

## ALR Information Package

**File Number:** 3015-20/20180003

**Subdivision 21(2)**    **Non-Farm Use 20(3)**    **Exclusion 30(1)**

**Electoral Area:** F

**Date of Referral:** April 4, 2018

**Date of Application:** January 3, 2018

**Property Owner's Name(s):** 030963 Holdings Ltd., Inc. No. BC1075105 (Andre Chevigny)

**Applicant's Name:** Cantex-Okanagan Construction (Agent)

### SECTION 1: Property Summary

**Legal Description(s):** District Lot 27, Cariboo District, Except Part in Plan EPP50330

**Area of Application:** 0.5 ha (1.2 ac)

**Location:** 1841 Mission Road

**Current Designation:**

Agriculture under the 150 Mile House Area Official Community Plan Bylaw No, 4660, 2010

**Current Zoning:**

Resource/Agricultural (RA 1) under the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999

**Current Land Use:** *BC Assessment - 151 - Beef*

**Agricultural Capability Classification:**

*Canada Land Inventory: Class 1 = Best, Class 7 = Worst*

| % of parcel | Unimproved rating  | Improved rating  |
|-------------|--|--|
| %20         | % 100 Class 6 – topography and stoniness   | % 100 Class 6 – topography and stoniness   |
| %10         | % 60 Class 6 – topography and stoniness<br>% 40 Class 5 – topography and stoniness | % 60 Class 6 – topography and stoniness<br>% 40 Class 5 – topography and stoniness<br><br>% 20 Class 3 – cumulative & minor adverse conditions |

The agricultural capability classification of the property ranges from Class 5 to 6. The limiting factors are noted as topography, stoniness and cumulative and minor adverse conditions. Class 5 soils are capable of production of cultivated perennial forage crops and specially adapted crops. Soil and climate conditions severely limit capability.

Class 6 soils are important in their natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The improved rating is from Class 3 to Class 6. The limiting factors are topography, stoniness and cumulative and minor adverse conditions. Class 3 soils are capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive. Class 5 soils are capable of production of cultivated perennial forage crops and specially adapted crops. Class 6 soils are important in their natural state as grazing land.

\*\*\*note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory map sheet #94A/4 (scale 1:50,000). An on-site visit of the property has not been conducted.\*\*\*

**Proposed Use:** To extract rip rap from an outcrop source on the property for a current Ministry of Transportation and Infrastructure project on Cariboo Highway No. 97 Lexington Road to East Broadway, Williams Lake.

## **SECTION 2: Planning Report**

### Background:

The application is to extract rip rap from an outcrop source on the property for a current Ministry of Transportation and Infrastructure project on Cariboo Highway No. 97 Lexington Road to East Broadway, Williams Lake.

The subject property is zoned Resource/Agricultural (RA 1) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and designated Agricultural in the 150 Mile House Area Official Community Plan Bylaw No. 4660, 2010.

### Location and Soil Information:

The land capability classification gives two ratings: unimproved and improved. The “improved” rating indicates the land’s potential once the appropriate management practice identified by the limiting factors has been implemented.

The agricultural capability classification of the property ranges from Class 5 to 6. The limiting factors are noted as topography, stoniness and cumulative and minor adverse conditions. Class 5 soils are capable of production of cultivated perennial forage crops and specially adapted crops. Soil and climate conditions severely limit capability. Class 6 soils are important in their natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The improved rating is from Class 3 to Class 6. The limiting factors are topography, stoniness and cumulative and minor adverse conditions. Class 3 soils are capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive. Class 5 soils are capable of production of cultivated perennial forage crops and specially adapted crops. Class 6 soils are important in their natural state as grazing land.

There is mostly unsurvey crown land surrounding the subject property.

CRD Regulations and Policies:

*Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999.*

**5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE**

**5.21.1 USES PERMITTED**

**(b) NON-RESIDENTIAL USES:**

- xx) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;

Rationale for Recommendations:

Based on poor soil conditions for agricultural capability and permitted land uses in existing zoning, the application for non-farm use be approved and authorized for submission to the Provincial Agricultural Land Commission.

