



Agricultural Land Commission Staff Report

DATE: September 8, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51775

PROPOSAL: To extract gravel from an 8 ha portion of the 61 ha subject property and to place an asphalt plant on the property for additional processing.

PROPOSAL INFORMATION

Background: The applicant submitted both a notice of intent and a non-farm use application for this property. The CEO could have set terms and conditions for the gravel extraction and left the question of the asphalt plant to the Commission for evaluation. However, the CEO determined that the Commission should evaluate both the request to remove soil and the request to place an asphalt plant on the property through this non-farm use application.

Received Date: June 8, 2010

Applicant: Steti Transport Ltd

Agent: N/A

Local Government: Regional District of Bulkley-Nechako

DESCRIPTION OF LAND

PID: 014-019-116

Legal Description: The NorthEast 1/4 of Section 5 Township 4 Range 5 Coast District Except Plans 8393 and PRP14394

Civic Address: 224 Raymond Road

Area: 57 ha

ALR Area: 57 ha

Purchase Date: March 30, 2010

Owner: Steti Transport Ltd

Total Land Area: 57 ha

Total ALR Area: 57 ha

Current Land Use: Mobile trailer - residence
Treed

PROPOSAL DETAILS

**Non Farm Use
Area**

	Agricultural Capability	Agricultural Capability Source
8.0	Secondary	CLI

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
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0.0

Activity	Volume (m3)	Depth (m)	Material Description
Remove Fill	678,765.0	8.0	sand and gravel

On- site processing: Yes
Description of Equipment to be used: Screen plants

Reclamation plan prepared by Professional Agrologist: No

Reclamation Measures: Back sloped and covered with overburden. Pushed aside temporarily and reseeded. Harrowed for better aerated growth

Project End Date: June 8, 2025

Surrounding Land Uses:

North	Farm land and gravel pit
East	Farm use and existing gravel pit
South	Residential and gravel pit
West	Farm

Official Community Plan

Bylaw Name:
Designation: AG (Agricultural)
OCP Compliance: No

Zoning

Zoning Bylaw Name:
Zoning Designation: Ag1 (Agricultural)
Minimum Lot Size: 16.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 51713
Applicant: Steti Transport Ltd
Proposal: NOTICE OF INTENT - To Remove Soil for a Specified Non-farm Use

Decisions:

Resolution Number	Decision Date	Decision Description
2615	July 28, 2010	Refused as a NOI. The CEO determined that the proposal should be evaluated by the Commission

through the non-farm use application process. See File 51775

RELEVANT APPLICATIONS

Application #: 51855

Applicant: Greg & Robin Burns

Proposal: NOTICE OF INTENT - To Remove Soil for a Specified Non-farm Use - Commercial Gravel Extraction

Decisions:
Resolution

Number

Decision Date

Decision Description

2616

July 30, 2010

Refused as NOI - The CEO determined that the application should be reviewed by the Commission as part of their review of the applicant's concurrent request to exclude the subject property. See file 50889.

Application #: 50889

Applicant: Greg & Robin Burns

Proposal: To exclude the 37.6 ha property from the ALR.

Decisions:
Resolution

Number

Decision Date

Decision Description

Note:

Decision Pending

Committee Recommendations

Type

Recommendation

Description

Board/Council

Approve

Regional District of Bulkley-Nechako Board: The Regional Board forwarded the application with a recommendation of approval.

Advisory Planning
Committee

Approve

Advisory Planning Commission: The APC recommended approval and made the following comment: "Other gravel pits and industrial use in the area. Request that stipulation be made to reclaim land to agricultural after gravel pit use of land has been completed per regulation"

Ministry of Agriculture and
Lands Approve

Ministry of Agriculture and Lands Staff: MAL staff recommended approval and made the following comments: "I support the application for Non-farm use to remove soil on this parcel as it is currently presented subject to a reclamation plan for the for

the following reasons:

- The area indicated for gravel extraction has lower agricultural capability than the rest of the lot
- The gravel extraction will have little impact on surrounding agricultural land.

STAFF COMMENTS

Concurrently with this non-farm use application the applicant also submitted a Notice of Intent directly to the Commission to request permission to extract gravel from the proposed 8 ha pit area.

The non-farm use application was made because the applicant would also like to request permission to place an asphalt plant on the subject property and typically requests for asphalt plants are no evaluated by the CEO through the notice of intent process. The applicant is not certain if he will place an asphalt plant on the property; however, he wishes to have the option in the instance that a company comes to town for a highways contract or other purpose. Then, should the Commission agree, the applicant would already have permission to put the plant on the subject property.

After reviewing the NOI it was determined by the CEO that the Commission should review this proposal and decide if the extraction was appropriate. The CEO's concerns were similar to those noted by the APC and MAL staff, and had to do with a lack of a comprehensive reclamation plan. The proposal to remove soil appears to leave a large hole 8 ha big in the subject property upon completion and the information submitted with the notice of intent did not outline how this would improve the agricultural utility of the subject property.

ATTACHMENTS

- 51775 local government report.pdf
- 51775 maps.pdf
- 51775 NOI info.pdf
- 51775 proposal details.pdf

END OF REPORT

Signature

Date