



Planning Application Information Package

Application Type: Agricultural Land Reserve

File Number: 3015-20/F20240013

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

Electoral Area: F

Date of Referral: April 3, 2024

Date of Application: March 18, 2024

Property Owner's Name(s): Crown Provincial
Dana L Ball (Licensee)

Applicant's Name: Lake Excavating Ltd. (Agent: Joe Hooker)

SECTION 1: Property Summary

Legal Description(s): Block B, SW 1/4 of DL 8887, Cariboo District

Property Size(s): 3.65 ha. (9.02 ac.)

Area of Application: 3.65 ha. (9.02 ac.)

Location: Lund Road

Current Designation:
Gravel Reserve

Min. Lot Size Permitted:
n/a

Current Zoning:
Resource/ Agricultural (RA 1)

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

Proposal: To continue use of land for gravel extraction. A previous application was made (3015-20/20210058) for the same proposed extraction however one condition of the ALC's approval was that only the applicant may carry out the extraction. The ALC requires the new owner to be approved for the same use.

Existing Buildings: None

Proposed Buildings: none.

Road Name: Lund Road

Road Type: Gravel/Dirt Road

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

Services Available: none

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: unnamed creek

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	Crown Land	N/A
(b) South	Crown Land	N/A
(c) East	061 2 Acres Or More	62.87 ha (155.27 ac.)
(d) West	437 Oil & Gas Pumping and Compressor Stations	16.18 ha (40 ac.)

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
100%	50% Class 4- Stoniness	40% Class 3- Cumulative minor adverse characteristics
	30% Class 5- Topography and Stoniness	40% Class 4- Stoniness
	20% Class 6- Topography and Stoniness	20% Class 6- Topography and Stoniness

The agricultural capability classifications of the property are Class 4, Class 5, and Class 6. The limiting factors are noted as stoniness and 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.

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.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

The improved ratings for the property are Class 3, Class 4, and Class 6. Class 3 limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: 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 allow for continued gravel extraction within the Agricultural Land Reserve (ALR). The property is 3.65 ha. (9.02 ac.). The site of the proposal is surveyed crown land that has been granted to the applicant with a lease.

The subject property is zoned Rural 2 (RR 2) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999. This zone permits the extraction of natural resources, including aggregates and gravel. The site has been leased as a gravel extraction location since around 1980. Continued operations require an Agricultural Land Commission application in accordance with the Agricultural Land Commission Act and Agricultural Land Commission Regulations.

A previous application (3015-20/F20210058) to the ALC was made for this lot for the same proposed use however one of the conditions imposed by the ALC was that extraction was only to take place by the applicant. The applicant from the 2021 application intends to transfer the extraction operation to Lake Excavating which requires this new application.

Two other extraction applications have been filed with the Agricultural Land Commission. The first application was completed at the start of the extraction in 1980 under file SCA-D-80-10849. The second application was approved in 2010 under ALC File #38908.

Location and Surrounding:

The subject property is located outside of Williams Lake, north of the Williams Lake Airport. Access to the site is off Lund and Westcoast roads in Wildwood. The property is bisected by the access to Lund Road which runs through the gravel pit and provides access to properties beyond the site.

CRD Regulations and Policies:

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

5.19 RURAL 2 (RR 2) ZONE

5.19.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

- xviii) 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 extraction application. This operation takes place on a property zoned Rural 2 (RR 2) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 which permits for the extraction of natural resources.

The Electoral Area 'F' Advisory Planning Commission (APC) has provided multiple reasons for their support of the application. The property has been a gravel pit for decades and this application will support the change in tenure from the Ball's to Lake Excavating. The reclamation plan seems adequate. The soil conditions described indicated the very marginal agricultural potential. The gravel extraction will not negatively impact the agricultural potential and may improve the potential.

The Ministry of Agriculture and Food provided comments stating the subject area has been a gravel operation for many years and reclamation activities will benefit future agricultural activities. The Ministry notes that the reclamation activities described offer limited detail and should follow ALC Policy P-13 for best management practices.

It is also noted by the ministry that gravel operations offer ideal conditions for invasive plants and the application is limited in describing how this will be undertaken.

The Ministry also notes that gravel operations are important for most farm operations.

Recommendation:

That the Provincial Agricultural Land Commission application for subdivision pertaining to Block B, SW 1/4 of DL 8887, Cariboo District be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: April 17, 2024
See attached.

Ministry of Agriculture and Food: April 23, 2024
See attached.

