



Agricultural Land Commission Staff Report

DATE: September 7, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51898
PROPOSAL: To extract 230,000 cubic metres of gravel from the subject property.

PROPOSAL INFORMATION

Background: The applicants wish to establish an aggregate operations that includes the removal, crushing and screening of gravel found on the subject parcel for use on the proposed truck stop and local highway improvements.

Received Date: June 14, 2010

Applicant: Patrick, Jim & Daniel Martin

Agent: McElhanney Consulting Ltd

Local Government: Regional District of Fraser-Fort George

DESCRIPTION OF LAND

PID: 012-998-842

Legal Description: Lot 2, District Lot 1993, Cariboo District, Plan 8912 Except Plans BCP34975 and EPP3593

Civic Address: Highway 97 at RedRock, south of Prince George

Area: 25.4 ha

ALR Area: 25.4 ha

Purchase Date: March 1, 2010

Owner: Patrick, Jim & Daniel Martin

Total Land Area: 25.4 ha
Total ALR Area: 25.4 ha
Current Land Use: Forested (brush, Pine & Aspen) with some clearing

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.6	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	230,000.0	0.0	Aggregate

On- site processing: Yes

Reclamation Measures: Once the gravel is extracted the cut slopes will be reworked to a stable 1.5 horizontal to 1.0 vertical slope. Cut slopes will be manually grass seeded

Project End Date: December 16, 2010

Surrounding Land Uses:

North	Residence/horse pasture/wooded area
East	Residence/private property/wooded area
South	Red Rock Road East/ Residence
West	Applicants property/Highway 97 South

Official Community Plan

Bylaw Name: Tabor Lake - Stone Creek OCP
Designation: Agriculture/Resource (Ag/Res)
OCP Compliance: No

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 833
Zoning Designation: Rural 3 (RU 3)
Minimum Lot Size: 60.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 43240
Applicant: Patrick, Jim & Daniel Martin
Proposal: To use 8.8 ha lot of the two properties (total area 34.4 ha) as a truck stop and bulk fuel storage facility including a gas bar, convenience store, change rooms and showers, bulk fuel (above ground tanks), warehousing and parking.

Decisions:

Resolution Number	Decision Date	Decision Description
421	August 23, 2006	Allowed as requested

Note: Legacy Application # 36771
 Note: This application led to the creation of the subject property (by a boundary adjustment).

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Regional District of Fraser-Fort George Board: The Regional Board forwarded the application with a recommendation of approval.
Ministry of Agriculture and Lands	Approve	Ministry of Agriculture and Lands Staff: MAL staff made the following comment: "I have no objections to the application for non-farm use on this parcel as it is currently presented. However, I would prefer that this non-farm use be time limited to match the duration of the road-building project that it is targeted at."
Other	Approve	Prince George Farmers Institute: The Prince George Farmers Institute voted not to object to the proposal.

STAFF COMMENTS

The Commission previously approved the development of a truck stop and bulk fuel storage on what is now Lot 1, located adjacent to the subject property. The subject property was created by a boundary adjustment subsequent to the Commission's decision in 2006 to allow the non-farm use. The boundary adjustment created a separate property on which the non-farm development would take place and left a remainder which was not given approval for development. It is this second property from which the gravel extraction will take place.

Photos submitted with the application indicate that some stripping and development has already occurred on the proposed aggregate extraction site.

The local government report states that the applicants are proposing to remove 40,000 cubic meters of material to use for the proposed truck stop and local highway improvements. When Commission staff asked the agent for the applicant for more information the agent replied that the proposed use is 230,000 cubic metres of material to be extracted. It is unknown why there is a difference in these estimates for extraction.

When it first received this application Commission staff considered whether it should process it as a Notice of Intent rather than an application. However, upon further review of the information available it was determined to leave the application as submitted for Commission review.

The Commission should consider setting terms and conditions as well as requiring a bond and a more detailed reclamation plan should it be willing to approve this application.

ATTACHMENTS

51898_ContextMap50k.pdf
51898_ag cap.pdf
51898_airphoto.pdf
51898_historical information.pdf
51898_local government report.pdf
51898_proposal description and photos.pdf
51898_proposal sketch.pdf

END OF REPORT

Signature

Date