**SECTION 3: Referral Comments**

**Advisory Planning Commission:**

**SECTION 4: Board Action**

Date of Meeting:

**ATTACHMENTS**

Appendix A: Application

Appendix B: Local Government Report

Appendix C: General Map

Appendix D: Specific Map

Appendix E: Orthographic Map

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 56928

**Application Status:** Under LG Review

**Applicant:** Andre Chevigny

**Agent:** Cantex-Okanagan Construction

**Local Government:** Cariboo Regional District

**Local Government Date of Receipt:** 01/03/2018

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use (Removal of Soil)

**Proposal:** Purpose of the proposal is to extract Rip rap from an outcrop source on the property for current MOTI Project No. 23161-0001, Cariboo Highway No. 97 Lexington Road to E. BDY. Williams Lake I.R. NO.1

## Agent Information

**Agent:** Cantex-Okanagan Construction

**Mailing Address:**

780 Okanagan Ave. E.

Penticton, BC

V2A 3K6

Canada

**Primary Phone:** [REDACTED]

**Mobile Phone:** [REDACTED]

**Email:** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 011-680-903

**Legal Description:** District Lot 27, Cariboo District, Except part in Plan EPP50330

**Parcel Area:** 135 ha

**Civic Address:** 1841 Mission Rd

**Date of Purchase:** 03/18/1987

**Farm Classification:** No

**Owners**

1. **Name:** Andre Chevigny

**Address:**

[REDACTED]  
Williams Lake, BC

V2G 2V5

Canada

**Phone:** [REDACTED]

**Email:** [REDACTED]

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Applicant: Andre Chevigny

## **Current Use of Parcels Under Application**

### **1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*PID: 011-680-903, District Lot: 27, 40% Hay Crop Production, 60% Cattle Grazing, Cattle in the area, from late June to late September.*

### **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*"No Agricultural Improvements"*

### **3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*"No non-agricultural activity" some aggregate has previously been extracted from area.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Cattle Grazing

### **East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Cattle Grazing

### **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Cattle Grazing

### **West**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Cattle Grazing

## **Proposal**

### **1. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.**

*Purpose of the proposal is to extract Rip rap from an outcrop source on the property for current MOTI Project No. 23161-0001, Cariboo Highway No. 97 Lexington Road to E. BDY. Williams Lake I.R. NO.1*

### **2. Proposal dimensions**

**Total material removal area (to one decimal place)** *0.5 ha*

**Maximum depth of material to be removed** *12 m*

**Volume of material to be removed** *3000 m<sup>3</sup>*

**Estimated duration of the project** *1 Months*

### **3. Has a Professional Agrolgist reviewed the project and provided a written report? If yes, please attach the Professional Agrolgist report in the "Upload Attachments" section.**

**Applicant:** Andre Chevigny

No

**4. Describe the type of material proposed to be removed.**

*Blasted Riprap*

**5. Describe the type of equipment to be used to remove material. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.**

*Drilling and blasting (one blast) and then mechanical sorting and loading with an excavator.*

**6. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?**

*A professional blasting company has been retained to execute the blast. A blasting procedure plan has been drafted. There is nothing in the current vicinity that will be affected.*

**7. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.**

*No topsoil is present on the immediate site and basically we are just removing a rock protrusion. the remediation will be at the direction of the land owner to suit their future needs.*

**8. Describe any economic values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.**

*No noted economic value is identified, other than minor site improvements for the landowner, and a benefit to the highway project receiving the rip-rap.*

**9. Describe any cultural values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.**

*None*

**10. Describe any social values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.**

*None*

**11. Describe any regional and community planning objectives you believe are applicable to the application as it applies to s.4.3 of the ALC Act.**

*None identified.*

## **Applicant Attachments**

- Agent Agreement - Cantex-Okanagan Construction
- Site Plan / Cross Section - 56928
- Proposal Sketch - 56928
- Certificate of Title - 011-680-903

## **ALC Attachments**

None.

## **Decisions**

None.

**030963 HOLDINGS LTD.**

**Williams Lake, BC  
V2G 2V5**

August 30, 2017

TO WHOM IT MAY CONCERN:

**Re: Blasting and Removal of Gravel from District Lot 27**

I confirm 030963 Holdings Ltd. is the registered owner of:

PID: 011-680-903  
Legal Description: District Lot 27, Cariboo District, Except Part in Plan EPP50330

(the "Property")

I authorize CANTEX - OKANAGAN CONSTRUCTION LTD. (Keith Lowenstein, Project Manager), to carry out blasting and removal of rock and/or gravel from the Property.