ATTACHMENTS

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



Provincial Agricultural Land Commission - Applicant Submission

Application ID:	68495
Application Type:	Removal of Soil (Extraction) within the ALR
Status:	Under Review by L/FNG
Applicant:	His Majesty in right of Province of British Columbia (Min of Forests)
Local/First Nation Government:	Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type	Crown
Legal Description	Block B, SW 1/4 of DL 8887 Cariboo Dist; Land Act plan 40T1116, PIN 4747671
Approx. Map Area	3.647 ha
PID (optional)	No Data
PIN (optional)	No Data
Farm Classification	No
Civic Address	Lund Road, Williams Lake BC
Certificate Of Title	No Data

Government Parcel Contact

First Name
Last Name

Ministry or Department His Majesty in right of Province of British Columbia (Min of Forests)

Phone [REDACTED]

Email [REDACTED]

Crown Type

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? Yes

Describe the other parcels including their location, who owns or leases them, and their use. Not migrated from OATS

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? No

Type Third-Party Agent

First Name No Data

Last Name No Data

Organization (If Applicable) Lake Excavating Limited Joe Hooker

Phone [REDACTED]

Email [REDACTED]

4. Government

Local or First Nation Government: Cariboo Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	No agricultural activity is known or observed on this parcel. Grazing if any has not been observed. Irrigation and drainage has not occurred. Surface water for livestock lies outside of the tenure area to the south(meadow) and south-east (pond) as shown on 2007 legal survey.
Describe all agricultural improvements made to the parcel(s).	There are no known agricultural improvements at this site. Fencing has not been installed by past or current range/quarry operators. Cultivation has not occurred.
Describe all other uses that currently take place on the parcel(s).	<p>The parcel is 3.647 ha, the entirety of which is the subject of this application as follows:</p> <p>1.371 ha which previously quarried or disturbed and requires further development and reclamation.</p> <p>0.2 ha is old road/driveway which will revert to pasture</p> <p>0.4215 has been surveyed as Land Act 'road'. This is a necessary unmaintained road. We are requesting its inclusion in the quarry tenure as it precludes proper safe development and reclamation. Lake Excavating proposes to reconstruct the road to equal or better standard.</p> <p>1.854 ha is native forest which has been burned by major area fire but was not included in the adjacent salvage logging. From that we have a Mines statutory 5 metre setback from all boundaries and will not quarry a 20 metre hydrologically sensitive strip parallel to the south boundary. Therefore 0.9 ha within the application area will not be quarried.</p> <p>Net new or continuing quarry activity will total approximately 2.5 ha including aggregate underlying the road.</p>

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Unused	Native forest/pasture burned over and salvage logged in past five years
East	Unused	Native forest/pasture, fire damaged,
South	Unused	Native forest/pasture, wetland mix, fire damaged
West	Unused	Native forest/pasture, fire damaged in past five years, some salvage logging

6. Proposal

Has the ALC previously received an application or Notice of Intent for this proposal?	Yes
Application or NOI ID	38908
What is the purpose of the proposal?	<p>To establish and operate a commercial quarry to increase community aggregate supply in production, reclamation, and access.</p> <p>Fire-killed and immature timber will be mulched for use in reclamation.</p> <p>Reclaimed site will favor pasture access and range re-vegetation.</p> <p>Land will be back-sloped and seeded to local MOF/CRD pasture mix.</p> <p>Progressive reclamation of the portion south of road will be carried out in first 5 year phase.</p> <p>Back-sloping of 1V:2H will favor livestock and conform to slopes on adjacent range land.</p> <p>The road will be safely reconstructed. (current public roadway has steep drop-off on south side.)</p> <p>Organic chipping blend may be beneficial amendment to the stony soils.</p>
Removal of Soil Project Duration	120 months
Soil to be Removed	
Volume	50000 m ³
Area	22000 m ²
Maximum Depth	25 m
Average Depth	25 m
Soil Already Removed	
Volume	No Data
Area	No Data
Maximum Depth	No Data

Average Depth	No Data
Describe the type of soil proposed to be removed.	Pit run gravel, sand, diamicton, products suitable for structural fill.
What steps will be taken to reduce impacts to surrounding agricultural land?	<ol style="list-style-type: none"> 1. Invasive weed monitoring and control as required. 2. Restore all finished surfaces to suitable pasture standards, not exceeding 1V:2H slopes. 3. Reseed with pasture mix approved for Cariboo Regional District and BC Forests. 4. Limit random access to discourage problematic recreational use such as target shooting, ATV use, bonfires, accompanying litter. 5. Place restrictive use signage for active quarry. 6. Amended soil in rehabilitated pit will be more productive for range grasses.
Proposal Map / Site Plan	Development Phases 2023.jpg
Cross Sections	Wildwood Gravel Pit Sept 22 Celtic.pdf
Reclamation Plan	No Data

