



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/D20220049

ALR Application Type: Soil or Fill Use 20.3(5)

Electoral Area:

Date of Referral: July 18, 2022

Date of Application: June 09, 2022

Property Owner's Name(s): Crown Land

Applicant's Name: Trevor Stockdale - Ministry of Forests
(Cariboo-Chilcotin District)

SECTION 1: Property Summary

Legal Description(s): Tract of Land in the vicinity of District Lot 6892, Cariboo District

Property Size(s): 3.55 ha (8.77 ac.)

Area of Application: 3.55 ha (8.77 ac.)

Location: Bull Mountain – Smokey Mtn. Forest Service Road

Current Designation:
N/A

Min. Lot Size Permitted:
N/A

Current Zoning:
R/A

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

Proposal: To utilize a previously developed gravel pit under a Ministry Gravel Reserve to allow for future use of the material on the adjacent Ministry infrastructure as required.

Existing Buildings: None

Proposed Buildings: None

Road Name: Smokey Mtn FSR

Road Type: Gravel/Dirt Road

Within the influence of a Controlled Access Highway: Cariboo HWY 97

Services Available: N/A

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: West Minton Creek

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Crown Land	N/A
(b) South	Recreational - Bull Mountain Cross Country Ski Trails	N/A
(c) East	060 - 2 Acres Or More (Single Family Dwelling, Duplex)	1.96 ha (4.85 ac.)
(d) West	181 - Mixed (Vacant) - Agricultural/Farm	32.38 ha (80 ac.)

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
100%	100% Class 5 –Moisture and Topography	100% Class 4 - Topography

The agricultural capability classification of the property is Class 5. The limiting factors are noted as Moisture and Topography. Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated, and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note

that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

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 improved rating for the property is Class 4. The limiting factors are noted as Topography. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

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:

The application is to utilize an existing gravel pit for future gravel extraction as required. The 3.55 ha (8.77 ac.) area of application is completely within the Agricultural Land Reserve (ALR).

The subject property is a 3.55 ha (8.77 ac.) portion of unsurveyed crown land, zoned Resource/Agricultural (R/A) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999. This zone permits the extraction of natural resources, including aggregates and gravel. The existing gravel pit had been previously used by the Ministry of Transportation road maintenance contractor. Continued operations require an Agricultural Land Commission application in accordance with the Agricultural Land Commission Act and Agricultural Land Commission Regulations.

Location and Surrounding:

The subject property is located on Smokey Mountain Forest Service Road (FSR), west of Cariboo Highway 97 North, near to the community of Wildwood as shown in Appendix B. There is a presence of West Minton Creek in proximity across Smokey Mountain FSR. The area is also considered environmentally sensitive area for Mule Deer in their Winter Range.

The subject property surrounding Crown Land has a Range tenure for grazing. But being previously developed as gravel pit, the area has been mostly stripped to bare mineral soil which

limits any grazing. Currently, there are no agricultural activities taking place on the property. It is mostly surrounded by forested unsurveyed crown land with some residential lots to the east, Bull Mountain cross country ski trails to the south, and an agricultural property to the west of the subject property.

CRD Regulations and Policies:

Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999

8.14 RESOURCE/AGRICULTURAL (R/A) ZONE

8.14.1 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:

Planning staff are supportive of the proposed ALR non-farm use (Removal of Soil) application. This operation takes place on unsurveyed crown land zoned Resource/Agricultural (R/A) in the Central Cariboo Area Rural Land Use Bylaw which permits for the extraction of natural resources. The requested proposal will include a total of 2.5 ha (6.18 ac.) material removal area, a maximum of 2 m (6.56 ft.) depth of material to be excavated, and 50,000 m³ volume of material to be removed. The estimated duration of the project is 50 years, and the proposed gravel extraction site is shown in Appendix C.

There are no certain reclamation measures laid out at present as the subject pit is a long-term (50 years) source of gravel for future Ministry use. The applicant indicates that when reclamation is required, all slopes will be contoured to their natural angle of repose and utilize any topsoil type material that has been previously stripped and piled on the site to spread over the exposed mineral soil and seed with an approved seed mixture.

