



## Planning Application Information Sheet

**Application Type:** Temporary Use Permit

**File Number:** 3070-20/20210068

**Electoral Area:** I

**Date of Referral:** January 12, 2022

**Date of Application:** December 22, 2021

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

**Applicant's Name:** Tyson Craiggs

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### SECTION 1: Property Summary

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**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:** 2.4 ha (5.93 ac.)

**Location:** 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:** Mobile asphalt plant for local area improvements for the reconstruction of West Fraser Road.

**Existing Buildings:** None

**Proposed Buildings:** Mobile Asphalt Plant

**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. Approved by Resolution #190/2020

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

**Name of Lake/Contributing River:** Fraser River

**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)	65.96 ha (163 ac.)
	151 Beef (Vacant)	22.39 ha (55.34 ac.)
(c) East	Fraser River	
(d) West	061 2 Acres Or More (Vacant)	13.72 ha (33.9 ac.)
	Unsurveyed Crown Land	

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### PLANNING COMMENTS

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Background:

The applicants have applied for a temporary use permit for installing a 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 by the Agricultural Land Commission (ALC) for gravel extraction by Resolution No. 190/2020 which has an area of 2.4 ha (5.9 ac.). The ALC required 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 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.

An additional Non-Farm Use application required by the ALC was recently approved under Resolution No. 281/2022. This will allow the use of the mobile asphalt plant on a 0.3 ha (0.74 ac.) area located within an existing 2.4 ha (5.9 ac.) aggregate extraction site during August/September 2022 and June/July 2023, effective until December 31, 2023.

#### Rationale for Recommendations:

Planning staff are supportive of the proposed temporary use permit 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 '1' 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 Transportation and Infrastructure (MOTI) has also provided their comments and have expressed no objections in principle to the proposed temporary use permit.

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 the requirement to reclaim the gravel pit area to a suitable agricultural standard once extraction activity have ended. Beyond the requirements previously set by the ALC, MAF has no further comments on the temporary use permit application.

Staff recommend Public Notice rather than holding a Public Information Meeting is sufficient for the proposal.

Recommendation:

1. That Parcel A, District Lots 7269, 9522, and 12453, Cariboo District, Plan PGP36005 requesting the issuance of a Temporary Use Permit to allow the use of the mobile asphalt plant on a 0.3 ha (0.74 ac.) area located within an existing 2.4 ha (5.9 ac.) aggregate extraction site, be approved, in principle, as per Appendix "B" Specific Map, subject to the following:
  - i. The proposed Temporary Use on the subject property must occur during August/September 2022 and June/July 2023, effective until December 31, 2023.

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**REFERRAL COMMENTS**

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Health Authority:

No comments received.

Ministry of Transportation and Infrastructure: January 17, 2022

The Ministry of Transportation and Infrastructure has no objections in principle to the proposed temporary permit.

Advisory Planning Commission: January 21, 2022

See attached.

Agricultural Land Commission: January 25, 2022

Thank you for forwarding a draft copy of Temporary Use Permit Referral Package - TP2168 for review and comment by the Agricultural Land Commission. The TUP proposes a use that is not allowed in the ALR and would require a Non-Farm Use application. The TUP application incorrectly states that this use was approved by ALC Resolution #190/2020. Resolution

#190/2020 approved an extraction on the property, but an asphalt plant was not included in the proposal and was therefore not considered or approved by the ALC. Therefore, the proposal requires a Non-Farm Use application to the ALC.

ALC staff recommends that the CRD defers a decision on the TUP until an ALC application has been completed. Section 46 of the ALC Act requires local governments to ensure consistency with the ALC Act, ALR regulations, and the orders of the Commission. Permits issued by a local government that would allow a use that is not allowed in the ALR can create confusion and lead to non-compliance.

Ministry of Environment and Climate Change Strategy:

No comments received.

Ministry of Agriculture and Food: February 9, 2022

See attached

Ministry of Forests – Range:

No comments received

CRD Chief Building Official: January 20, 2022

No objections. Property not within building inspection service area.

