



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES

ALL MEMBERS
PARTICIPATE.

REPORT ON NON-FARM USE WITHIN THE
AGRICULTURAL LAND RESERVE (ALR)

R-1

FILE NO. 57/2009

OWNER: Rivers Sand & Gravel Inc.
AGENT: James Little
AREA: Electoral Area C
LEGAL: NW ¼ of Section 29, Township 82, Range 17, W6M, PRD except Plan 15896
LOT SIZE: 62 ha (153 ac)
LOCATION: East of Taylor

DATE: May 4, 2009

PROPOSAL

To use an 8.8 ha (21.7 ac) portion of the subject property in the ALR for an aggregate quarry operation.

RECOMMENDATION: OPTION 1

THAT the Regional Board **support** and **authorize** the application to proceed to the Agricultural Land Commission on the basis that it conforms to the Official Community Plan and Zoning.

OPTIONS

OPTION 1: THAT the Regional Board **support** and **authorize** the application to proceed to the Agricultural Land Commission on the basis that it conforms to the Official Community Plan and Zoning.

OPTION 2: THAT the Regional Board **refuse** authorization for the application to proceed to the Agricultural Land Commission as submitted.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): Rural Resource - Agricultural, Bylaw No. 820, 1993
ZONING: A-2 (Large Agricultural Holdings Zone), Bylaw No. 1343, 2001
AGRICULTURAL LAND RESERVE (ALR): Within
BUILDING INSPECTION AREA: Within
COMPREHENSIVE DEVELOPMENT PLAN: Outside

SITE CONTEXT

The subject property is located east of the border between the District of Taylor and Electoral Area 'C'. Except for areas with topographical constraints, most of the surrounding area is situated in the Agricultural Land Reserve. The area of proposal borders cultivated agricultural land to the north and east. Cultivated land also lies across 249 Road to the west. Existing quarry operations lie south of the area of proposal.

SITE FEATURES

LAND: The subject property is cleared under cultivation.
STRUCTURES: According to the application the improvements on the property include a weigh scale.
ACCESS: The subject property is accessed from the gravelled 249 Road.

Department Head

CAO

May 14 2009

CLI SOIL RATING: The area of the proposal is mostly 70% Class 1 to 30% Class 2X soil. The remainder is 60% Class 6T to 40% Class TR soil.

FIRE: The subject property lies within the Taylor Rural Fire Protection Area.

R-1**PREVIOUS APPLICATIONS – SUBJECT PROPERTY**

APPLICANT: Rivers Sand & Gravel Inc., PRRD File #196/2006 (ALC File #W-37022)

PROPOSAL: To **store** 120,000 cubic metres of topsoil.

DECISION: PRRD **supported** non-farm use by Resolution #RD/06/10/04, October 2006
ALC **approved** non-farm use by Resolution #330/2007, July 2007.

PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M

None on file.

COMMENTS AND OBSERVATIONS

APPLICANT: The applicants intend to use 8.8 ha (21.7 ac) of the subject property in conjunction with the existing aggregate quarry operation on Parcel A of SW1/4 of Sec 29, Twp 82, Rge 17 in order to expand the existing aggregate operation and to improve access to it.

ALR: The subject property and proposed subdivision lie within the Agricultural Land Reserve. **Therefore, this proposal requires Agricultural Land Commission.**

Note: Pursuant to the *Agricultural Land Commission Act*, an application may not be considered by the ALC unless the Regional Board authorizes the proposal to proceed to the ALC. This is intended to provide local governments with latitude to consider and weigh the local community interests of each application, in addition to its zoning and official community plan. Should the Regional District forward the application to the ALC, the information and recommendation offered by the Regional District is taken into consideration by the Commission but should not be construed as being binding on the Commission's opinions or decisions.