The Ministry of Agriculture and Food has provided comments on the application. The Ministry notes that weeds can greatly reduce the productivity of agricultural areas including crown range. Quarries and gravel pits are continually disturbed sites, perfect for the establishment of invasive plants. Seeds from these invasive plants can contaminate the soil removed from a pit and be transferred to another site. As such, it is recommended to require a weed prevention and control plan, with special emphasis on clean equipment prior to being brought on site. Under the BC Weed Control Act, the land occupier has a legal obligation to control noxious weeds on the site.

At the time of drafting this report, the Electoral Area 'D' Advisory Planning Commission (APC) has not returned a response to the referral.

Recommendation:

That the Provincial Agricultural Land Commission application for non-farm use (Removal of Soil), pertaining to Tract of Land in the vicinity of District Lot 6892, Cariboo District, be authorized for submission to the Provincial Agricultural Land Commission, with a recommendation of approval.

REFERRAL COMMENTS

Advisory Planning Commission:

No response.

Ministry of Agriculture and Food: August 11, 2022

See attached.

ATTACHMENTS

Appendix A: Application
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Ministry of Agriculture and Food Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65727

Application Status: Under LG Review

Applicant: Ministry of Forests (Cariboo-Chilcotin District)

Agent: Ministry of Forests (Cariboo-Chilcotin District)

Local Government: Cariboo Regional District

Local Government Date of Receipt: 06/09/2022

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

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

Proposal: To assume a previously developed gravel pit under a Ministry Gravel Reserve to allow for the future use of the material on the adjacent Ministry infrastructure as required.

Agent Information

Agent: Ministry of Forests (Cariboo-Chilcotin District)

Mailing Address:

200-640 Borland Street

Williams Lake, BC

V2G 4T1

Canada

Primary Phone: [REDACTED]

Mobile Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Crown Lands

Parcel Identifier:

Legal Description: Tract of Land in the vicinity of District Lot 6892, Cariboo District.

Parcel Area: 3.55 ha

Civic Address:

Date of Purchase:

Farm Classification: No

Owners

1. **Name:** Ministry of Forests (Cariboo-Chilcotin District)

Address:

200-640 Borland Street

Williams Lake, BC

V2G 4T1

Canada

Phone: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

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

Crown Land - Range Tenure for Grazing on Crown Land in Area. Gravel pit was previously developed and area has mostly been stripped to bare mineral soil which limits any grazing (see satellite imagery)

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

None

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

Gravel source/pit, previously used by Ministry of Transportation road maintenance contractor.

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity: Forestry (Woodlot)

East

Land Use Type: Residential

Specify Activity: Homes (500m to East)

South

Land Use Type: Recreational

Specify Activity: Bull Mountain Cross Country Ski Trails (200m to South)

West

Land Use Type: Agricultural/Farm

Specify Activity: Hay Meadows (Private) 1.2km to West

Proposal

1. Have you submitted a Notice of Work to the Ministry of Energy and Mines?

Yes

Notice of Work Tracking/Reference Number

N/A (As per direction from ALC staff)

2. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?

No

3. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.

To assume a previously developed gravel pit under a Ministry Gravel Reserve to allow for the future use of the material on the adjacent Ministry infrastructure as required.

4. Proposal dimensions

Total material removal area (0.01 ha is 100 m²) *2.5 ha*

Maximum depth of material to be removed *2 m*

Volume of material to be removed *50000 m³*

Estimated duration of the project *50 Years*

5. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.

No

6. Describe the type of material proposed to be removed.

Removal of pit run gravel from the previously developed pit on a as-needed basis.

7. 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.

Excavator or Loader and Dump truck are the likely pieces of equipment, when material is required.

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

Maintain natural angle of repose for slopes for cattle and no storage of equipment of any kind on-site. Adjacent lands are forested and are a part of a woodlot tenure.

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

No reclamation measures at this time as pit is a long term (50 years) source of gravel for future Ministry use. When reclamation is required, all slopes will be contoured to their natural angle of repose and utilize any top soil type material that has been previously stripped and piled on the site to spread over the exposed mineral soil and seed with an approved seed mixture.

Applicant Attachments

- Agent Agreement-Ministry of Forests (Cariboo-Chilcotin District)
- Proposal Sketch-65727
- Site Photo-Photos of Site Plan Areas
- Site Plan / Cross Section-65727
- Other correspondence or file information-Application Notes

ALC Attachments

None.

Decisions

None.