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## ATTACHMENTS

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Appendix A: General Map

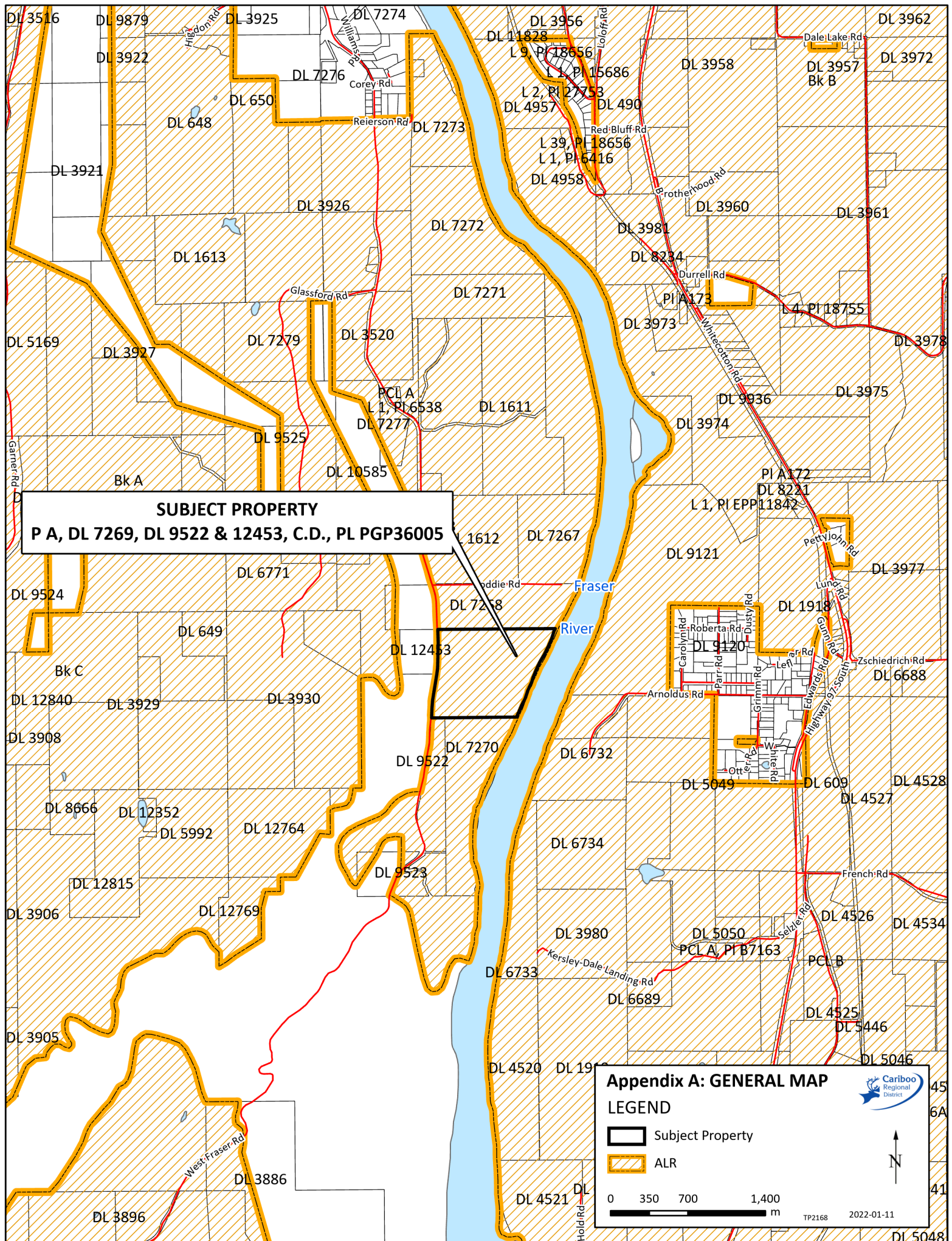
Appendix B: Specific Map

Appendix C: Orthographic Map

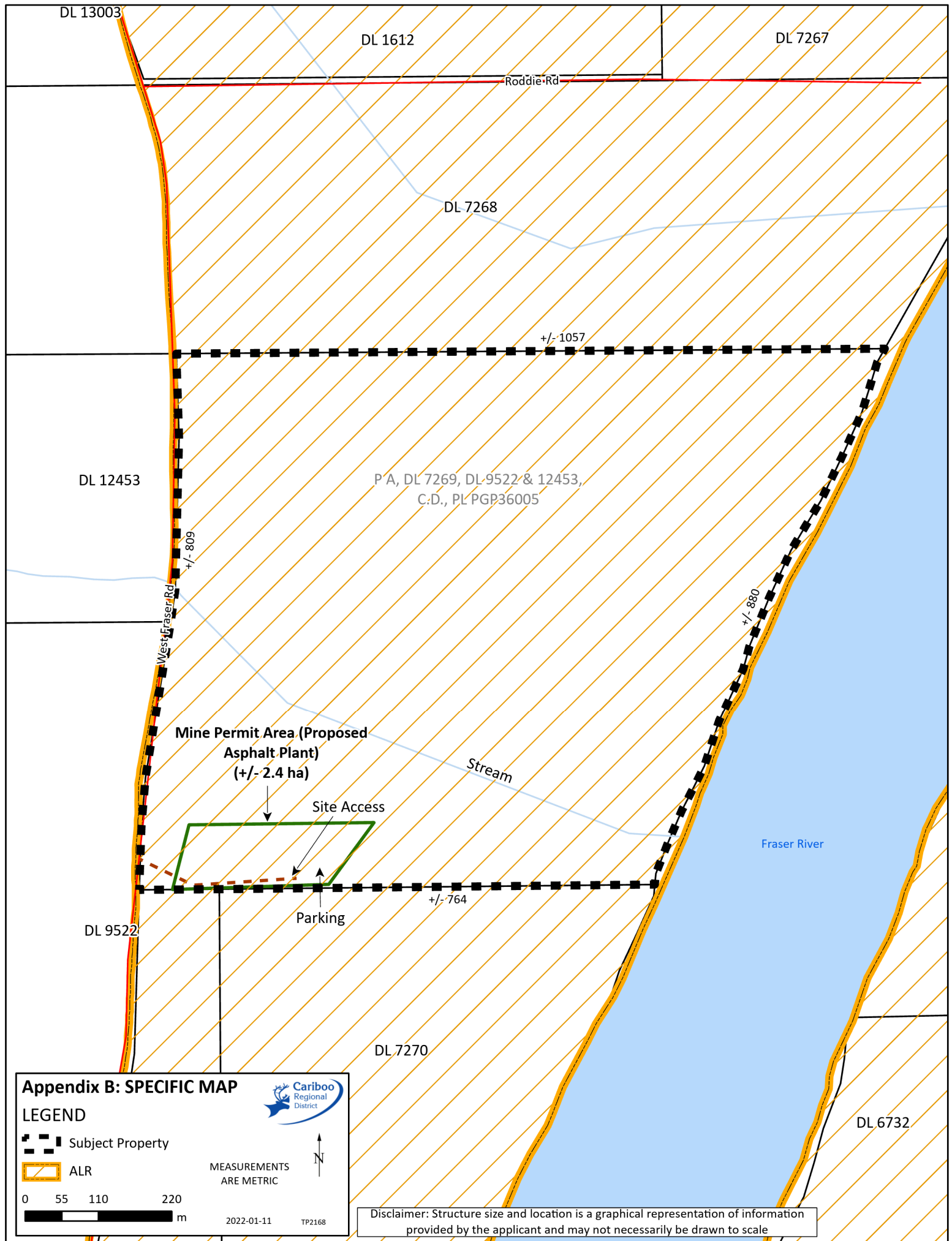
Other: Applicant's Supporting Documentation

