



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/120220013

ALR Application Type: Non-Farm Use 20(2)

Electoral Area: I

Date of Referral: March 15, 2022

Date of Application: February 01, 2022

Property Owner's Name(s): JEREMY J FARMER
JOYCE M FARMER

Applicant's Name: Tyson Craiggs

SECTION 1: Property Summary

Legal Description(s): Parcel A, District Lots 7269, 9522, and 12453, Cariboo District, Plan PGP36005

Property Size(s): 73.64 ha (181.96 ac.)

Area of Application: 73.64 ha (181.96 ac.)

Location: Adjacent to West Fraser Road

Current Designation:
N/A

Min. Lot Size Permitted:
N/A

Current Zoning:
Resource / Agricultural (R/A)

Min. Lot Size Permitted:
32 ha (79.07 ac.)

Proposal: Temporary Mobile Asphalt Plant in the ALR. See also companion Temporary Use Permit application 3070-20/20210068.

Existing Buildings: None

Proposed Buildings: Mobile Asphalt Plant on-site during August-September 2022 and June-July 2023.

Road Name: West Fraser Road

Road Type: Paved

Within the influence of a Controlled Access Highway: N/A

Services Available: No services existing; Hydro and Telephone readily available.

Within the confines of the Agricultural Land Reserve: Yes - fully within

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: Fraser River, Unnamed Creek

Lake Classification: High

Within Development Permit Area: No

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	150 Beef	65.85 ha (162.74 ac.)
(b) South	061 2 Acres Or More (Vacant)	22.39 ha (55.34 ac.) - 65.96 ha (163 ac.)
(c) East	Fraser River	
(d) West	061 2 Acres Or More (Vacant)	13.72 ha (33.9 ac.)
	Unsurveyed Crown Land	

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
74%	% 70 Class 3 – Moisture %30 Class 1	%70 Class 2 – Moisture
24%	% 100 Class 3 – Moisture	% 100 Class 2 – Moisture
2%	%100 Class 7 – Topography, Erosion	N/A

The agricultural capability classification of the property is Class 1, Class 3, and Class 7. The limiting factors are noted as Moisture, Erosion, and Topography. Land in Class 1 has either has no or only very slight limitations that restrict its use for the production of common agricultural crops. Class 3 has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. Land in Class 7 has no capability for arable or sustained natural grazing.

The improved rating for the property is Class 2. The limiting factors is noted as Moisture. Land in Class 2 has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

note: the information above is an interpretation of the British Columbia Soil Information Finder Tool – B.C. Agricultural Capability Map. An on-site visit of the property has not been conducted.

PLANNING COMMENTS

Background:

An application to the Agricultural Land Commission (ALC) for Non-Farm Use has been received by the Cariboo Regional District planning services department. The applicant has applied to install a temporary mobile asphalt plant which would be located on the subject property in the summers of 2022 and 2023. The mobile asphalt plant would assist in the re-construction of West Fraser Road which was affected by land slippage and washouts during flooding events in the spring of 2018. Traffic has since been diverted along a detour which can add a 20–40-minute travel time depending on conditions.

The subject property is 73.64 ha (181.96 ac.) in size. The proposed area for the plant is 0.3 ha (0.74 ac.) which is located within an existing Non-Farm Use area approved for gravel extraction by Resolution No. 190/2020 which has an area of 2.4 ha (5.9 ac.). An associated Temporary Use Permit 3070-20/20210068 for the plant within the Non-Farm Use area was sent for referral. In response to the referral the Agricultural Land Commission requires an additional Non-Farm Use application for the proposed mobile asphalt plant.

The subject property is currently used for hay production and is zoned Resource/Agricultural (R/A) in the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.

Location and Surrounding:

The subject property is located along West Fraser Road and is completely within the Agricultural Land Reserve. The subject property is bounded to the east by the Fraser River and an unnamed creek running through the property. The property is noted in the British Columbia Soil

Information Finder Tool as having an agricultural capability classification of Class 1, Class 3, and Class 7 with improved ratings of Class 2. The limiting factors are noted as Moisture, Erosion, and Topography. The property does not contain any structures, and instead consists entirely of hay field, as well as the approved gravel extraction pit. While the hay field is fairly level, a bench parallel to the river creates elevation changes between the lower and upper portions of the property.

Previous Applications:

A previous Agricultural Land Commission application was made in 2019, which allows for gravel extraction activities to take place within a 2.4 ha (5.9 ac.) area of the property. This application, ALRI20190050, was approved by the ALC under Resolution No. 190/2020. This gravel extraction process would reduce the slope of the bench, increasing the agricultural capacity of the site. The proposed mobile asphalt plant is to be located within the Non-Farm Use application area.

A current application for a Temporary Use Permit (TUP) to allow the use of the mobile asphalt plant is a companion to this Agricultural Land Commission application, 3070-20/20210068. The TUP will be brought forward for Board consideration should the ALC approve the proposed Non-Farm Use application.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR non-farm use application. The proposal takes place in an area already in transition as removal of gravel takes place to increase the agricultural capability of the site. The proposed use is also of use to the re-construction of West Fraser Road, an important link in the road network within the Cariboo Regional District which has been severed for many years.

The Electoral Area 'I' Advisory Planning Commission (APC) has reviewed the application and also expressed support, noting the planned reclamation of the land after this use and the extraction of gravel to agricultural lands.

The Ministry of Agriculture and Food (MAF) notes that the structure would take place in the existing non-farm use extraction operation area and that, when this area was approved, the ALC had implemented a series of conditions that the applicant must adhere to. These include a review at commencement of operations from a qualified registered professional agrologist. Beyond the requirements previously set by the ALC, MAF has no further comments.

Recommendation:

That the Provincial Agricultural Land Commission application for non-farm use pertaining to Parcel A, District Lots 7269, 9522, and 12453, Cariboo District, Plan PGP36005 be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: March 28, 2022

See attached.

