



Agricultural Land Commission Staff Report

DATE: August 18, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 46016
PROPOSAL: To use 8.8 ha of the 62 ha subject property for quarry related activities.

PROPOSAL INFORMATION

Background: Legacy Application # W-39032
Received Date: May 25, 2009
Applicant: Rivers Sand and Gravel Inc
Agent: James Little
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-554-607
Legal Description: The North West 1/4 of Section 29, Township 82, Range 17, West of the 6th Meridian, Peace River District, EXCEPT Plan 15896
Civic Address: East of Taylor
Area: 63 ha
ALR Area: 63 ha
Purchase Date: February 1, 2006
Owner: Rivers Sand and Gravel Inc

Total Land Area: 63 ha
Total ALR Area: 63 ha
Current Land Use: Agriculture

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
8.8	Prime Dominant	CLI

Surrounding Land Uses:

Official Community Plan

Bylaw Name: Bylaw No. 820 (1993)
Designation: Rural Resource - Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw no. 1343 (2001)
Zoning Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 43536
Applicant: Rivers Sand and Gravel Inc
Proposal: To store 120, 000 cubic metres of topsoil from a gravel pit on the adjacent property (Non-ALR to the south) on ALR land.

Decisions:

Resolution Number	Decision Date	Decision Description
330	June 27, 2007	Allowed to keep topsoil on property subject to the submission of a bond and seeding of topsoil. Must remove other non-topsoil related aggregate from ALR.

Note: Legacy Application # W-37022

Application #: 31282
Applicant: Taylor Sand & Gravel
Proposal: To extract gravel from portions of the 128 ha property. Extraction would occur south of the private farm access road and north of the steep bluffs of the Peace River. Approximately one-half of the proposed extraction area is within the ALR

Decisions:

Resolution Number	Decision Date	Decision Description
2678	December 10, 1982	Refused on the grounds that extraction would significantly reduce the agricultural capability of the area.

Note: Legacy Application # W-14892

Application #: 2966
Applicant: Kenneth & Lori Moore
Proposal: To extract gravel from a small portion of the 64.8 ha parcel. The majority of the proposed extraction area is outside the ALR.

Decisions:

Resolution Number	Decision Date	Decision Description
489	March 3, 1995	Allow with conditions

Note: Legacy Application # 29629

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that it conforms with the Official Community Plan and Zoning.

STAFF COMMENTS

Gravel reserves are rare in the Peace River Regional District. The existing quarry is located outside of the ALR on adjacent lands to the south and has been in operation for many years.

The applicant previously applied for permission to store topsoil in the ALR (application # W-37022). The Commission approved this request subject to the reseedling of the topsoil pile, submission of a \$20,000 bond and removal of all other aggregate piles from the area approved for topsoil storage. These conditions were met in a timely manner.

The lands to the north of the subject property are under cultivation and rated as some of the best quality soils in the Peace River Regional District. However, only about 2 ha of the 8.8 ha area under application is not under cultivation. The agent argues that these lands have reduced capability because of the gravel deposits. The northern boundary of the application area is the existing road into the gravel pit.

The agent for the applicant states that the applicant plans to use water from their settling pond to irrigate a large portion of the hay field lying north of the existing access road. The agent believes that the increased production from this field will more than compensate for any potential loss of agricultural land during the gravel removal process.

ATTACHMENTS

- 39032 proposal sketch.pdf
- 39032 proposal information.pdf
- 39032_ContextMap20k.pdf
- 39032_AirphotoMap.pdf
- 37022min.pdf

END OF REPORT

Signature

Date