OCP: The subject property is currently designated "Rural Resource - Agricultural" within OCP By-law No. 820, 1993, wherein primary resource extraction industries are a permitted use. **Therefore, this proposal is consistent with the OCP.**

ZONING: The subject property is currently zoned A-2 (Large Agricultural Holdings Zone) within Zoning By-law No. 1343, 2001, wherein gravel extraction and processing are permitted uses. **Therefore, this proposal is consistent with zoning.**

IMPACT ANALYSIS

AGRICULTURE: This proposal may negatively affect the agricultural potential of the subject property by reducing its size. It may also negatively affect existing or potential agricultural use of surrounding lands.

CONTEXT: This proposal is consistent with existing quarry operation.

TRAFFIC: This proposal will likely increase heavy truck traffic in the area, much of it through the District of Taylor.

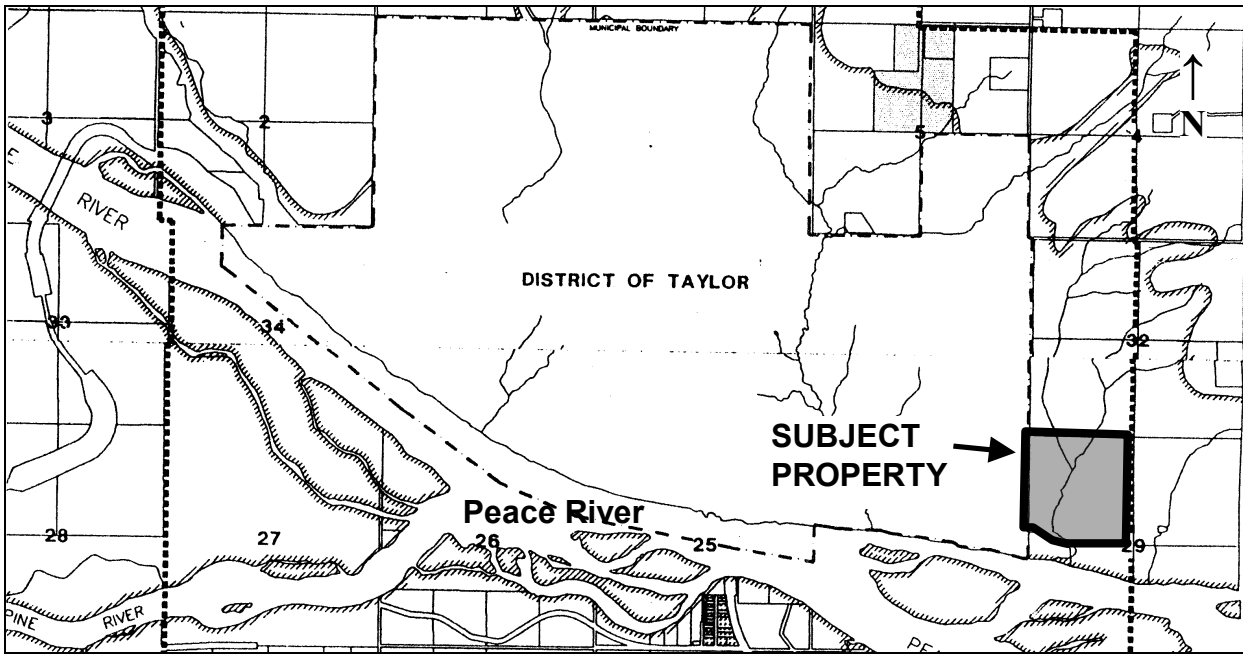
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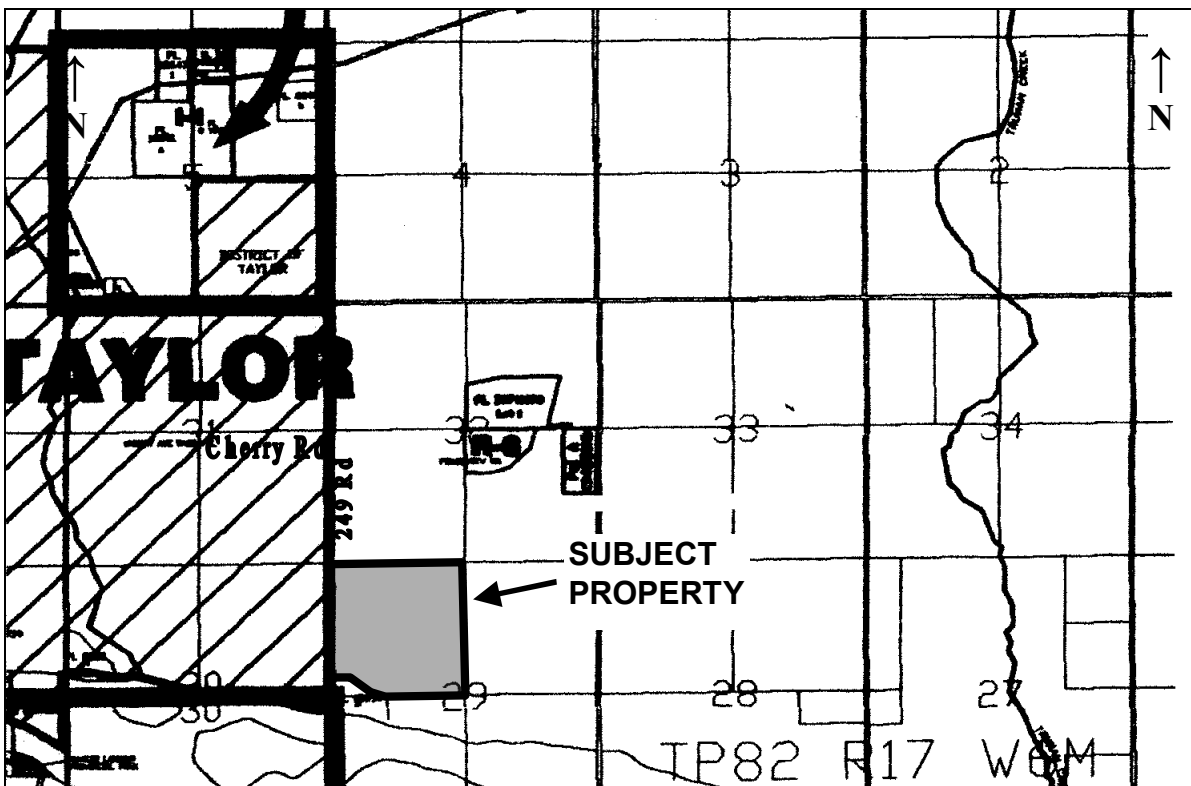
MAPS