Ministry of Agriculture and Food: April 11, 2022

See attached.

ATTACHMENTS

Appendix A: Application

Appendix B: Local Government Report

Appendix C: General Map

Appendix D: Specific Map

Appendix E: Orthographic Map

Other: Advisory Planning Commission Comments

Ministry of Agriculture and Food Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 64720

Application Status: Under LG Review

Applicant: Jeremy Farmer , Joyce Farmer

Agent: Terus Construction Ltd.

Local Government: Cariboo Regional District

Local Government Date of Receipt: 02/01/2022

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

Proposal Type: Non-Farm Use

Proposal: Temporary installation of a mobile asphalt plant located within the existing 2.4 ha aggregate extraction site, and the mobile plant would be on-site during Aug/Sept 2022 and June/July 2023.

The requested 0.3 ha above is already located within the existing aggregate operation footprint. There will be no additional land disturbances, it will be is part of the existing 2. 4 ha approved area covered by Resolution No. 190/2020.

Agent Information

Agent: Terus Construction Ltd.

Mailing Address:

300 - 15288 54A Avenue

Surrey, BC

V3S 6T4

Canada

Primary Phone: (778) 222-7516

Mobile Phone: (604) 575-3453

Email: tyson.craiggs@terusconstruction.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 017-675-979

Legal Description: PARCEL A DISTRICT LOTS 7269 9522 AND 12453 CARIBOO DISTRICT PLAN PGP36005

Parcel Area: 72.7 ha

Civic Address: Adjacent to the West Fraser Road.

Date of Purchase: 05/14/2019

Farm Classification: Yes

Owners

1. **Name:** Jeremy Farmer

Address:

[REDACTED]
[REDACTED]
[REDACTED]

Applicant: Jeremy Farmer , Joyce Farmer

[REDACTED]
[REDACTED]
[REDACTED]
2. **Name:** Joyce Farmer

Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 024-423-297
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 83.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 024-423-289
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 99.3 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple
Parcel Identifier: 015-184-978
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 51.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

4. **Ownership Type:** Fee Simple
Parcel Identifier: 025-389-327
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 13.3 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

5. **Ownership Type:** Fee Simple
Parcel Identifier: 004-756-266
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 61.3 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

6. **Ownership Type:** Fee Simple
Parcel Identifier: 028-035-472
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 22.4 ha

Applicant: Jeremy Farmer , Joyce Farmer

Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

7. **Ownership Type:** Fee Simple
Parcel Identifier: 018-815-502
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 35.7 ha
Land Use Type: Agricultural/Farm
Interest Type: Registered Lease

8. **Ownership Type:** Fee Simple
Parcel Identifier: 015-094-375
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 59 ha
Land Use Type: Agricultural/Farm
Interest Type: Registered Lease

9. **Ownership Type:** Fee Simple
Parcel Identifier: 013-260-898
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 30.4 ha
Land Use Type: Agricultural/Farm
Interest Type: Registered Lease

10. **Ownership Type:** Fee Simple
Parcel Identifier: 023-870-796
Owner with Parcel Interest: Jeremy Farmer
Parcel Area: 123.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Registered Lease

Current Use of Parcels Under Application

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

The entire property is currently being used as cultivated (hay) fields and cattle range, with no buildings. With the exception of 2.4 ha of land located on the southern end of the property, which was a steep hill with aggregate exposed. Current ALC Resolution No. #190/2020 (ALC File No. 59757) allows for this hill to be removed (lowered) to improve agricultural capability, see Figures 4 and 5.

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

A majority of the property is cultivated (hay) fields and cattle range, with no buildings, see Figures 4 and 5..

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

On 2.4 ha at the southern end of the property there is an active gravel extraction operation at this time.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: Hay Field and Residence

Applicant: Jeremy Farmer , Joyce Farmer

East

Land Use Type: Other

Specify Activity: Fraser River

South

Land Use Type: Agricultural/Farm

Specify Activity: Development of hay field

West

Land Use Type: Transportation/Utilities

Specify Activity: West Fraser Access Road

Proposal

1. How many hectares are proposed for non-farm use?

0.3 ha

2. What is the purpose of the proposal?

Temporary installation of a mobile asphalt plant located within the existing 2.4 ha aggregate extraction site, and the mobile plant would be on-site during Aug/Sept 2022 and June/July 2023.

The requested 0.3 ha above is already located within the existing aggregate operation footprint. There will be no additional land disturbances, it will be is part of the existing 2. 4 ha approved area covered by Resolution No. 190/2020.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No, as the aggregate resource that will be utilized in production of asphalt from the mobile asphalt plant, is located right next to the plant, see Figure 5.

4. Does the proposal support agriculture in the short or long term? Please explain.

It will support agriculture in the long term, with the removal of the aggregate from the site, in order to reduce the steep hill to improve agricultural capability.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement-Terus Construction Ltd.
- Proposal Sketch-64720
- Other correspondence or file information-Access Map
- Other correspondence or file information-Land Ownership Map
- Other correspondence or file information-Orthophoto Map
- Other correspondence or file information-Closeup Orthophoto Map
- Site Photo-Mobile Asphalt Plant
- Other correspondence or file information-Asphalt Plant Regs

