



## Agricultural Land Commission Staff Report

**DATE:** May 14, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers  
**RE:** Application # 51603  
**PROPOSAL:** To extract up to a total of 351,724 m<sup>3</sup> of gravel from 4.3 ha of the 55.6 ha subject property and 0.5 ha of Crown Land over 5 years.

### PROPOSAL INFORMATION

**Background:** The applicants propose to produce approximately 75,000m<sup>3</sup> of construction aggregate materials per year. They have received permission from the ILMB to submit this application and to use the 0.5 ha portion of Crown Land.

**Received Date:** February 11, 2010  
**Applicant:** Ronald & Susan Cruse  
**Agent:** Allnorth Consultants Ltd  
**Local Government:** Regional District of Fraser-Fort George

### DESCRIPTION OF LAND

**PID:** 015-057-127  
**Legal Description:** The Fractional South East 1/4 of District Lot 3026 Cariboo District, Except Plan A1213  
**Civic Address:** 3 km northwest of Hixon  
**Area:** 55.6 ha  
**ALR Area:** 55.6 ha  
**Purchase Date:** June 3, 1982  
**Owner:** Ronald & Susan Cruse

**Total Land Area:** 55.6 ha  
**Total ALR Area:** 55.6 ha  
**Current Land Use:** The majority of the property is forested, there is one residence on the property.

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
4.3		

Secondary

CLI

**Soil Change**

<b>Area</b>	<b>Agricultural Capability</b>	<b>Agricultural Capability Source</b>
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0.0

<b>Activity</b>	<b>Volume (m3)</b>	<b>Depth (m)</b>	<b>Material Description</b>
Remove Fill	351,724.0	24.0	gravel

**Surrounding Land Uses:**

North	Mixed agriculture and forestry
East	Forest
South	Primarily forest management, minor agriculture use
West	Primarily forest management, minor agriculture use

**Official Community Plan**

**Bylaw Name:** There is no OCP in this area.

**Designation:**

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** Hixon Woodpecker Rural Land Use Bylaw No. 932

**Zoning Designation:** Ag/Res 1

**Minimum Lot Size:**

**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 40795

**Applicant:** Ronald & Susan Cruse

**Proposal:** Notice of Intent

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
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**Note:** Legacy Application Number 35105 - Notice of Intent. This file was never concluded as the applicant did not provide the required additional information requested in 2003. Now that a non-farm use application has been submitted, the Notice of Intent will be cancelled.

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	Approve	Regional District of Fraser-Fort George Board: The Regional Board forwarded the application with a

recommendation of support.

## **STAFF COMMENTS**

The applicants submitted a Notice of Intent (NOI) to extract gravel in 2003. At that time the Commission wrote back to request more information. The file was not concluded as the information was never received. The current application was submitted as a non-farm use application through the Regional District and contains the information requested in 2003.

The information in the application includes a phasing plan for gravel extraction as well as a reclamation plan. The applicants may place a screening/crushing plant on the property for materials processing.

The Regional District of Fraser-Fort George held a public meeting about the proposal and there were no objections to the proposal.

The portion of the property on which the extraction is proposed has agricultural capability ratings of Class 4X and Class 7 TE.

## **ATTACHMENTS**

51603 local government report.pdf

51603 airphoto.pdf

51603 consultant report.pdf

51603 public meeting notes.pdf

51603\_ContextMap20k.pdf

## **END OF REPORT**

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Signature

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Date