronic correspondence.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Gordon Gillette	Commissioner
	Simone Rivers	Staff
	Brian Underhill	Staff

For Consideration

Application: # ZZ- 37400
Applicant: Gardens Creek Ranch Ltd.
Proposal: To extract approximately 200,000 m³ of gravel
Legal: PID: 017-985-021
Lot A, Section 36, Township 20, Range 21, West of the 6th Meridian,
Kamloops Division Yale District, Plan KAP48436
Location: Savona, B.C.

Site Inspection

A site inspection was not conducted.

Discussion

The Commission did not object to the development of the site for a Gravel Pit on the basis of its experience dealing with another gravel extraction application in close proximity. The Commission would require that the site be reclaimed when the project is complete and will require a bond to ensure that the property is reclaimed.

IT WAS

MOVED BY: Commissioner Huffman
SECONDED BY: Commissioner Gillette

THAT the application to extract 200,000 m³ of pit run and select aggregates from a 0.8 ha portion of the subject property be allowed as proposed.

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 sections A-A to F-F submitted with the application and prepared by Focus Engineering (Figures 2 and 3 attached).
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 an annual report prepared by a qualified registered profession be submitted to update the Commission on the progress of the phased extraction and reclamation.
9. 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.
10. That the proposed gravel extraction project, including all reclamation activities, be completed by September 1, 2010. Should an extension of time be required beyond this date to complete the project, a request shall be submitted to the Commission prior to June 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.
11. 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 # 254/2007



Staff Report
Application # ZZ – 37400
Applicant: Gardens Creek Ranch Ltd.

DATE RECEIVED: April 30, 2007

DATE PREPARED: May 29, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To extract approximately 200,000 m³ of gravel products. Gravel pit is located only a few meters to the east of the existing gravel pit.

This application is made pursuant to Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The applicants are proposing to extract gravel from the pit over 5 years. The pit will be 20-30 m in depth and will be rehabilitated to a hay field when the project is complete.

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 017-985-021

Lot A, Section 36, Township 20, Range 21, W6M, Kamloops Division of Yale District, Plan KAP48436

Location of Property:

Near Savona

Size of Property:

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

Present use of the Property:

Used by Chai-Na-Ta Farms for growing ginseng. After the fields will be used to grow hay.

Surrounding Land Uses:

WEST: Hayfields
SOUTH: Hayfields and grazing lease
EAST: Grazing Lease
NORTH: Hayfields

Agricultural Capability:

Data Source: Agricultural Capability Map # 921/10
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Cherry Creek - Savona OCP
Designation: Rural Resources

Zoning Bylaw and Designation:

Zoning: Bylaw No. 940 (2003)
Designation: AF-1 (Agricultural/Forestry)

RELEVANT APPLICATIONS:

Application #27163-0

Applicant: INDIAN GARDENS RANCH LTD
Decision Date: February 04, 1993
Proposal: To remove 20,000 m³ of gravel per year up to a maximum depth of 22.86 m
Decision: Allowed with conditions

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations

END OF REPORT

Simone Rivers

Signature

May 29, 2007

Date