Applicant: Jeremy Farmer , Joyce Farmer

ALC Attachments

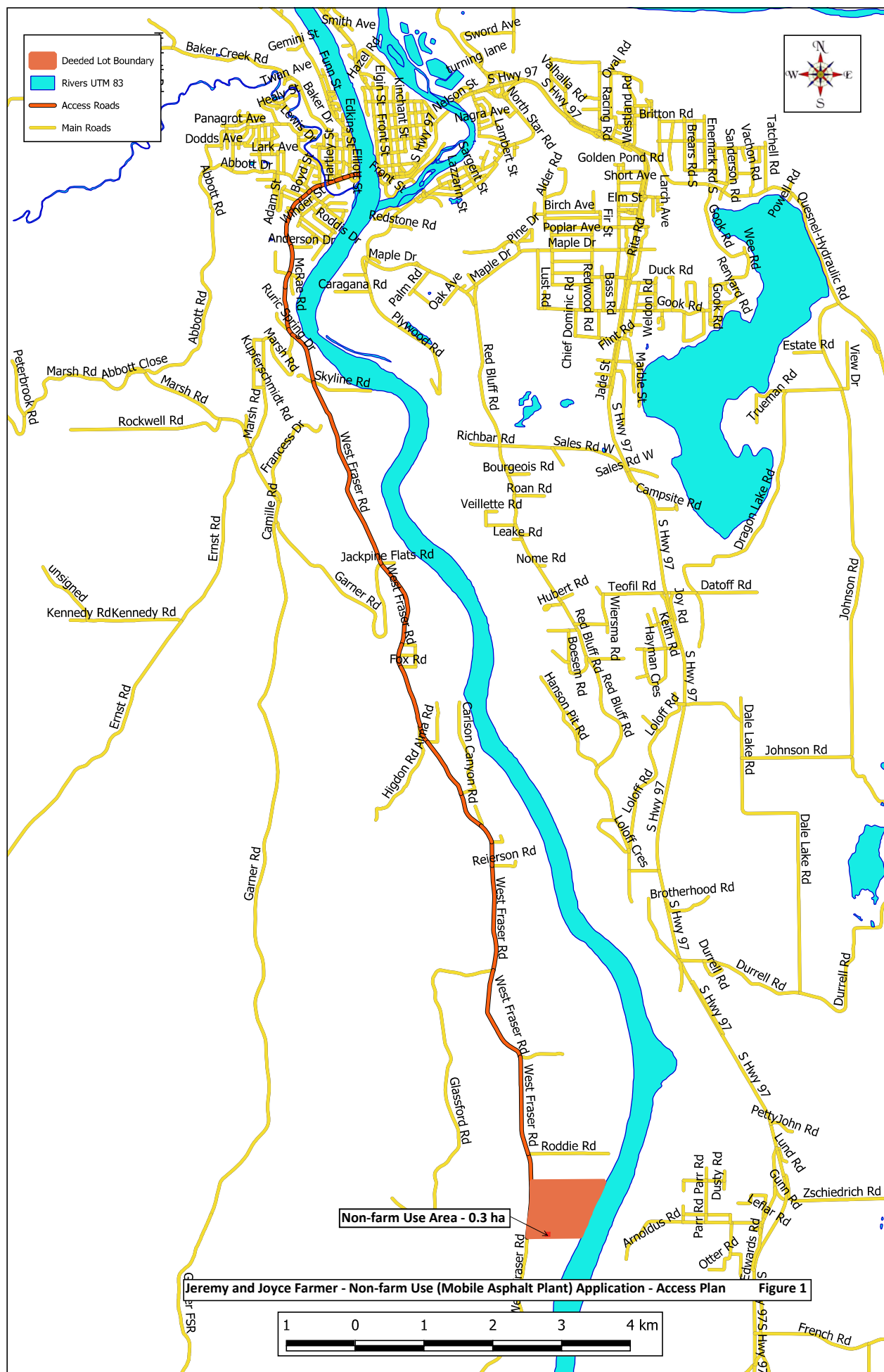
None.

