



# Provincial Agricultural Land Commission - Staff Report

## Application: 52603

**Applicant:** Howard & Karen Goertz  
**Agent:** James Little  
**Local Government:** Peace River EA

**Proposal:** To lease a 6 ha site (from a 24 ha parcel) to Grizzco Camp Services for an industrial campsite for 200 workers employed by the petroleum industry.

### BACKGROUND INFORMATION

Photographs of the site indicate gravel extraction has occurred in the past. The camp has already been established as of early May 2012.

### PROPERTY INFORMATION

**PID:** 010-601-953  
**Legal Description:** Block A District Lot 1307 Peace River District  
**Property Area:** 22.4 ha  
**ALR Area:** 18.4 ha  
**Purchase Date:** December 27, 2000  
**Location:** Upper Halfway  
**Owner:** Howard & Karen Goertz

**Total ALR Area:**

### LAND USE

**Current Land Use:**

Former gravel extraction site, now used for temporary housing for petroleum industry workers.

**Surrounding Land Uses:**

North: Cleared field areas in the ALR  
East: Cleared field areas in the ALR  
South: Non ALR ravine  
West: Halfway River

### PROPOSAL DETAILS

**Non- Farm Use Area:** 6.0 ha  
**Non- Farm Use Type:** Residential: Residential - other

**Agricultural Capability:**

The majority of the area under application is rated as: Prime

**Source:** CLI

**Mapsheet:** 94 B/8

## PREVIOUS APPLICATIONS

**Application ID:** 41986

**Legacy #:** 35997

**Applicant:** Howard & Karen Goertz

**Proposal:** To extract up to 1,000,000 cubic meters of gravel to a depth of 4 meters.

**Decision:**

Resolution #	Decision Date	Decision Description
484/2008	August 22, 2008	Permitted subject to topsoil stripping and storage. a Financial Security in the amount of \$5,000.00 per open hectare is required - to ensure reclamation.

**Note:** Notice of Intent for gravel extraction.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** PRRD OCP Bylaw 1940

**Designation:** Agriculture - Rural Resource

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** PRRD Bylaw 1000

**Zoning Designation:** A-2 (Large Agricultural Holdings)

**Minimum Lot Size:** 63.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Board/Council**

The Peace River Regional District Board forwarded the application with a recommendation of support, noting that the camp had been set up in advance of local government and provincial approval.

## ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The proposed 6 ha site has been disturbed by previous gravel extraction. Conditions of the Notice of Intent required that the topsoil be stripped and stored for future reclamation. However, the CLI ratings indicate that this land has "prime" capability for agriculture (6:2C 2:3T).
- 2) A local resident and operator of two local camps has written (a letter dated November 24th, 2011) that the camp is operating in non-compliance with PRRD regulations.
- 3) In other similar applications, the Commission has required the submission of a financial security in the amount of \$10,000/ha for reclamation of land used for a work camp. In this case if 6 ha is proposed to be leased then a \$60,000.00 financial security would be required.

## END OF REPORT

**Prepared by:** Martin Collins, May 16, 2012