Advisory Planning Commission Comments

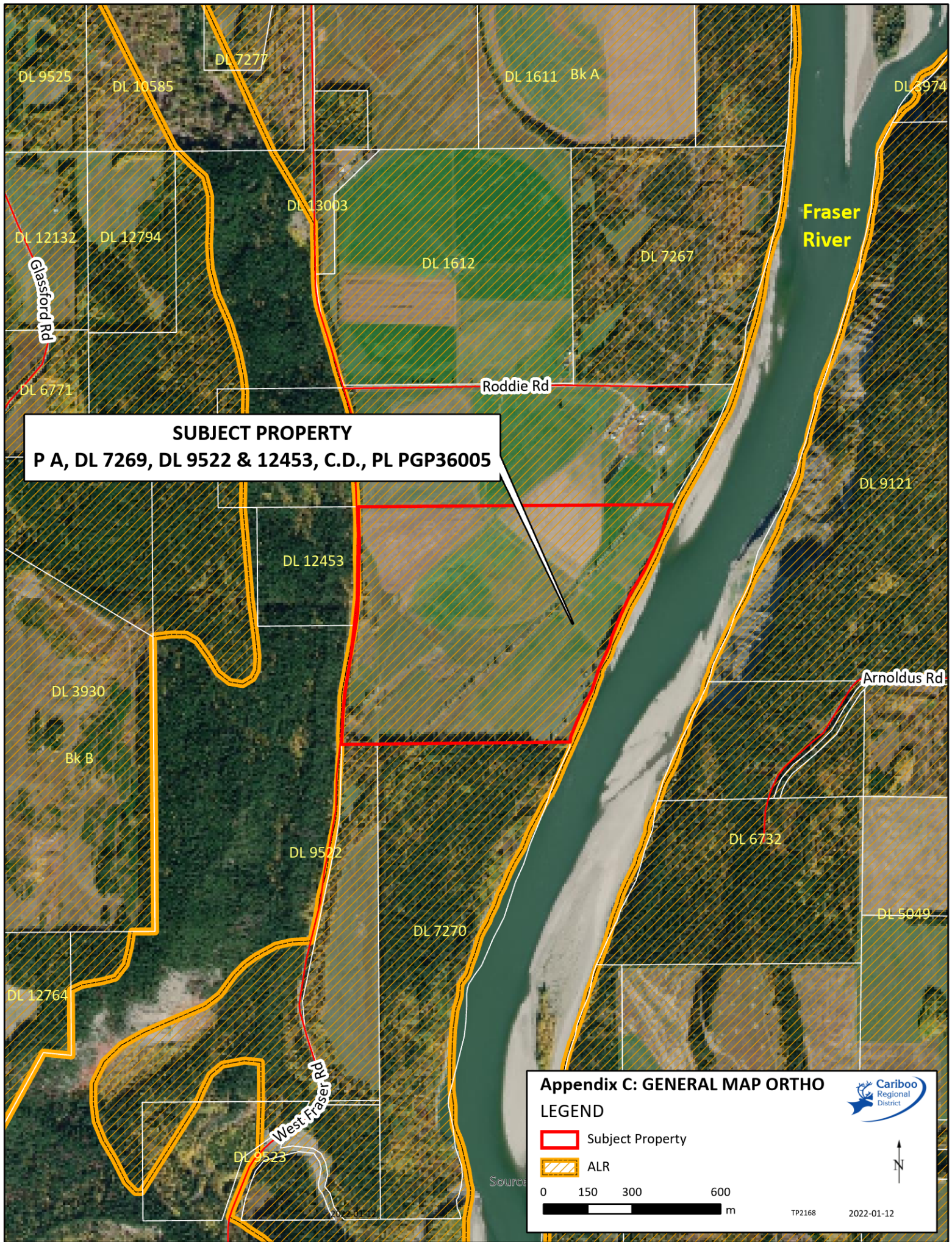
Ministry of Agriculture, Food and Fisheries Comments











**SUBJECT PROPERTY**  
**P A, DL 7269, DL 9522 & 12453, C.D., PL PGP36005**

**Appendix C: GENERAL MAP ORTHO**

**LEGEND**

- Subject Property
- ALR

0 150 300 600 m

TP2168 2022-01-12

Cariboo Regional District

N



Describe the existing use of the subject property and all buildings: \_\_\_\_\_

\_\_\_\_\_ The property is currently being used as cultivated (hay) fields and cattle range, with no buildings. As well this site has an active Mines Act Permit for an aggregate pit that has been developed, see Figures 4 and 5. \_\_\_\_\_

Describe the proposed use of the subject property and all buildings: \_\_\_\_\_

Approximately 2.4 ha of the subject property of 72.7 ha, has been permitted by the ALC (ALC File No. 59757) and Ministry of Energy, Mines and Low Carbon Innovation (Permit G-4-358) for use as a sand and gravel (aggregate) noted as Mine No. 1621763.