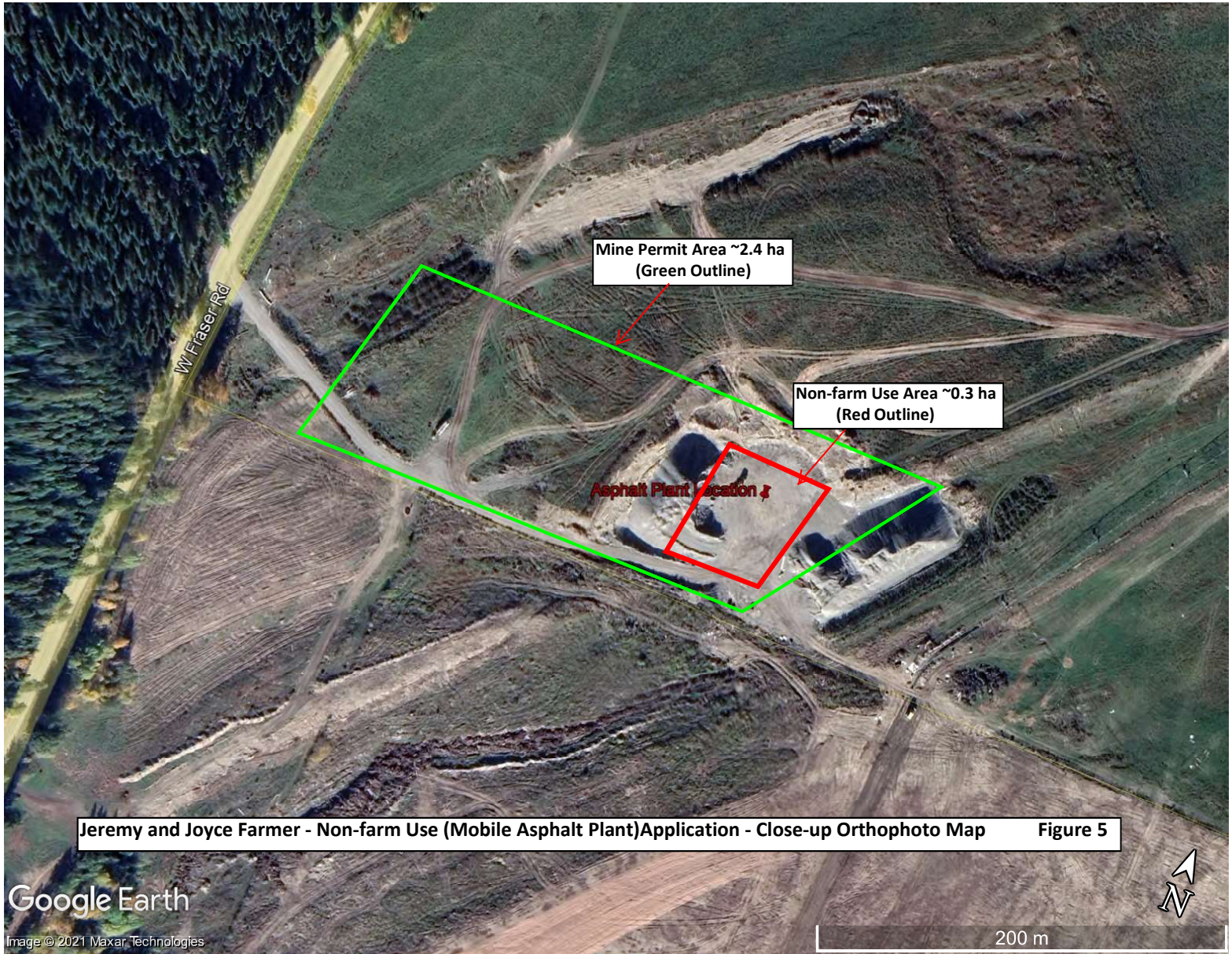
Decisions

None.