**FOREST SERVICE ROAD
GRAVEL RESERVE**
PROJECT/FSR NUMBER: 5145.00

Cariboo - Chilcotin Natural Resource District
200-640 Borland Street
Williams Lake, B.C. V2G 4Z6
(250) 398-4345 phone
(250) 398-4790 fax



File: 5145.00 (Bull Mountain – West Minton Creek Forest Service Road)

Date: June 9, 2022

Re: Bull Mountain – West Minton Creek Forest Service Road Gravel Reserve

Background:

The developed gravel pit in the Bull Mountain Area was previously under tenure to a MoTI road maintenance holder. The origin of the development is not known as original development may pre-date their tenure based on the vegetation growing on previously disturbed areas around the site.

At some point the Ministry of Forests, District Engineering section in Williams Lake, became aware of the former MoTI contractor attempting to give up the tenure and the Ministry of Forests started to pursue a Forest Service Road Gravel Reserve. The Ministry's interest was only for the developed portion of the original tenure for future use on Ministry of Forests infrastructure in the Bull Mountain area, as it is directly adjacent and even partially overlapped by the FSR right-of-way. Gravel is not a readily available resource in the Cariboo-Chilcotin District, and as such the Ministry does attempt to try and retain areas along our FSRs for Ministry use.

Through this process the Ministry learned of issues associated with the original tenure holder attempting to give up their tenure and ALR requirements for deposit release or transfer. The process has slowed over the last couple years as work was done to clarify requirements to continue to assume the Forest Service Road Gravel Reserve by the Ministry of Forests. The Ministry has placed a "Special Access Polygon" over the developed area, as submitted in the other attachments.

The Ministry of Forests have several Gravel Reserves in the District, some developed, and some have still not been developed which are all tenured through the Ministry's *Forest Tenure Administration System*, which has recently transitioned to the new Ministry *Resource Roads System* and not through another Ministry's tenuring framework.

Notice of Works:

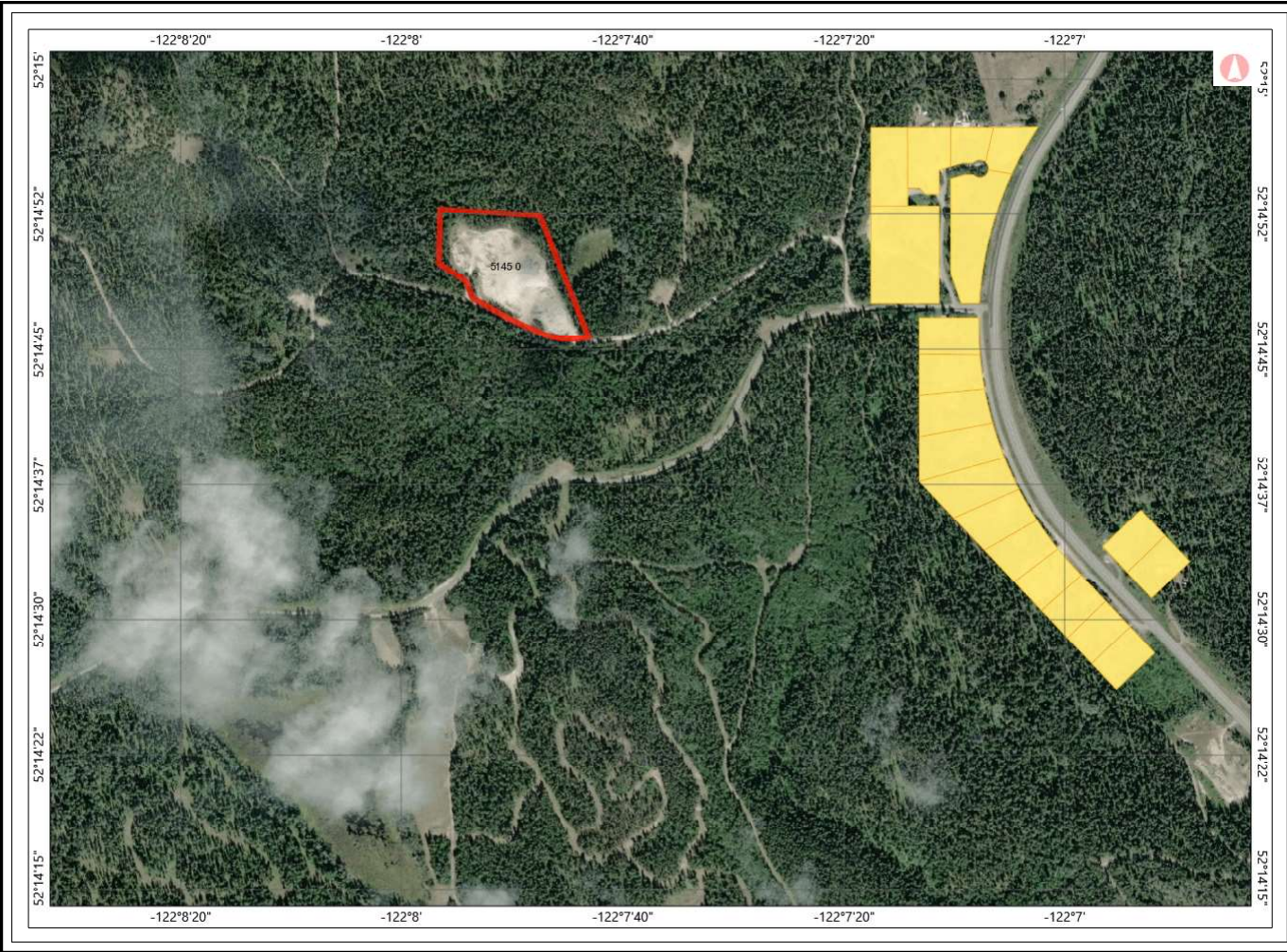
The Ministry has not typically sent a Notice of Works to Mines for any works on any Forest Service Road Gravel Reserves as the tenures are tenured internally with direct links to Ministry Forest Service Roads. Gravel Reserves have typically been placed where the Ministry may need a source or gravel for construction or maintenance of a planned or existing Forest Service Road. I have reached out to a Mines Inspector for further clarification on when, or if, the Ministry is required to submit a N.o.W. if there is no timeline on works but we are still awaiting clarification.


