



Staff Report
Application # W – 38186
Applicant: Crystal Springs Ranch Inc

DATE RECEIVED: May 26, 2008

DATE PREPARED: June 5, 2008

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To construct an access road through Crown Land to access a proposed Gravel Pit within the ALR

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

BACKGROUND INFORMATION:

The applicant has submitted a Notice of Intent to the Commission for gravel extraction from his private land. In order to access the proposed pit this road through Crown Land is necessary. Although the majority of the road is located outside of the ALR a portion of the Crown Land is within the ALR, therefore this application is necessary. The proposed road will cross land on which the applicant holds a grazing tenure.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 019-085-681
District Lot 1439 and 1445, Block A, Peace River District – and nearby unsurveyed Crown Land

Location of Property:

West of Fort St. John along the Graham River on the Halfway Road

Agricultural Capability:

Data Source: Agricultural Capability Map # 94B/8
The majority of the property is identified as having Secondary ratings.

PREVIOUS APPLICATIONS:

Application #36121-0

Applicant: Crystal Springs Ranch Inc

Decision

Date:

Proposal: To operate two gravel pits on the subject property.

Decision:

STAFF COMMENTS:

- Staff do not believe that the proposed road will have a negative impact on agriculture as it is necessary to access Gravel pits on which the Commission is able to place terms and conditions.
- Staff also note that the majority of the proposed road is located outside of the ALR.

ATTACHMENTS:

- Description of proposed road (submitted by the applicant)
- Sketch showing the location of the proposed gravel pits and the proposed road
- Sketch showing the location of the proposed road in relation to the ALR boundary
- ALC Context Map – 1:20,000 – 94B.049 (Created by ALC Staff)
- ALC Context Map – 1:500,000 showing location of subject property in a regional context.

END OF REPORT

Signature

Date