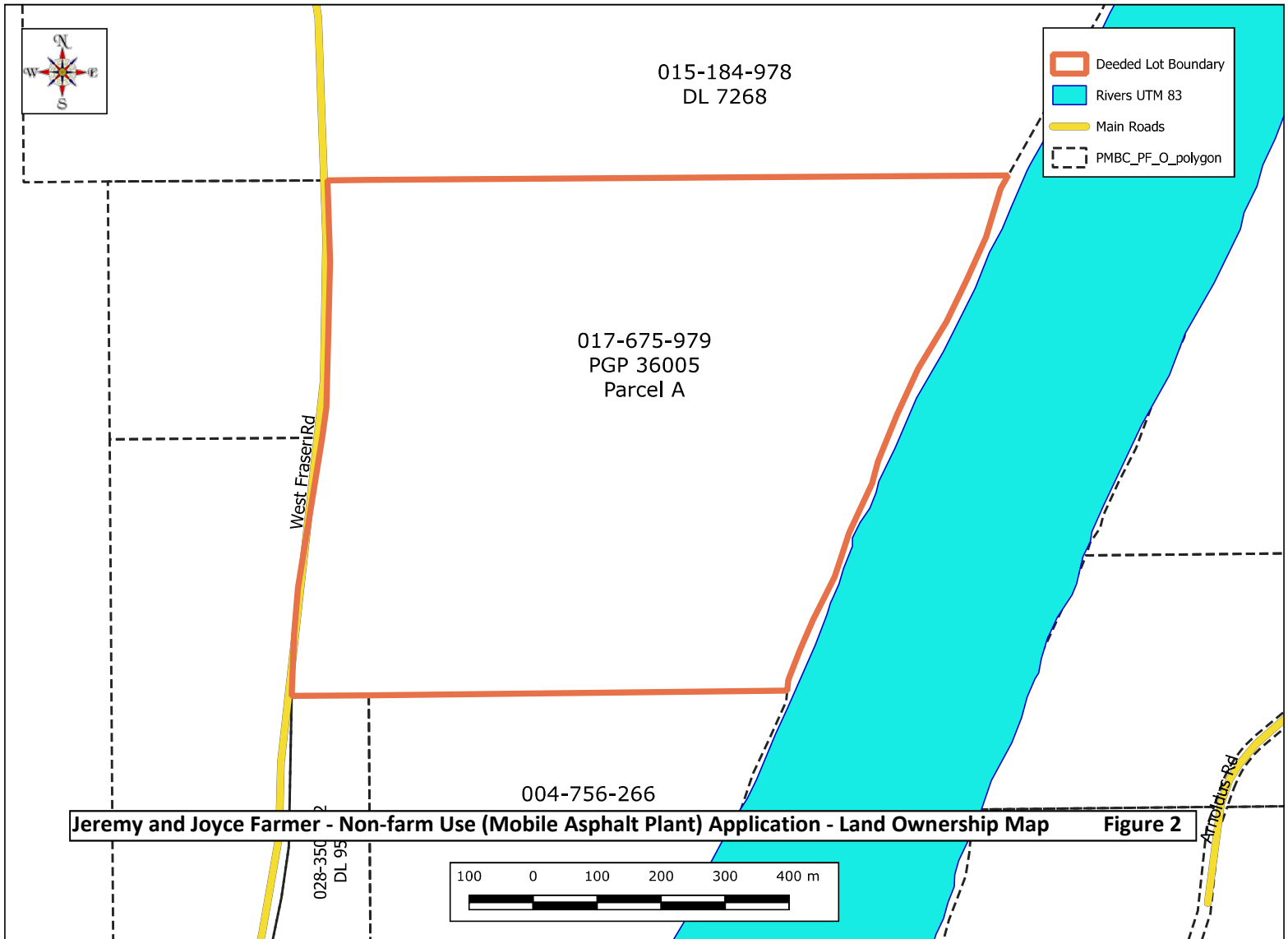


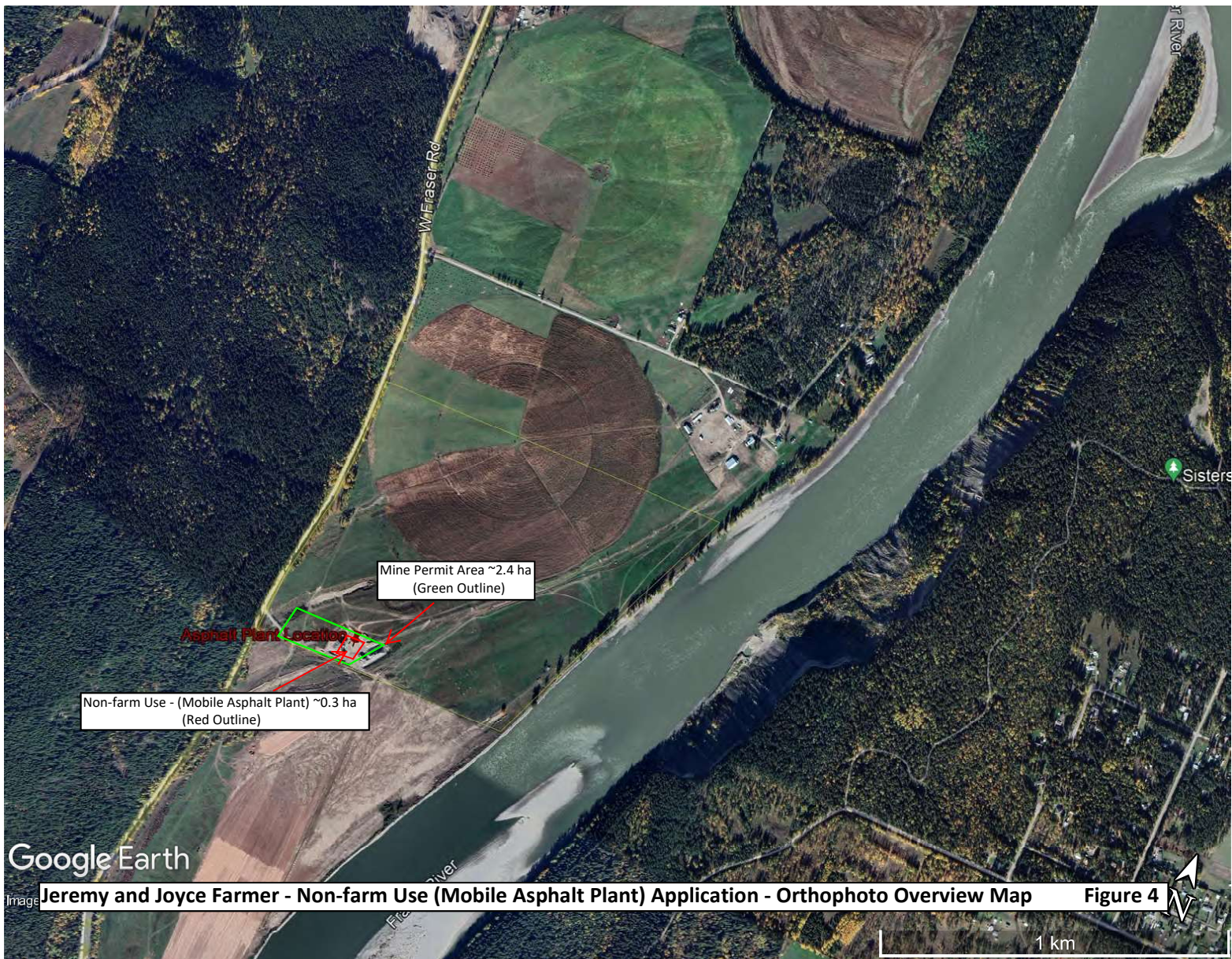
Center of photograph shows typical mobile asphalt plant layout