If you have any other questions, please direct them to either James Moe, RFT, Engineering Officer, or Trevor Stockdale, RFT, Senior District Engineering Technician in Williams Lake.

Sincerely,

Trevor Stockdale, RFT
Senior District Engineering Technician
[REDACTED]

Ministry of Forests
Cariboo-Chilcotin Natural Resource District
200-640 Borland Street
Williams Lake, British Columbia
V2G 4T1






**Bull Mountain - West
Minton Creek Gravel
Reserve Flag Map**

Legend

- PMBC Parcel Cadastre - Pri
Attributed
- PMBC Parcel Cadastre - Pri
Outlined
- Special Access Road Polygc
FTEN - Outlined



1: 10,000

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Datum: NAD83
Projection: WGS_1984_Web_Mercator_Auxiliary_Sp
Unit: Meter

Key Map of British Columbia








Photo Description: Photo taken from edge of FSR at the lower elevation, South East portion of the application area, looking North West into the previously developed areas.(Areas #1 and #2 Shown of Site Plan)



Photo Description: Photo taken from edge of FSR at the middle bench, South of Area #2 on Site Plan, looking North into the previously developed areas.




Photo Description: Photo taken of Area #3 on Site Plan, from Southern edge of the upper bench, looking North into the partially developed area.

Appendix B: GENERAL MAP



LEGEND

 Subject Property

 ALR



0 75 150 300
m

ALRD2249

2022-07-07

SUBJECT PROPERTY
Unsurveyed Crown Land
in the Vicinity of DL 6892, C.D.