Yours truly,

**030963 HOLDINGS LTD.**

Per:

André Chevigny  
(Director)

The foregoing is also consented and agreed to by:

**ANDRÉ CHEVIGNY**

(Registered owner of Undersurface Rights CA5643021)

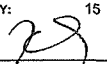
**PASHCO BLASTING LTD. PROPOSED BLAST DESIGN**

BLASTERS NAME: Kira Sheehy      BLASTERS CERTIFICATE #: MOM# 100718      DATE: 31-Oct-17

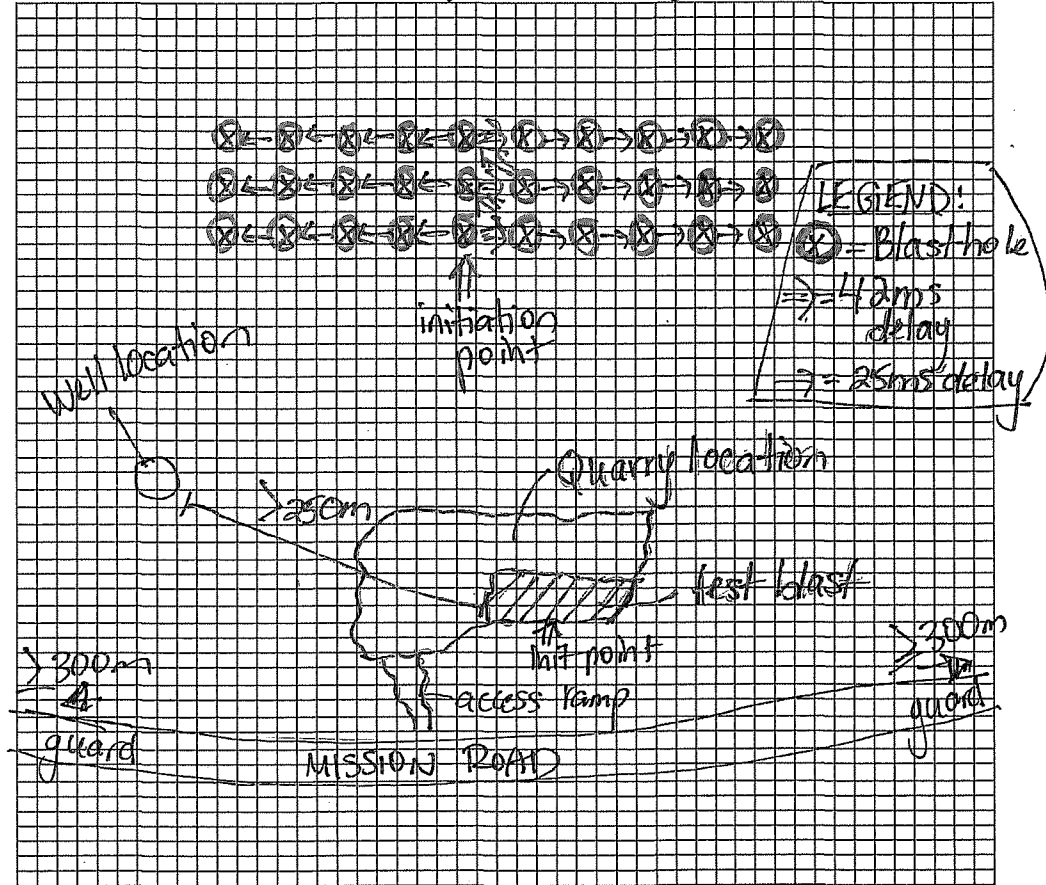
PROJECT: Cantex - Rip Rap Quarry

LOCATION: 1841 Mission Road, 103 Mile House

DISTANCE TO NEAREST STRUCTURE: >200m to Andre's well

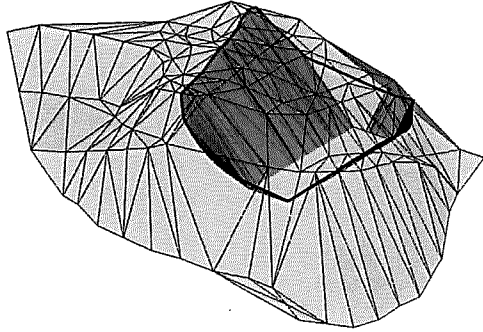
|                                       |  |                          |  |                     |       |
|---------------------------------------|--|--------------------------|--|---------------------|-------|
| # OF HOLES :                          | 30   | # OF BACKLINE HOLES :    | 0  | # OF BUFFER HOLES : | 0     |
| # OF PRODUCTION HOLES :               | 30   | # OF ROWS :              | 3  | SUB DRILL :         | 0.5 m |
| AVE. HOLE DEPTH :                     | 12 m   | MAX. HOLE DEPTH :        | 12.5 m                                   | MIN. HOLE DEPTH :   | 6.5 m |
| BACKLINE HOLE SPACING :               | na   | BUFFER HOLE SPACING :    | na                                       |                     |       |
| PRODUCTION HOLE SPACING :             | 2.13 m   | PRODUCTION HOLE BURDEN : | 2.13 m                                   |                     |       |
| VOLUME BLASTED :                      | Approximately 1600 m3  | CONTROL WALL :           | na                                       |                     |       |
| STEMMED COLLAR :                      | 2.5 m  |                          |  |                     |       |
| BLAST MATS USED ?                     | not required   | HOLE SLOPE :             | vertical                                 | HOLE DIAMETER :     | 76 mm |
| BLAST GUARD LOCATIONS :               | as per Proposed Test Blasting Plan attached  |                          |  |                     |       |