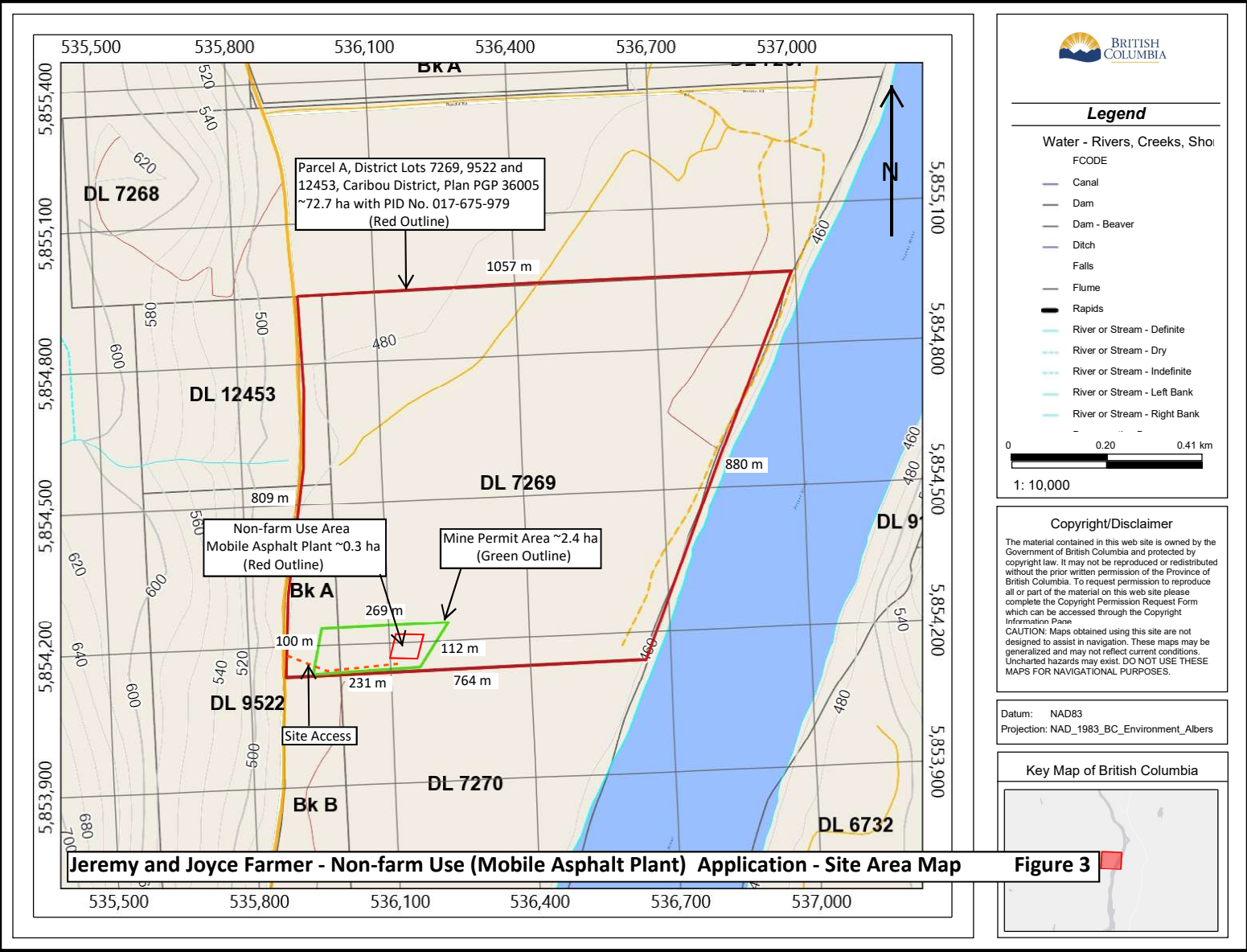




Jeremy and Joyce Farmer - Non-farm Use (Mobile Asphalt Plant)Application - Close-up Orthophoto Map Figure 5







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

Information supplied by:

Cariboo Regional District

R.D./Mun. File No. 3015-20/I202220013
Fee Receipt No. N/A
Fee Amount \$750.00
ALR Base Map No. 093B088
ALR Constituent Map No.
Air Photo No.

Local Government

In respect of the application of:

Jeremy & Joyce Farmer c/o Terus Construction Ltd.

Name of Applicant

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

Zoning Bylaw name and designation: North Cariboo Area Rural Land Use Bylaw No. 3505, 1999

Resource/Agricultural (RA 1)

Minimum Lot Size: 32 ha (79.07 ac)

Uses permitted: Please refer to the attached Section 8.14 of the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.

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:

Signature of Responsible Local Government Officer

Date

8.14 RESOURCE/AGRICULTURAL (R/A) ZONE

8.14.1 USES PERMITTED

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

B/L 4993

(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling; or
- v) one (1) secondary dwelling and must be subordinate to a single-family residential dwelling; or
- vi) 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, 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 centre, 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

B/L 4184

B/L 4184

B/L 4184

B/L 4181

B/L 4184

		agricultural operation, providing such slaughtering and butchering is limited 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 4184	xvi)	livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
B/L 4184	xvii)	log sort yard, providing such activities are located no closer than 300 m (984 ft) from an existing residential use on an adjacent or nearby property;
B/L 4241		
B/L 4184	xviii)	growing, tending and harvesting of trees produced on the property;
B/L 4241	xix)	portable sawmill, providing such activities are located no closer than 300 metres (984 feet) 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.

8.14.2 ZONE PROVISIONS

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

B/L 4184	(a)	LOT AREA (minimum)	= 32.0 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 4184	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 4241	iii)	Interior Side Yard – Setback	= 30 metres (98.4 feet)
B/L 4241	iv)	Rear Yard – Setback	= 30 metres (98.4 feet)
	(c)	LOT COVERAGE (maximum):	= 10%
	(d)	DWELLINGS PER LOT (maximum):	

Notwithstanding the provisions of section 8.12.1(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): = 30.0 metres (98.4 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 7.0 hereof.