FILE NO. 57/2009

North Peace Official Community Plan (Index Map)



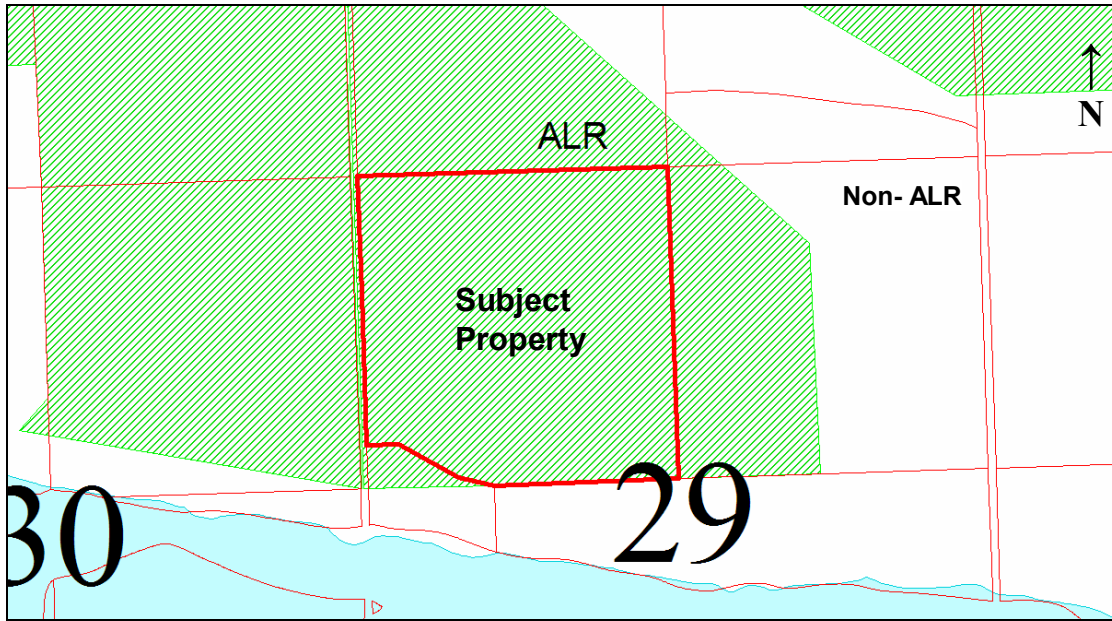
Zoning By-Law 1343, 2001 (Index Map)



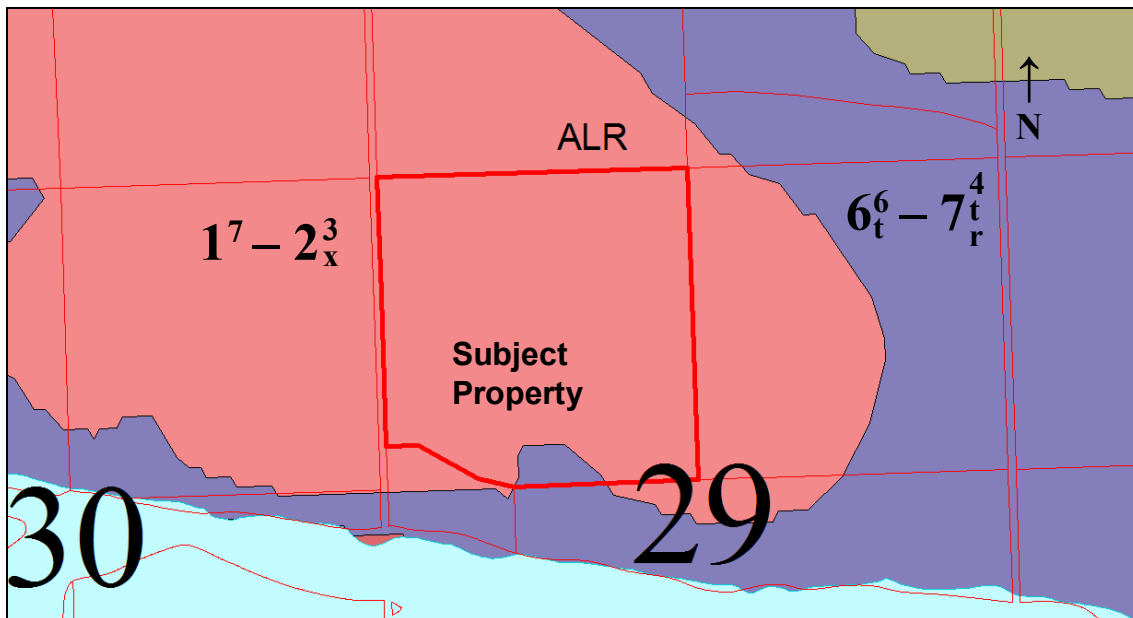
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Agricultural Land Reserve (Map #94A.017)



CLI-Soil Classification (Map #94-A-2)



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Air Photo No. 94A.017



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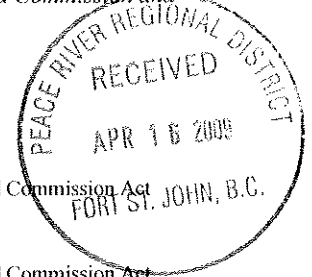


APPLICATION BY LAND OWNER

57/2009

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NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.