7. Optional Documents

Type	Description	File Name
Other files that are related	No Data	Photo plates.pdf
Other files that are related	No Data	Development phases.pdf
Other files that are related	No Data	Survey Block B 1981 Land Act 40T1116.pdf
Other files that are related	No Data	Ball 2007 baseline survey Dodge.pdf

March 28, 2023

Re: Letter of Release

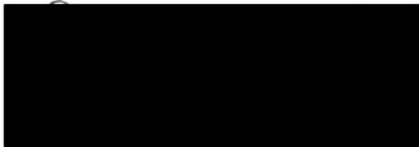
To Whom It May Concern,

I, Dana Ball, am writing this letter regarding the land tenure for Lot 8887 under file number 5400417. I am releasing all liability and claim to the land tenure for Lake Excavating Ltd to assume.

Lake Excavating has agreed to proceed with the assumption of the land tenure and will review and plan appropriately to execute items pertaining to an approved transfer meeting ministry requirements.

Please let us know the appropriate steps for completing a timely transfer.

Sincerely,

A black rectangular redaction box covering the signature of Dana Ball.

Mrs. Dana Ball



Crown Lands file Number: 5400417
November 16, 2023

To whom it may concern,

Re: Quarry operations on Block B, of Southwest 1/4, District Lot 8887, Cariboo District.

This property is Crown Land and has been authorized as a quarry since 1991. The previous quarry operator and *Land Act* tenure holder, Dana Ball, had an ALC permit over this property for the removal of soil application.

There is currently no active tenure on this property. Previous email communications on this topic were exchanged between Nadia Erasmus from Crown Lands and Kirsten Roberts from the ALC.

The Province is currently in the process and intends to finalize the authorization for the use of this property for quarry purposes in the name of Lake Excavating.

Please accept the ALC application for soil and fill purposes.

If you have any questions regarding these requirements, please contact me at 250-302-5801 or by email at Nadia.Erasmus@gov.bc.ca.

Sincerely,



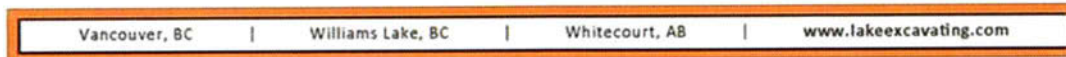
Nadia Erasmus
A/Crown Lands Section Head
Resource Authorizations, Cariboo Regional Operations
Ministry of Water, Land and Resource Stewardship

**Ministry of Water, Land
and Resource
Stewardship**

Resource Authorizations
Cariboo Region

Mailing and Location Address:
120 – 640 Borland St
Williams Lake BC V2G 4T1

Phone: 250 398-4574
Fax: 250 398-4836
Toll Free: 1-877-855-3222



Submission in Lieu of Agrologist Report to Agricultural Land Commission

October 30, 2023

Soil Report and Application Rationale: Ball Pit **New Application #68495**

Resolution #24/2023; ALC File 64173

Previous order SCA #DI0849 (1980)

Previous order (NOI) 38908 (2010)

Previous Resolution #1403/80

Background:

This Crown property has been under lease since approximately 1980 to Dana Ball in her personal capacity. It served as an aggregate supply for the family aggregate and asphalt business. Prior to 1980 government agencies and possibly others had harvested aggregate for projects such as the Williams Lake Airport, forest roads and the nearby Minton Lake Dam. ALC staff advised of air photo evidence indicating quarry activity in 1967. Anecdotally gravel extraction may have begun in the 1950s by public agencies or private forest managers. The site has not been reclaimed and further development in the most recent ten-year term has been minimal. The previous order and tenure lapsed in 2017. Overholding tenancy and right of renewal have been under development since then.

Dana Ball now wishes to transfer the remaining lease asset and a right of renewal to Lake Excavating Ltd. This has necessitated further review and requirements by the affected Crown agencies—Mines, Lands, and ALC. The ALC advises that an entirely new application must be made. The existing permit is not transferrable or assignable. Lake Excavating which has now commenced application #68495. Additional background documentation may be found on ALC file 64173 in particular an August 25, 2022 site visit details and ALC Resolution #24/2023. There is no other agrologist report known to this new applicant. However the previous agrology observations based on ALC qualified representative visits are referenced here. The new application is for most of the entire area under lease and not a portion of it as in the previous applications. A five metre setback from all boundaries is required by Mine



Code. The reason for this enlargement is simply for economy of scale – inclusive of expansion area to reduce future administrative requirements for small expansions within the surveyed property.