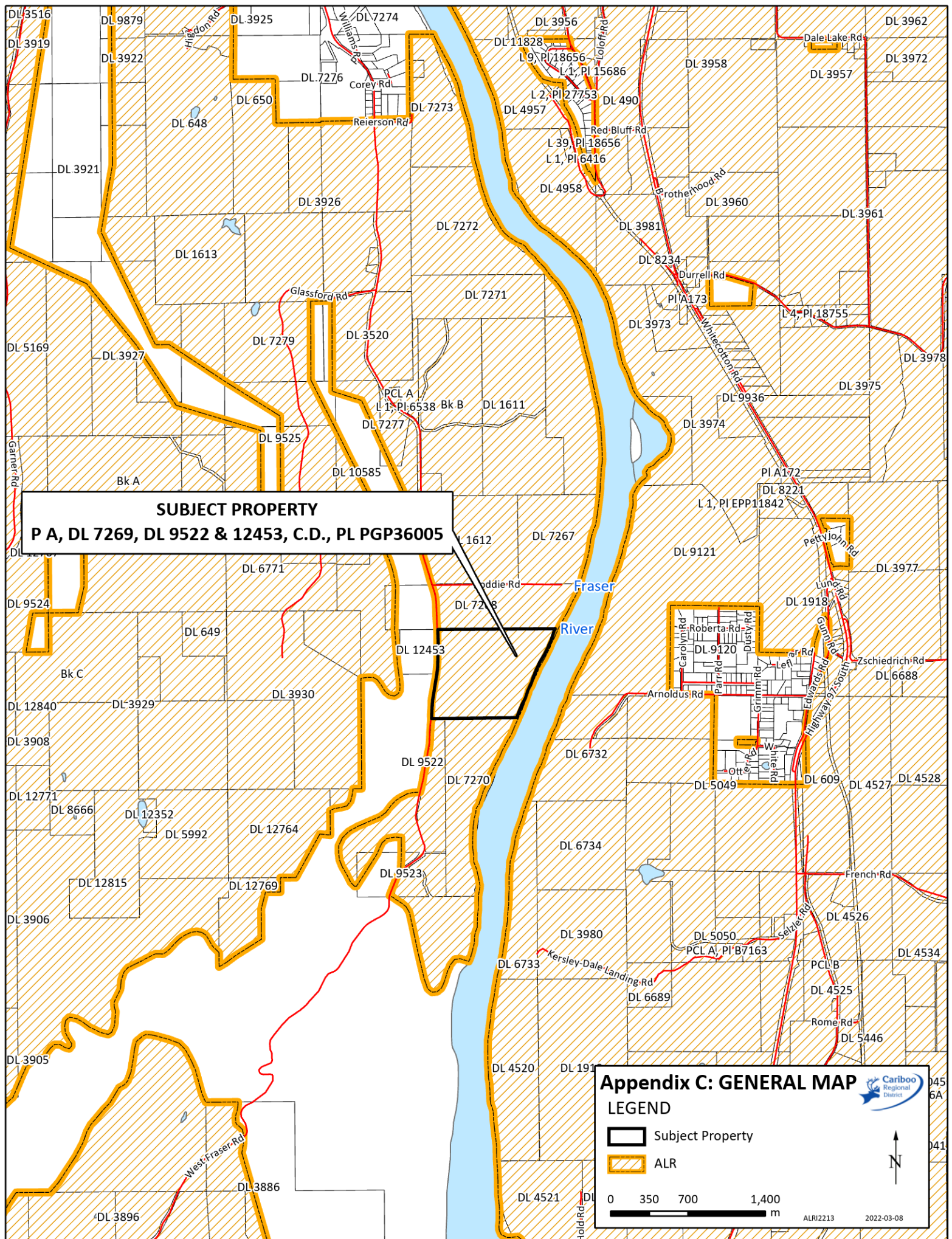
8.14.3 SPECIAL R/A ZONES

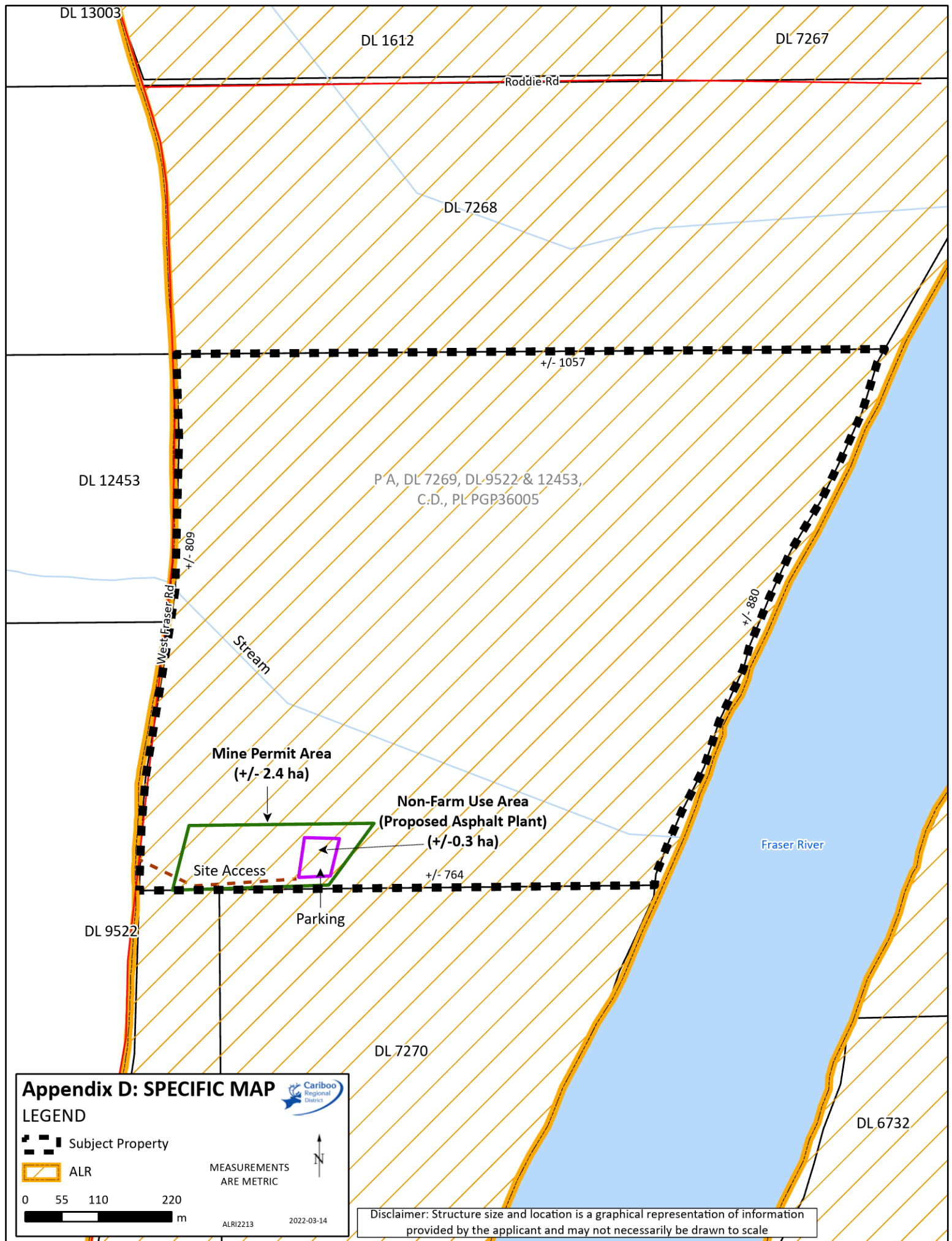
8.14.3.1 Special Exception R/A 1-1 Zone (4600-20-2505)