| SEISMOGRAPH LOCATION AND SETUP INFO : | Monitoring at Andre's well.  |                          |  |                     |       |
| PRE-BLAST SURVEY REQUIRED :           | Yes, a Geotechnical assessment of the well required prior to blasting.   |                          |  |                     |       |
| VIBRATION AND AIRBLAST CONSTRAINTS :  | Vibration levels to be maintained below 50mm/sec measured at well site.<br>Airblast levels to be maintained below 134 dB measured at property line |                          |  |                     |       |
| EXPLOSIVES USED :                     | Production: 50x400mm Powerpro (NG) cartridges, spaced and traced with AP detonating cord<br>Dual delay non electronic detonator                    |                          |  |                     |       |
| TOTAL EXPLOSIVES WEIGHT :             | Approximately 500 kg   |                          |  |                     |       |
| POWDER FACTOR (kg/m3) :               | 0.3 - 0.55 kg/m3   | STEMMING :               | Crushed rock to a minimum depth of 2.0 m |                     |       |
| HOLES PER DELAY :                     | 1  |                          |  |                     |       |
| MAX. EXPLOSIVES WT PER DELAY :        | 15   | ROCK TYPE :              | Limestone/Granite                        |                     |       |
| BLASTERS SIGNATURE :                  |   |                          |  |                     |       |

**Blasthole Layout and Initiation Timing**

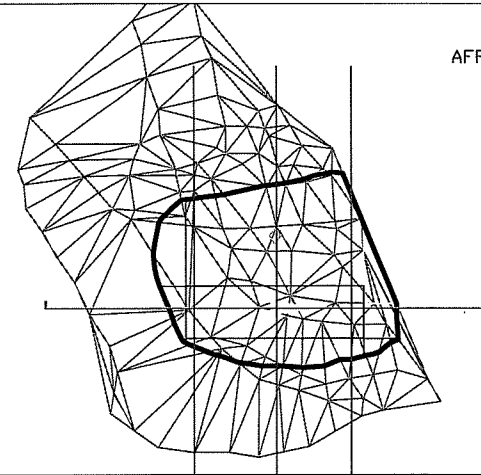




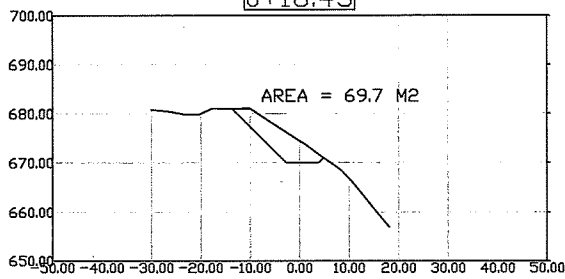
BLAST VOLUME = 5000 M3



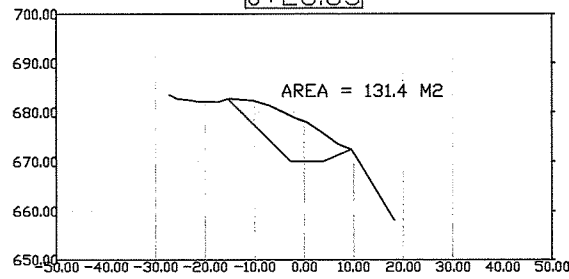
AFFECTED AREA = 545.5 M2



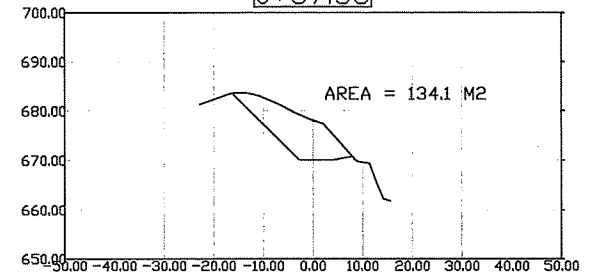
0+18.43



0+28.63



0+37.86



TITLE: Mission Pit Blast Plan

|                     |                 |
|---------------------|-----------------|
| Drawn by: S Machell | Scale: 1:250    |
| Date: 2017/11/22    | Approval: Date: |
| File:               |                 |