Administration:

Leases (and extensions) held by Ball have one security in place. D. Ball is not permitted by the Ministry to sublease the operations. The intention is that Lake Excavating will place a new bond satisfactory to Mines, Lands, and ALC effective upon the transfer or issuance of a new lease in Lake Excavating Ltd. name. That should permit the government approval for release of the existing security originally placed by D. Ball. Lake Excavating will undertake the previous reclamation commitments under a new/modified plan for a slightly increased quarry area and a new timeline.

The leaseholder was granted an ALC permit to extract March 15, 2010 for up to 3,500 cubic metres. The approval conditions provided (among other things) “for restoring the extraction area to an equivalent or better agricultural standard upon completion of the project”. At this point in time reclamation is not underway nor completed, nor has available aggregate been completely removed.

The lease area most recently was applied for by D. Ball to extend the term and a submission to the ALC was made. The quarry has identified material remaining and a updated plan and ALC request was made to continue extraction up to an estimated 20,000 cubic metres over a further 20 years. This plan may be modified in future as quantity and quality are not determined. Under present restrictions Lake Excavating is not permitted to conduct exploratory test holes on the lease. The ministries await the three necessary sets of documents. Facing considerable new procedural requirements in 2022 that ALC application was withdrawn pending revision.

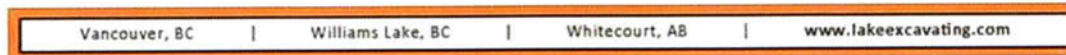
- D Ball has now initiated an application for renewal and assignment of the lease with BC Forests and Lands 2023 in favor of Lake Excavating Ltd. D. Ball awaits documentation process for Lake Excavating.
- Lake Excavating submitted an updated Notice of Work (NOW) to Energy, Mines & Low Carbon Initiatives. July 2023.
- This document forms part of the Joint request by D Ball and Lake Excavating to approve the new application to the Agricultural Land Commission. Sept, 2023.

In turn each agency advises that other approvals or documents must be in place. This is a difficult sequence of requirements, but Lake Excavating understands the three agencies are in communication with each other and will advise of the processes as may be best required.

Physical description:

The property was legally surveyed in Nov, 2007. The rationale for the boundary has not been shared with us but presumably it was surveyed for the Dana Ball leasehold, and should be on file with Crown Registry offices.

The site lies between 916 and 940 elevation. It is on BCGS maps sheet 93B.030



The leasehold (Block B) encompasses 3.647 ha. including an unmaintained gravel road which serves two private land owners, range operators, and forest managers. It lies within Northern Shuswap (Secwepemc) Traditional Use Territory of Williams Lake Band and Soda Creek Band. The public uses the area for hunting and ATV recreation. Most access is via Lund Road which originates in nearby Wildwood, BC, an unincorporated community administered by the Cariboo Regional District. The City of Williams Lake is a further 15 km south of Wildwood on Highway 97. The actual area requested for quarry in 2010 was 2.5 ha. This modified 2023 quarry proposal is slightly larger but still within the original legally surveyed perimeter. A 20 metre-wide strip parallel to the southern boundary is suggested as a hydrological setback and greenbelt (no excavation or clearing zone) since the pond outside the lease has water level fluctuations up to the 920 metre level, although that is a very ephemeral level (May). These wetlands (see photos) were noted as 'pond' or 'meadow' on the 2007 legal survey by D. Dodge, BCLS. The 2017 fire apparently may have contributed to higher water levels in the two wetlands. We note that there is no evidence in the pit floor of water ponding. The lowest level previously excavated is 916 metres. Spring meltwater appears to infiltrate directly into the underlying sediments. A final pit floor elevation has not been established but appears to be in gravel permitting infiltration.

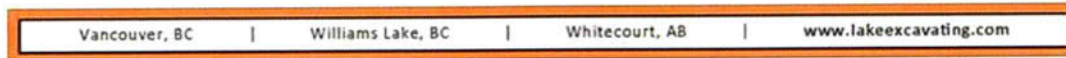
The site and the surrounding Provincial Forest lands are part of a large and devastating fire in 2017 which among other things necessitated evacuation of the City of Williams Lake. The broad area fire was contained north of the City of Williams Lake and away from the Wildwood community. Since that time much salvage logging has been conducted on the lands adjoining the Application Property in conjunction by the two affected Northern Shuswap First Nations. No salvage logging has occurred on the leasehold.

Although the site itself has had no salvage logging it has been partially burned. The organic materials remaining on site include immature forest cover, thin plant cover, shrubs, and partially burnt timber from the fire. All is proposed for salvage, mulching, composting and attempt to establish a soil rehabilitation amendment for the site. Logs and boulders may be used to block random ATV access that will harm regrowth.

The previous operations did not have fencing. Relief from the fencing requirement is requested. There is little to no livestock in the area and no manure has been observed on the site by this writer. Fencing can be installed if the need arises. Future seeding may result in more forage for cattle and wildlife.