TYPE OF APPLICATION (Check appropriate box)

- EXCLUSION under Sec. 30(1) of the Agricultural Land Commission Act
INCLUSION under Sec. 17(3) of the Agricultural Land Commission Act

- SUBDIVISION in the ALR under Sec. 21(2) of the Agricultural Land Commission Act
Non-farm USE in the ALR under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

Table with 2 columns: Registered Owner/Agent, Address, Fort St. John, BC, Postal Code, Tel./Fax, E-mail. Registered Owner: Rivers Sand & Gravel, Inc; Agent: James Little RPF, P.Ag., AACI.

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

Peace River Regional District

LAND UNDER APPLICATION (Show land on plan or sketch)

Table with 4 columns: Title Number, Size of Each Parcel (Ha.), Date of Purchase Month, Date of Purchase Year. Title: BA466787 From Title #PC37480; Size: 62 Ha.; Date: FEB 2006.

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): BA466786 From Title # PC37480, Title #BA466785 From Title #PC3478

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Application is for a 8.8 ha parcel of land to be used in conjunction with the existing Aggregate Quarry Operation on Parcel A of the SW 1/4 of Sec 29, Twp 82 Rage 17 W6M. This parcel of land is required for the Aggregate Quarry and for improving the access to the existing aggregate operation. The existing weigh scale will be moved to the NW corner of the area under application once the applicant has received approval from both the Land Commision and an amended Mines permit to allow the addition of this area. A previous approval from the PRRD and the Agriculture Land Commission Resolution #330/2007 Application #W-37022 is attached to this application.. See supporting documents and Mines amendment application for supportive information.

CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings
Soil Stockpile in SE corner of 1/4 . Area North of application is cultivated and an irrigation system will be installed to increase the capacity of this land to produce forage.

USES ON ADJACENT LOTS (Show information on plan or sketch)

North Cultivated field seeded to forage
East Pasture Land with one small field
South Gravel operations of Ministry of Transportion and Rivers Sand & Gravel main Aggregate
West Farm Land within the District of Taylor.

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the Agricultural Land Commission Act and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

April 15/09 [Signature] JAMES LITTLE
Date Signature of Owner or Agent Print Name
Date Signature of Owner or Agent Print Name
Date Signature of Owner or Agent Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
Certificate of Title or Title Search Print
Agent authorization (if using agent)
Map or sketch showing proposal & adjacent uses
Proof of Notice of Application *(See instructions)
Photographs (optional)

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ALR

ALR

Subject Property

NOT ALR

Application Area

ALC File #W-37022

MOT Gravel Pit

Existing Gravel Tenure

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ALR Map of Subject Properties

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Rivers Sand & Gravel Application

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998

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MACKENO VENTURES
 Div of Company #588255 B.C. LTD.
KASKADEENA KENNELS
 Margaret & Jim Little
 S.S. #2, Site 13, Comp. 23
 Fort St. John, B.C. V1J 4M7

Phone: 250-785-5365 or 250-262-7840
 Fax: 250-785-5353
 Email: jalittle@awink.com

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Sand & Gravel

GST #866491277RT0001

April 17, 2006

I Greg Wilson Pres of Rivers Sand + Gravel INC.

Authorize James Little of MACKENO VENTURES to act as my/our agent for the purpose of obtaining necessary permits for this/these applications.

Yours truly,

Client's name and signature:

Greg Wilson Greg Wilson

Address: RR1 Site 16 Comp 65
Fort St. John BC

Contact Numbers:

Phone: 785-8953

Cell Phone: 262 8444

Fax: 785-8977

E-mail: tracker @ awink.com

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