**Local Government Report  
under the Agricultural Land Reserve  
Use, Subdivision and Procedure Regulation**

|                                    |
|------------------------------------|
| R.D./Mun. File No.3015-20/20180003 |
| Fee Receipt No. 1014431            |
| Fee Amount \$900                   |
| ALR Base Map No. 94A/ 4            |
| ALR Constituent Map No.            |
| Air Photo No.                      |

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Wendy and Andre Chevigny c/o Cantex-Okanagan Construction

Name of Applicant

PLANS and BYLAWS *(Attach relevant sections of bylaws)*

Zoning Bylaw name and designation: Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999

Resource/Agricultural (RA 1) zone

Minimum Lot Size: 32 ha (79.07 ac)

Uses permitted: Please see Section 5.21.1 of the Williams Lake Fringe and 150 Mile House Zoning Bylaw No.3502, 1999

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Official Community Plan Bylaw and current designation: 150 Mile House Area Official Community Plan Bylaw No. 4660, 2010

Agriculture designation

Minimum Lot Size: 32 ha (79.07 ac)

Conformance: Yes

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Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan  Yes  No                      Bylaw  Yes  No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

Yes *(If yes, please attach resolution or documentation)*  No

**COMMENTS AND RECOMMENDATIONS** *(Include copies of resolution)*

Board or Council:

Advisory Planning Commission:

Agriculture Advisory Committee:

Planning staff:

Others:

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*Signature of Responsible Local Government Officer*

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*Date*

**5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE**

**5.21.1 USES PERMITTED**

No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RA 1 uses, namely:

(a) RESIDENTIAL USES:

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling; or
- iii) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) NON-RESIDENTIAL USES:

- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
- ii) airplane landing strip or helicopter pad;
- iii) a public use, including public utility buildings and structures;
- iv) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- v) a home occupation or a home industry ancillary to a permitted residential use;
- vi) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- vii) museum, historic site, or cemetery;
- viii) refuse disposal site;
- ix) kennel or animal hospital;
- x) Farm Retail Sales;
- xi) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- xii) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
- xiii) a horse boarding center, on land that is classified as a farm under the *Assessment Act*, provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission;
- xiv) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
- xv) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited

B/L 4181

B/L 4181

B/L 4181

B/L 4181

B/L 4181

- to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4181 xvi) livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4181 xvii) growing, tending and harvesting of trees produced on the property;
- B/L 4238 xviii) portable sawmill, providing such activities are located no closer than 30 metres (98.4 feet) from an existing residential use on an adjacent or nearby property;
- B/L 4238 xix) small sawmill, providing such activities, including storage areas, are located no closer than 300 metres (984 ft) from an existing residential use on an adjacent or nearby property, or if the sawmill is located in a sound proof building, may be sited so that no noise is detectable at the property boundary above ambient;
- xx) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xxi) temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition;
- xxii) trapping and guide camps, except main lodges;
- xxiii) ancillary buildings.

5.21.2 ZONE PROVISIONS

No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 32 hectares (79.07 acres)
- (b) REQUIRED YARDS (minimum):
  - i) Front Yard - Setback = 7.6 metres (24.9 feet)
  - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
  - iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
  - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
  - B/L 4181 (v) Notwithstanding the above, on lots where a kennel, boarding facility, animal hospital or veterinary clinic is located the required setbacks shall be as follows:
    - i) Front Yard – Setback = 30 metres (98.4 feet)
    - ii) Exterior Side Yard – Setback = 30 metres (98.4 feet)
    - B/L 4238 iii) Interior Side Yard – Setback = 30 metres (98.4 feet)

iv) Rear Yard – Setback = 30 metres (98.4 feet)

(c) LOT COVERAGE (maximum): = 10%

(d) DWELLINGS PER LOT (maximum):  
Notwithstanding the provisions of section 5.20.1(a) above, additional dwellings in conjunction with bona fide agricultural operations may be located on a lot provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.

