



Staff Report
Application # N – 38444
Applicant: Albert and Sylvia Lorenz

DATE RECEIVED: September 3, 2008

DATE PREPARED: October 10, 2008

TO: Chair and Commissioners – North Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To extract 3000 cubic metres of gravel from a 3 ha area of the subject property over 5 years. The application is also for a non-farm use to operate a cement plant on the property.

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

BACKGROUND INFORMATION:

Local Government:

Regional District of Fraser-Fort George

Legal Description of Property:

PID: 013-688-405
District Lot 7154, South East 1/4, Cariboo District, except Plan 22669

Purchase Date:

N/A

Location of Property:

7291 N. Croydon Road, Dunster

Size of Property:

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

BACKGROUND INFORMATION (cont.):

Present use of the Property:

Grazing, hay, pasture, trees, gravel pit

Surrounding Land Uses:

WEST: Grazing/trees
SOUTH: Hayfield and grazing
EAST: Crown Land/bush
NORTH: Bush

Agricultural Capability:

Data Source: Agricultural Capability Map # 83E.002
The majority of the property is identified as having Secondary ratings of Class 4.

Official Community Plan and Designation:

Robson Valley- Canoe OCP
Designation: Agriculture/Resource (Ag/Res)

Zoning Bylaw and Designation:

Zoning: Bylaw No. 833
Designation: Rural 5 (Ru5)
Minimum Lot Size: 60.7 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Fraser Fort George Regional District Board: The Regional Board forwarded the application with a recommendation of support for the gravel removal. A recommendation of non-support was for the cement plant.

OTHER COMMENTS:

Ministry of Transportation: Support, with condition that access must be from Croydon North Road.

STAFF COMMENTS:

- The applicant states that the impact to the property will be minimal as the gravel pit and the road are already in existence. The gravel pit is on a 3 ha portion of the property and has been in use for over 20 years. The road crossing the field is a gravel road and will not be expanded beyond its current use. Reclamation will include removing and storing topsoil to recover the site and replant once the project is finished.
- There is no residence on the property; approximately 50% of the property is farmed. The applicant also farms several other holdings in the area.

ATTACHMENTS:

- ALC Context Maps (1:50:000) and (1:20,000)
- Airphoto Map (1:20,000)
- Agricultural Capability Map (1:20,000)
- Sketch of project area
- RDFFG Staff Report (3 pgs)

END OF REPORT

Signature

Date