The owner would like a three (3) year - TUP for installation of a mobile asphalt plant on the 2.4 ha site, which would be on-site during Aug/Sept 2022 and June/July 2023.

Describe the reasons in support for the application: \_\_\_\_\_

\_\_\_\_\_ The plant is required to complete two (2) local area improvement (paving) projects for the Ministry of Transportation and Infrastructure (MOTI), and Emcon Services Inc. (Emcon) in the Roddie Creek area, along the West Fraser Road, which was heavily impacted in 2019 due to extreme weather conditions and flooding. The timing of the projects are noted above. Letters of support form are expected to be forthcoming in late January 2022 from MOTI and Emcon. \_\_\_\_\_

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): \_\_\_\_\_

\_\_\_\_\_ The current vegetation cover for the portion of undeveloped 2.4 ha area is cultivated fields with minimal trees, and for the developed portion it is an aggregate operation with topsoils stockpiles along the western western and eastern edges, see Figure 5. \_\_\_\_\_

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): \_\_\_\_\_

\_\_\_\_\_ The 2.4 ha mining site is a steep hill at the south end of the property, which will have aggregate materials extracted, to enable the site to be re-contoured and improved for agricultural production. \_\_\_\_\_

#### Services Currently Existing or Readily Available to the Property (check applicable area)

*\* Readily Available means existing services can be easily extended to the subject property.*

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Center of the picture shows typical mobile crusher layout

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'I' advisory planning commission held on the 21<sup>st</sup> day of January, 2022 via conference call in the Quesnel area, BC, commencing at 6:00 pm

**PRESENT:** Secretary                      Maureen Murray  
Members                      Joann Taylor, Jennifer Roberts, Phil Megyesi

Agent Tyson Craiggs contacted but did not participate in this call

**ALSO PRESENT:** Electoral Area Director Jim Glassford

Agenda Items

**TP APPLICATION FOR PARCEL A, DISTRICT LOTS 7269, 9522, AND 12453, CARIBOO DISTRICT, PLAN PGP36005**

APC Members discussed this proposal for a temporary permit to construct a mobile asphalt plant on ALR lands which already include a gravel pit for which temporary permit already issued by the CRD. Members noted the main purpose for this plant is to provide asphalt for the contractor repaving the West Fraser Road project being rebuilt by the Provincial Ministry nearby off West Fraser Road – some 5.6 kilometres long. Approved contractor already has a plant on the Old Prince George Highway and this would reduce much truck traffic on West Fraser Road. Area Director provided information on this project to the APC members due to the absence of the applicant's agent. This permit is for a three year period with actual work proposed to occur for two months in both 2022 and 2023 but could be extended.

MOVED M. Murray, Seconded J. Roberts: THAT the application for temporary use permit to allow for a temporary mobile asphalt plant for property located as noted above on West Fraser Road be supported subject to:

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

CARRIED

Termination

P. Megyesi /J. Taylor: That the meeting terminate.

CARRIED

Time: 6:20 pm

MAUREEN MURRAY,  
RECORDING SECRETARY





February 9, 2022

Jonathan Reitsma  
Planning Officer  
Cariboo Regional District  
**Sent by email**

Dear Jonathan:

**Re: File: 3070-20/20210068 – Temporary Use Permit at West Fraser Road (PID: 017-675-979) – The Subject Property**

Thank you for providing the opportunity for the Ministry of Agriculture, Food and Fisheries (Ministry) to comment on File 3070-20/20210068 that proposes to obtain a three-year Temporary Use Permit (TUP) for 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 TUP to the CRD.
- Given that the ALC has approved the gravel extraction operation and has implemented a series of conditions, including the requirement to reclaim the gravel pit area to a suitable agricultural standard once extraction activities have ended, Ministry staff have no comment on the TUP.

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](mailto:Reed.Bailey@gov.bc.ca)

Cc: Michael McBurnie, Regional Planner – Agricultural Land Commission