(e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(f) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)

(g) GUEST ACCOMMODATION (maximum):  
Guests or visitors may be accommodated in a maximum of two recreational vehicles in conjunction with a residential use during any six month period of a calendar year, wherein the recreational vehicles shall not be rented to the guests by the owner or occupier of the lot.

(h) ANCILLARY USES, PARKING, LOADING, ETC.:  
In accordance with the provisions of Section 4.0 hereof.

5.21.3 SPECIAL RA 1 ZONES

# Appendix C: GENERAL MAP

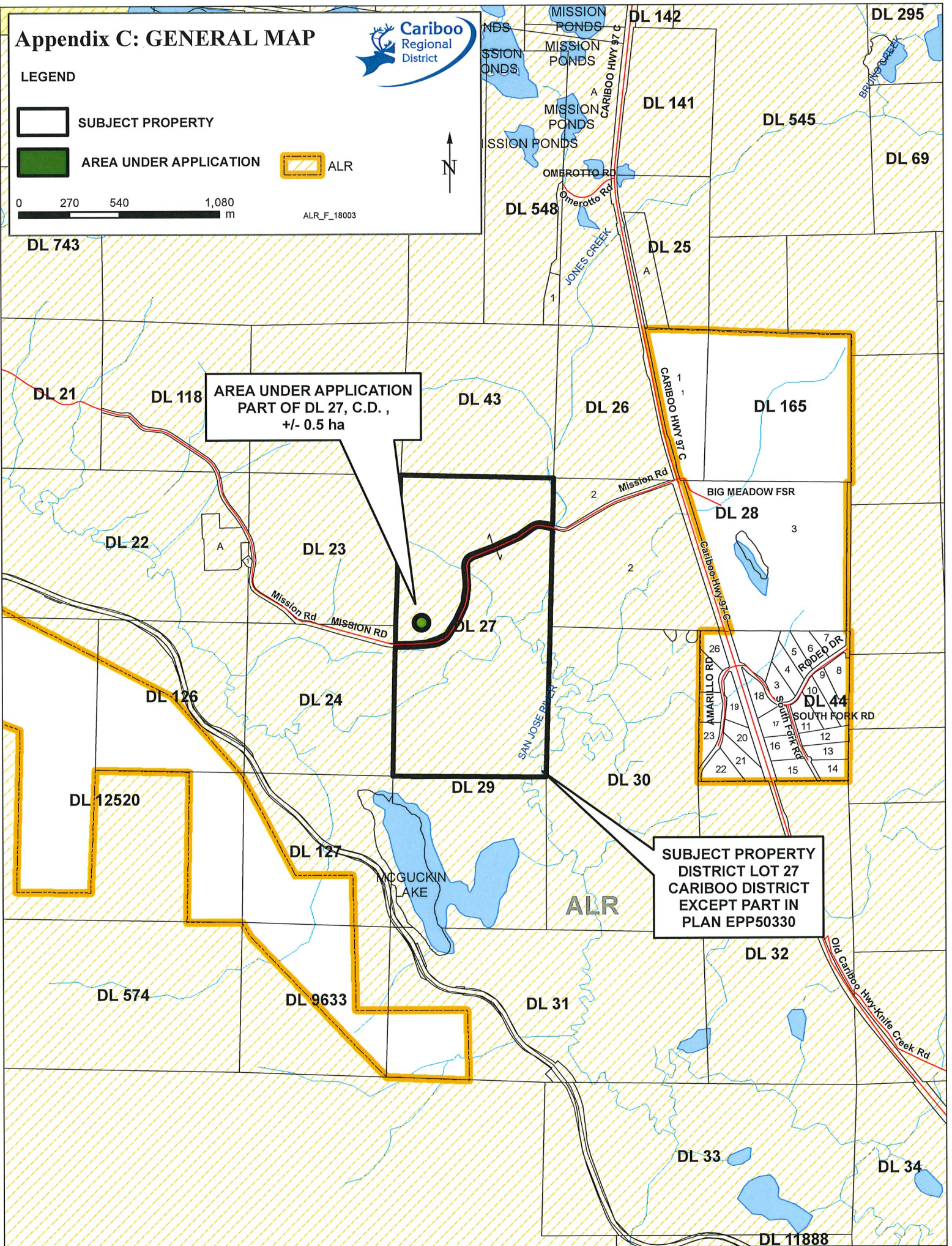


## LEGEND

- SUBJECT PROPERTY
- AREA UNDER APPLICATION
- ALR

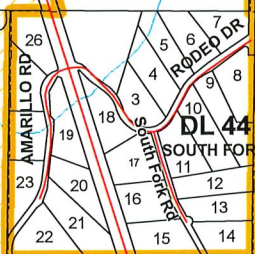


ALR\_F\_18003



AREA UNDER APPLICATION  
PART OF DL 27, C.D. ,  
+/- 0.5 ha

SUBJECT PROPERTY  
DISTRICT LOT 27  
CARIBOO DISTRICT  
EXCEPT PART IN  
PLAN EPP50330