Factors that pertain to an agrology opinion are:

- The remaining forest cover is not significant in quantity and mostly comprises immature pine, and deciduous understory. Rhizomatous plants are not in evidence. We note that the nearest productive soil is outside the lease boundary to the east and south-east.
- The soil cover has been described in ALC Jan 16, 2023 reporting as CLI Class 4. "Class 4, more specifically 4MP and are improvable to Class 3"
- ALC Reasons for Decision refers to The Site Visit (Aug 25, 2022) Report :
 - "...there is a limited existing topsoil layer"
 - "...there is a limited existing topsoil layer in the native soil."
 - "...the site as been historically disturbed prior to establishment of the ALR which was confirmed in the site visit."



- ALC Reasons for Decision also stated:
 - "...little topsoil has been saved due to the long history of use on the Property, and there is a general lack of topsoil found on the Property as part of the native soils."
 - "The Panel finds that impacts to agriculture would be limited as it would be difficult to undertake any agriculture activities on the Property in its present state due to the lack of existing topsoil."
 - "The Panel discussed the Site Visit Report which noted that the Property is densely forested with no nearby agricultural activity due to poor soil quality. As such, the Panel finds that the submission of a reclamation plan will not be required." (*Applicant note – light forest cover, much now burned, minimal salvage opportunity*)

The terms and conditions set out in part 20 of the previous Reasons For Decision (#24/2023) are acceptable to the current applicant. The proposed development will focus on improving range values through seeding, mulch amendments and back-sloping.



(ABOVE)
1. WEST ENTRY, VIEW TO EAST – shows
current Lund Road at left and former lower road
at right



(ABOVE) 2. EASTWARD EXIT FROM SITE; VIEW
TO EAST
Stony character of both disturbed and un-
disturbed soils; Sparse regrowth;
Distant grasses are on sawmill residue beyond
application area.



(ABOVE)
3. NORTHWEST MARGIN OF PROPERTY
Shows extensive fire damage.
BCLS identified timber as 10-30 cm in 2007.



(ABOVE) 4. FLOOR OVER SOUTH PORTION OF
PIT; VIEW TO N-W
Lund Road follows edge of upper terrace. Limited
reclamation shows stony texture of pit floor in
foreground. Remaining aggregate (Phase 2) is
above/rear. The site indicates estimated 5 year
regrowth. Fire damaged timber



(ABOVE) 5. POND LYING OUTSIDE APPLICATION AREA TO S-E; HIGH WATER TABLE MAY 2023

Shows localized grass/loam not found within tenure area. This location once had a portable mill, leaving naturally composted sawdust residue.



(ABOVE) 6. POND OUTSIDE OF APPLICATION AREA TO SOUTH; MAY 2023 SHOWING 'EPHEMERAL' AND UNUSUAL HIGH WATER (probably due to recent fire); As a precaution the southerly 20 metres of the application will be a 'no disturbance' zone as a hydrological barrier.



(ABOVE) 7. SURVEY REFERENCE MARKER AT S-E CORNER OF APPLICATION AREA; This is not a corner post; See legal survey; corner postings are not in disturbed areas.



(ABOVE) 8. TYPICAL SOIL PROFILE FROM ROADCUT
NEGLECTIBLE FORAGE



(ABOVE) 9. VIEW WESTWARD ALONG SOUTH BOUNDARY SHOWING THE 20 METRE HYDROLOGY BARRIER; And the floor of the southerly worked and reclaimed area from past years.

Wood waste can be used to amend the soil.



(ABOVE) 10. TYPICAL SOIL EXPOSURE AND IMMATURE DECIDUOUS GROWTH IN S-E PORTION OF SITE
(phase 1 of extraction area)

F.B.210/81

PLAN OF SURVEY OF BLOCK B OF
THE SOUTHWEST 1/4 OF LOT 8887,
CARIBOO DISTRICT.

N.T.S. REFERENCE - 93 B/1 h

SCALE - 1:2500

LEGEND -

Bearings are astronomic, derived from the South boundary LOT 8887.
BT bearings are magnetic.
All distances are metric.

This plan lies within the CARIBOO REGIONAL DISTRICT.