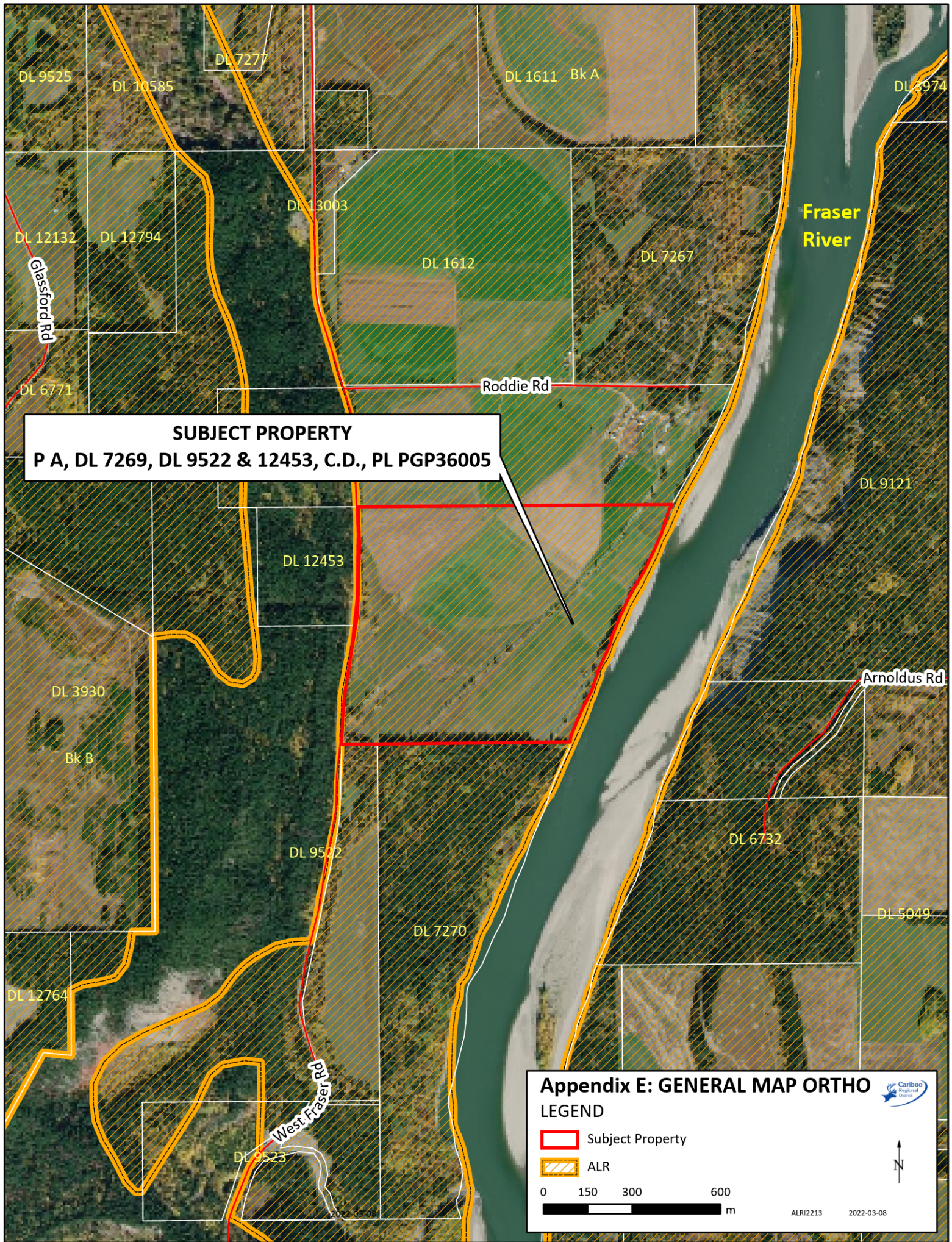
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R/A 1-1, the permitted NON-RESIDENTIAL uses shall include:

- i) livestock incinerator and animal incinerator, including off-farm livestock. This activity shall be restricted to 1 incineration unit with a maximum capacity of 700 kg. All off-farm livestock and animals must be completely reduced to ash within 24 hours of receipt on the property. There shall be no storage of animal remains on the property.

All other provisions of the R/A zone shall apply.







ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'I' advisory planning commission conducted via e-mail poll during week of March 28th, 2022 in the West Fraser Road area of Quesnel, B.C.

INVOLVED:

Secretary and Member Maureen Murray

Members Joann Taylor, Jennifer Roberts, Phil Megyesi

Owners/Agent were not contacted but were not involved or attended the previous conference call on the temporary permit application on this property although advised of time

ALSO INVOLVED: Electoral Area Director Jim Glassford

Agenda Items

**APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/120220013
(Parcel A, DISTRICT LOTS 7269, 9552 and 12453, CARIBOO DISTRICT, PLAN
PGP36005)**

/ : “THAT the application for submission to the ALC on property adjacent to WEST FRASER ROAD be supported subject to:

- i) Lands being reclaimed for agricultural use on closure of the asphalt plant;
- ii) Cleanup of such lands to follow the provincial environmental standards.

CARRIED/

__”Maureen Murray”
Recording Secretary



April 11, 2022

Jonathan Reitsma
Planning Officer
Cariboo Regional District

Sent by email

Dear Jonathan:

Re: File: 3015-20/I20220013 – Non-farm Use (NFU) Application at West Fraser Road (PID: 017-675-979) – The Subject Property

Thank you for providing the opportunity for the Ministry of Agriculture and Food (Ministry) to comment on File: 3015-20/I20220013 that proposes the installation of a mobile asphalt plant on the Subject Property. From an agricultural perspective, the Ministry offers the following comments:

- On April 30, 2020, the Agricultural Land Commission (ALC) approved ALC File: 59757 that proposed to extract gravel over a 2.4 ha portion of the Subject Property subject to a set of conditions.
- Following the ALC's approval, the applicant was required to submit a Temporary Use Permit (TUP) to the CRD for the installation of a mobile asphalt plant.
- On February 9, 2022, Ministry staff provided a referral response on the TUP to the CRD and stated that Ministry staff have no comment on TUP given that the ALC approved the gravel extraction operation and implemented a series of conditions that the applicant must adhere to.
- Similar to the Ministry's February 9, 2022 referral response, Ministry staff have no comment on the NFU application.

Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,

Reed Bailey
Land Use Planner
778-698-3455
Reed.Bailey@gov.bc.ca

Cc: Agricultural Land Commission – ALC.Referrals@gov.bc.ca