# Appendix D: SPECIFIC MAP



## LEGEND

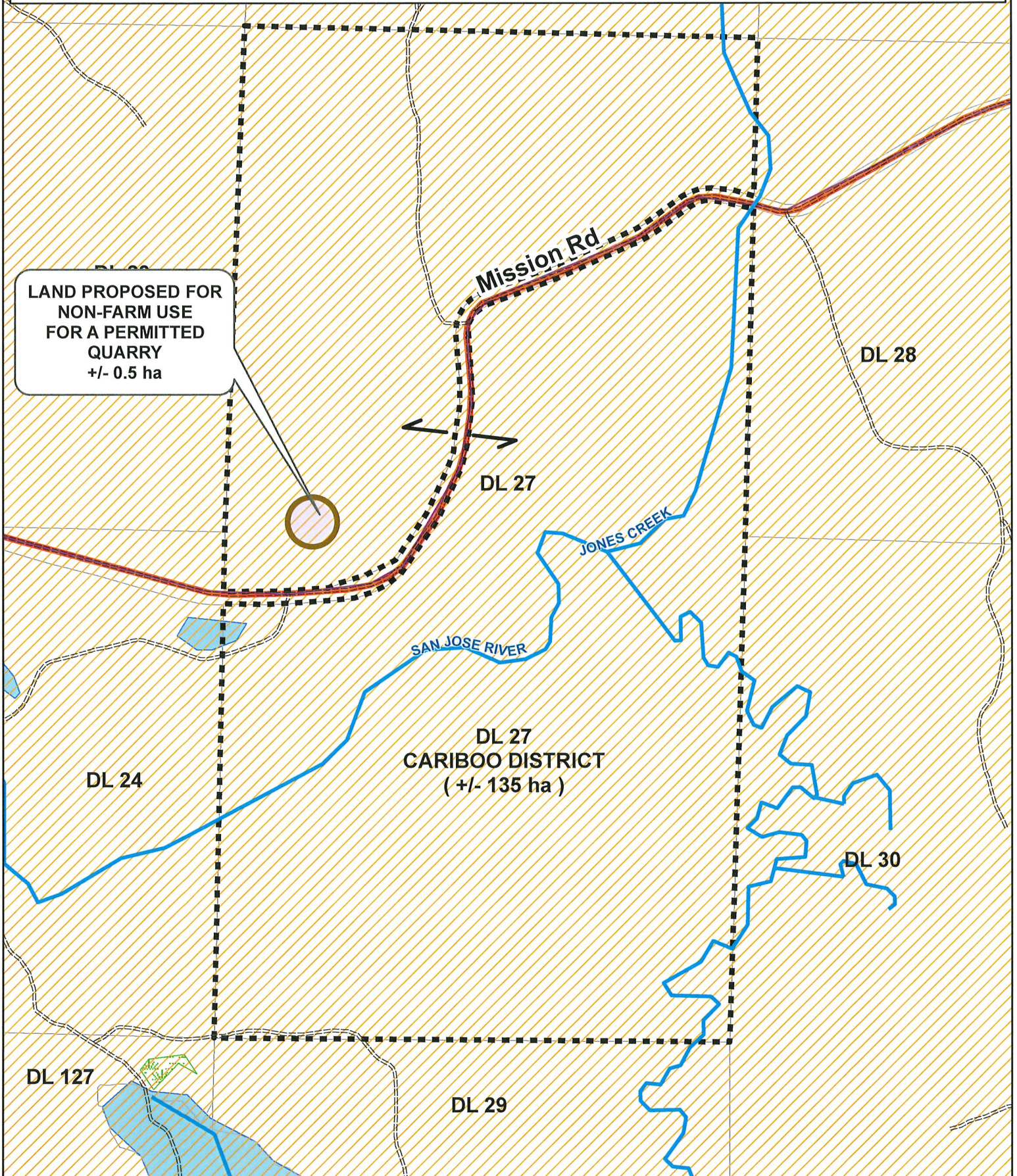
 SUBJECT PROPERTY

 AREA UNDER APPLICATION / PROPOSED NON-FARM USE AREA

 ALR

180 90 0 180 m

ALR\_F\_18003



# Appendix E: ORTHOGRAPHIC MAP

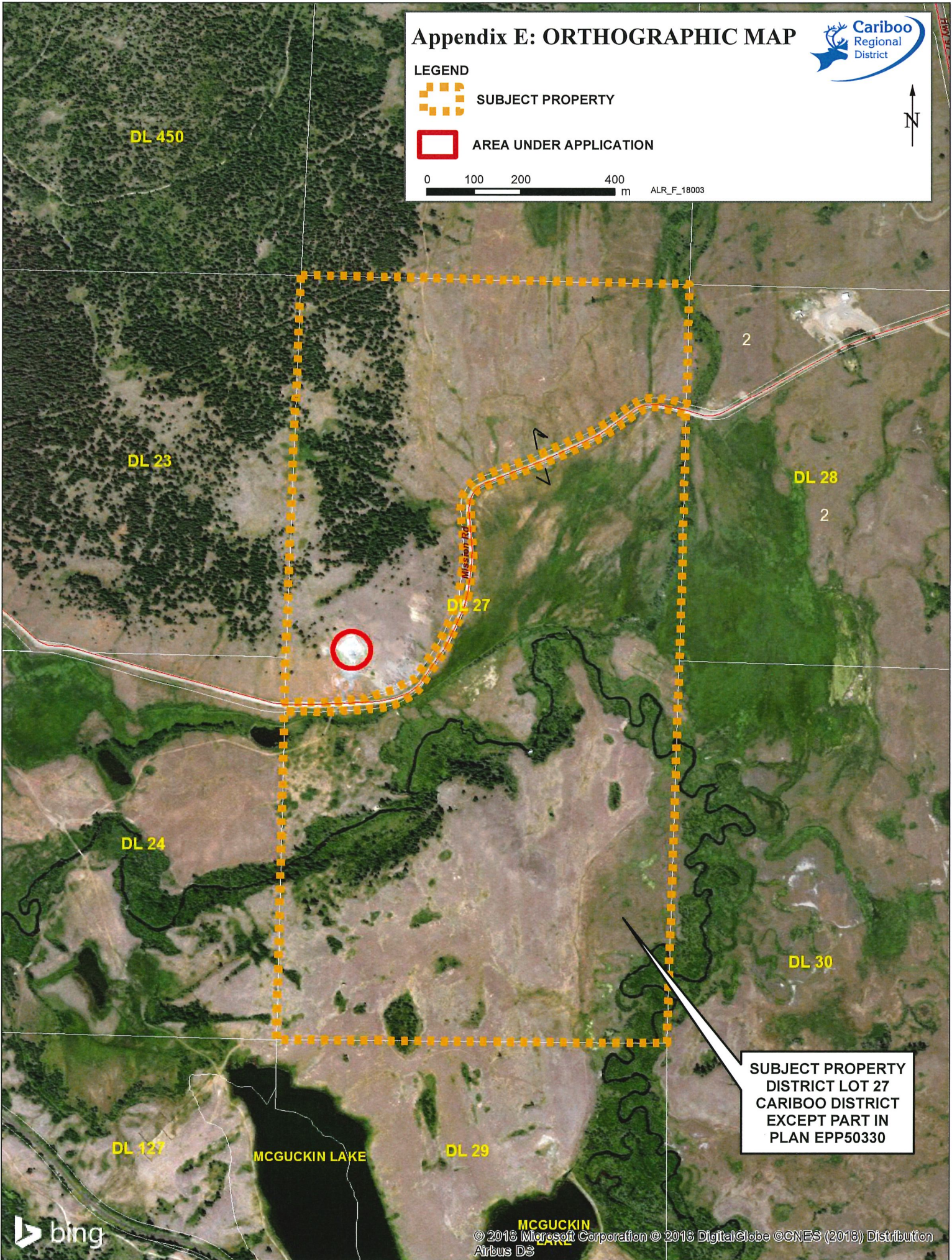


## LEGEND

 SUBJECT PROPERTY

 AREA UNDER APPLICATION

0 100 200 400 m ALR\_F\_18003



SUBJECT PROPERTY  
DISTRICT LOT 27  
CARIBOO DISTRICT  
EXCEPT PART IN  
PLAN EPP50330