OFFICIAL PLAN

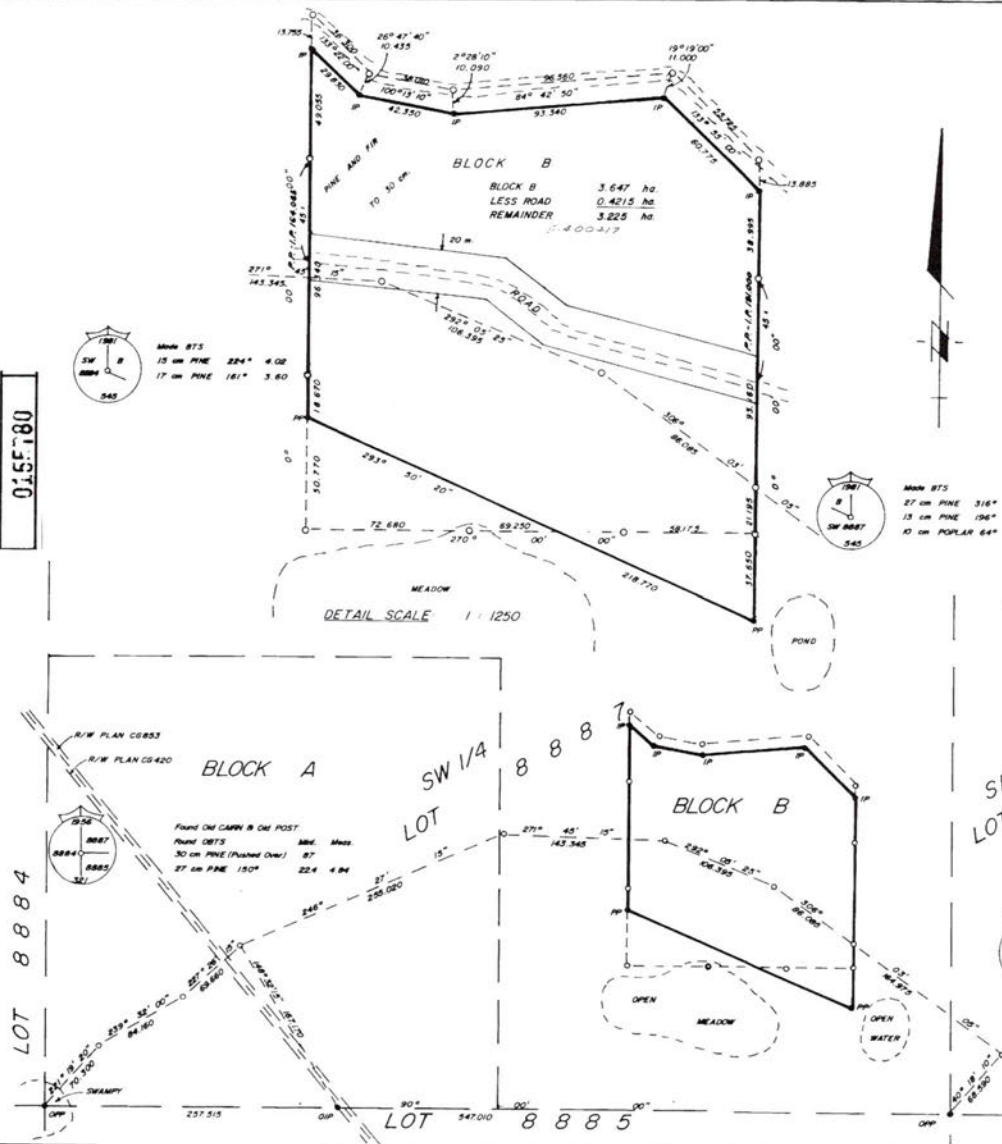
CONFIRMED
UNDER SECTION 67 - LAND ACT
ACTING SURVEYOR GENERAL
VICTORIA, B.C. DEC. 10, 1981.

I, D.L. DOORE, a British Columbia Land Surveyor, of Williams Lake, in British Columbia,
certify that I was present at and personally supervised the survey represented by this plan,
and that the survey and plan are correct. The survey was completed on the 29th day of May, 1981.

D.L. Doore
B.C.L.S.

0155780

407116



BLOCK B
Phase 2 north of road.
6-10 years

UTM COORDINATE
 North 276200.00
 East 666666.75
 Elevation 400.00

DEVELOPED AREA 2
 CLASS 1a

ROAD

Phase 1 south of road 1-5 years

UTM COORDINATE
 North 276200.00
 East 666666.75
 Elevation 400.00

Environmental Buffer - no entry or excavation 220 X 25 m

UTM COORDINATE
 North 276200.00
 East 666666.75
 Elevation 400.00

S W 1/4 D. L 8 8 8 7



UTM COORDINATE
 North 276200.00
 East 666666.75
 Elevation 400.00

B L O C K B

T R E E D

A R E A

UTM COORDINATE

North 5783906.37

East 565890.00

Elevation 923.64

DEVELOPED AREA

0.695 ha

PHASE TWO - North of Road
Years 6 to 10 Approx 1.3 ha
Crushing and rehab stockpiling on lower terrace
Access from road

