



Agricultural Land Commission Staff Report

DATE: February 25, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51347

PROPOSAL: To extract up to 50,000 m³ of gravel from approximately 5 ha of the subject property. The applicants propose to create two water reservoirs as well as operate washing and crushing plants.

PROPOSAL INFORMATION

Background: Located near Hixon
Received Date: January 18, 2010
Applicant: Ernest & Constance Kragt
Agent: N/A
Local Government: Regional District of Fraser-Fort George

DESCRIPTION OF LAND

PID: 003-508-901
Legal Description: The North East 1/4 of the North West 1/4 of District Lot 2914 Cariboo District
Civic Address: North of Hixon - Ewing Road
Area: 16.2 ha
ALR Area: 16.2 ha
Purchase Date: August 18, 2006
Owner: Ernest & Constance Kragt

PID: 003-508-102
Legal Description: The South East 1/4 of the North West 1/4 of District Lot 2914 Cariboo District, Except Plans 18787 and 21729
Civic Address: North of Hixon - Ewing Road
Area: 12.3 ha
ALR Area: 12.3 ha
Purchase Date: August 18, 2006
Owner:

Total Land Area: 28.5 ha
Total ALR Area: 28.5 ha
Current Land Use: The property is a mix of cleared property and forested area. No buildings on the

subject parcel

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
5.0	Secondary	CLI

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
0.0		

Activity	Volume (m3)	Depth (m)	Material Description
Remove Fill	50,000.0	10.0	Aggregate

Surrounding Land Uses:

North	Cattle farm / Private property
East	Applicant's property - logged and/or timbered land - Crown
South	Applicant's property - logged and or/timbered land - Private
West	Private property / Cariboo Highway

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Hixon-Woodpecker Rural Landuse Bylaw No. 932

Zoning Designation: Agriculture/Resource 1

Minimum Lot Size: 60.0 ha

Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 27356

Applicant: K.G Dale

Proposal: To subdivide the a 4.9 ha homesite from the 64 ha subject property for retirement purposes.

Decisions:

Resolution

Number

Decision Date

Decision Description

150

January 19, 1984

Allow subdivision in lieu of homesite severance subject to consolidation of remainder with adjoining lands,

Note: Legacy Application # 21-N-17306

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Regional District of Fraser-Fort George: The Regional Board authorized the application to be forwarded to the Commission with a recommendation of approval.

STAFF COMMENTS

The local government report states that "it is evident that the subject area identified for gravel extraction and processing operation does have gravelly soils and also has a significant slope. This could limit any potential agricultural opportunities on that portion of the property. It should also be noted that the Prince George Farmer's Institute as well as the Ministry of Agriculture did no object to the proposed application, The concerns raised at the public information meeting were limited to traffic safety."

The applicants are proposing to cut into a hill and removing gravel to a depth of 10 m. All extraction and processing would be limited to a 5 ha area of the subject property. The water reservoirs proposed for the project are located outside of the 5 ha extraction area.

ATTACHMENTS

51347_ContextMap20k.pdf
51347 airphoto.pdf
51347 local government report.pdf
51347 proposal description.pdf
51347 proposal sketch.pdf

END OF REPORT

Signature

Date