DL 6891

DL 12492

DL 6892

DL 11985

L 1, PI 11316

L 2, PI 11316

L 3, PI 11316

L 4, PI 11316

DL 12094

L 5, PI 11316

L 6, PI 11316

L 7, PI 11316

L 8, PI 11316

Smokey Mtn FSR

Bull Mountain Rd

Garrier Rd


Cariboo Hwy 97N

Dallas Rd

Appendix C: SPECIFIC MAP



LEGEND

 Subject Property

 ALR

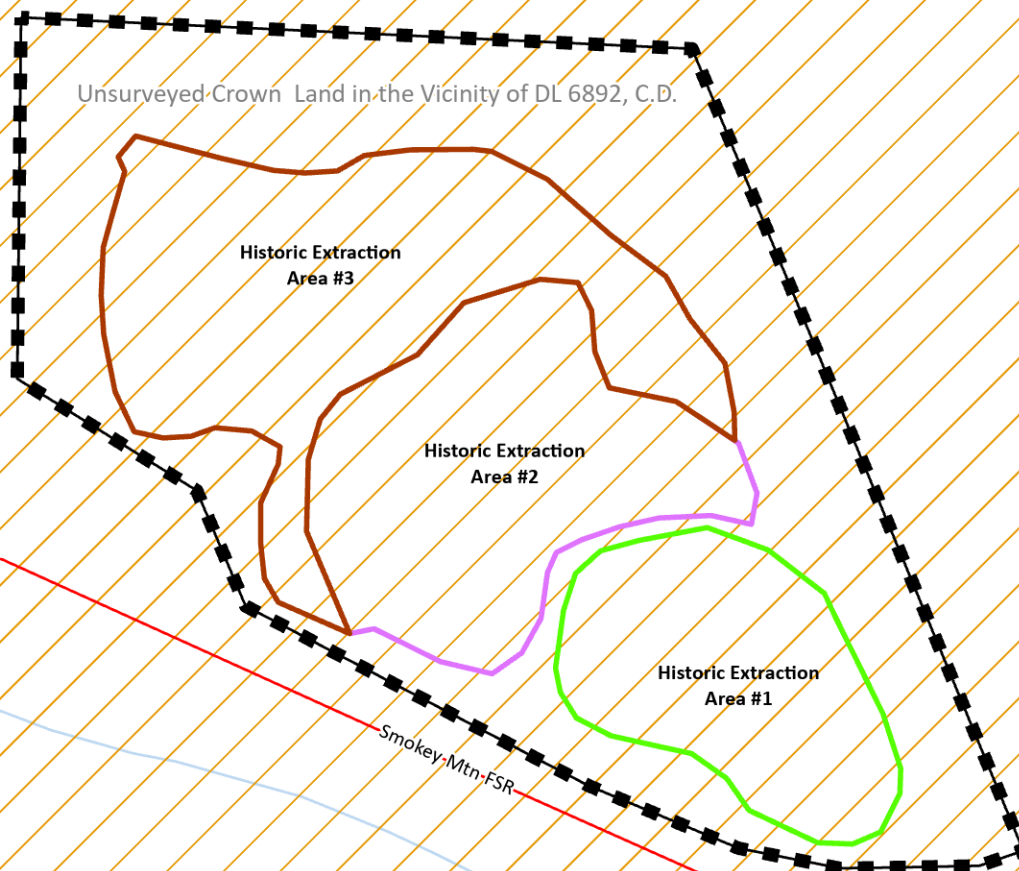
MEASUREMENTS
ARE METRIC



0 15 30 60
m

ALRD2249

2022-07-07



Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.

SUBJECT PROPERTY
Unsurveyed Crown Land
in the Vicinity of DL 6892, C.D.


Smokey Mtn FSR

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

 ALR

0 20 40 80
 m



ALRD2249

2022-07-07

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



August 11, 2022

Local government file: 3015-20/ D20220049
ALC ID: 65727

Shivani Sajwan
Planning Officer II
Cariboo Regional District
VIA EMAIL: ssajwan@cariboord.ca

Re: ALC Soil Use Application (20.3(5)) (Gravel Pit) – Tract of land near District Lot 6892

Dear Shivani,

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the ALC Soil Use (20.3(5)) application from the B.C. Ministry of Forests to utilize a gravel pit within the Agricultural Land Reserve (ALR). Ministry staff offer the following comments:

- Weeds can greatly reduce the productivity of agricultural areas (including crown range). Quarries and gravel pits are continually disturbed sites, perfect for the establishment of invasive plants. Seeds from these invasive plants can contaminate the soil removed from a pit and be transferred to another site.
- If forwarding this application to the ALC, consider a recommendation requiring a weed prevention and control plan, with a special emphasis on clean equipment prior to being brought on site. Under the B.C. *Weed Control Act* the land occupier has a legal obligation to control noxious weeds on the site.

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Gregory Bartle, Land Use Planner
B.C. Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nicole Pressey, Regional Agrologist
Ministry of Agriculture and Food
Phone: (236) 713-2223
Email: Nicole.Pressey@gov.bc.ca

Email copy: ALC.Referrals@gov.bc.ca