PHASE 3 - (Optional)
Relocate suitable road to allow quarrying of existing
road

ROAD

PHASE ONE - South of Road

Years 1 to 5 Approx 1.2 ha

Crushing and rehab stockpiling on base terrace 917
elev

Access from east and west end entry points

UTM COORDINATE

North 5783868.22

East 566005.36

Elevation 925.82

T R E E D
A R E A

T R E E D
A R E A

Environmental Buffer No Entry or Excavation 220 X 25 M

S W 1/4

D. L. 8 8 8 7

UTM COORDINATE

North 5783787.93

East 565851.76

Elevation 917.33

UTM COORDINATE

North 5783744.85

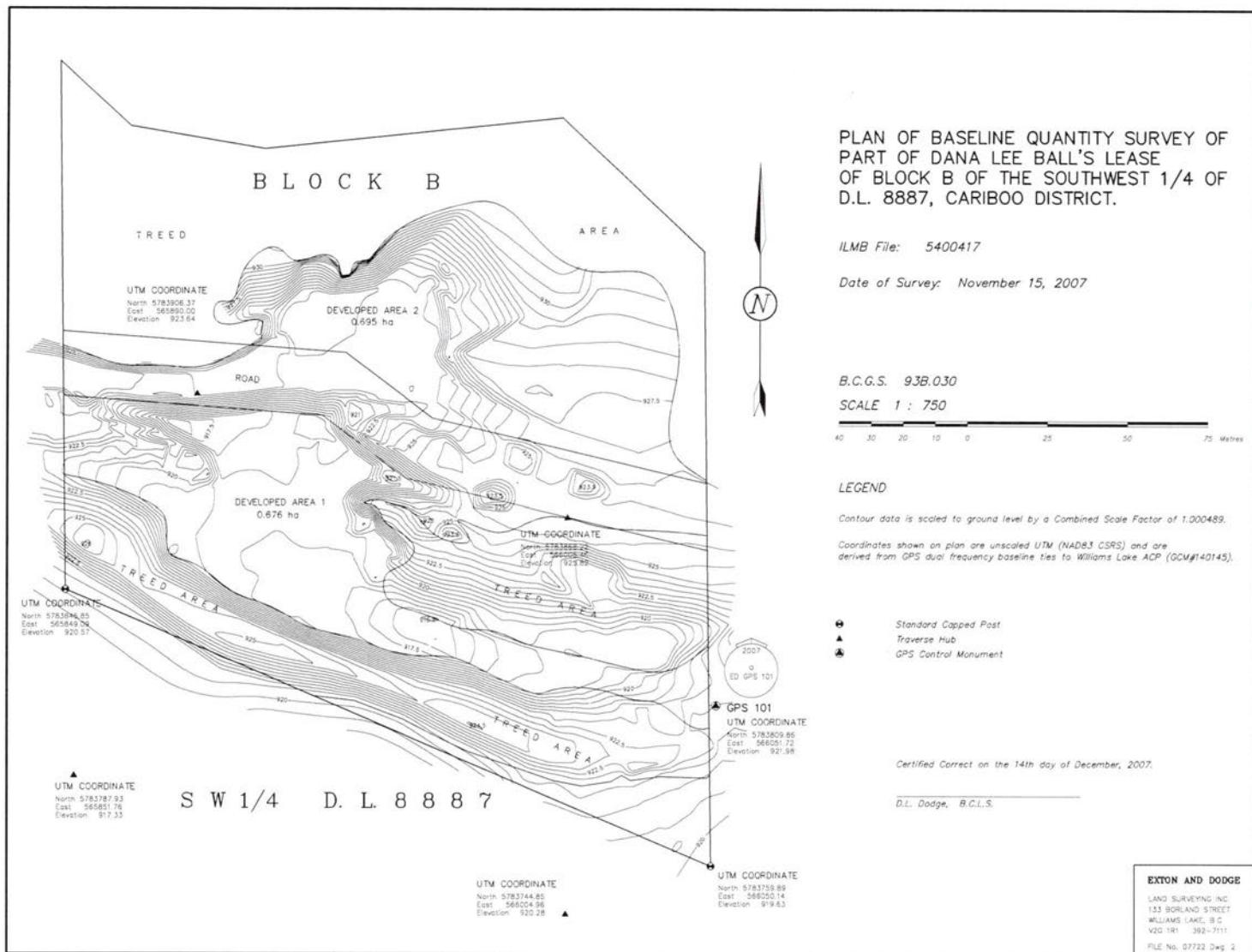
East 566004.96

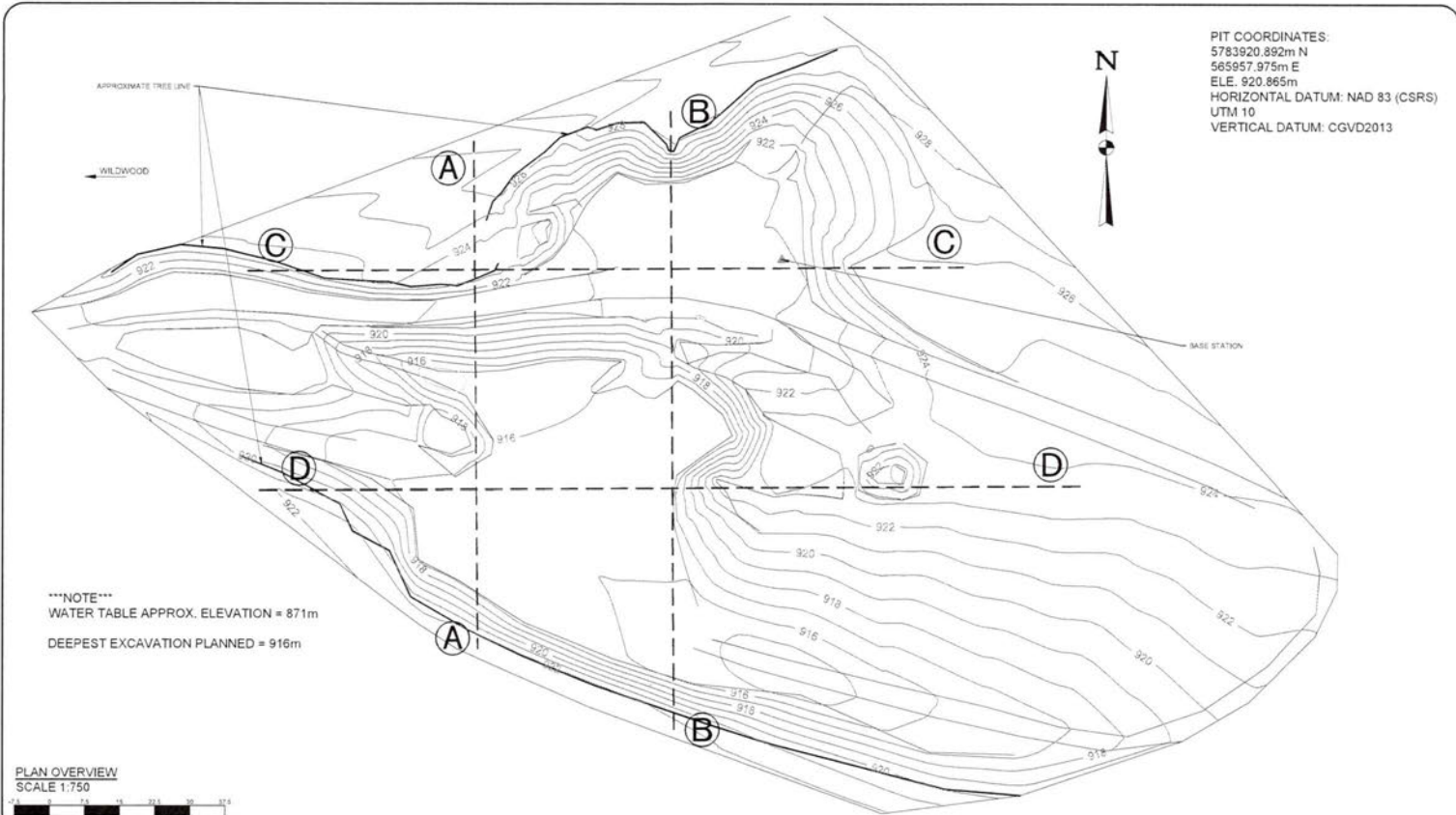
UTM


North

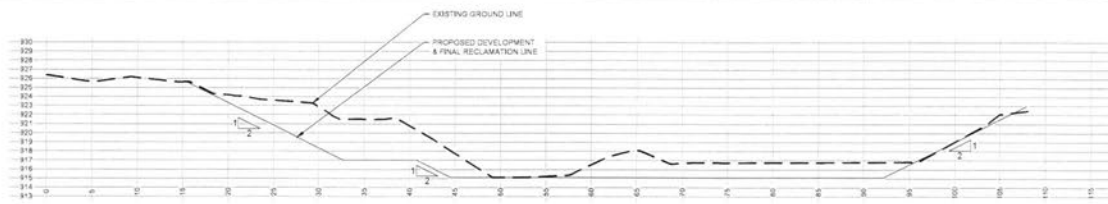
East

Elevation

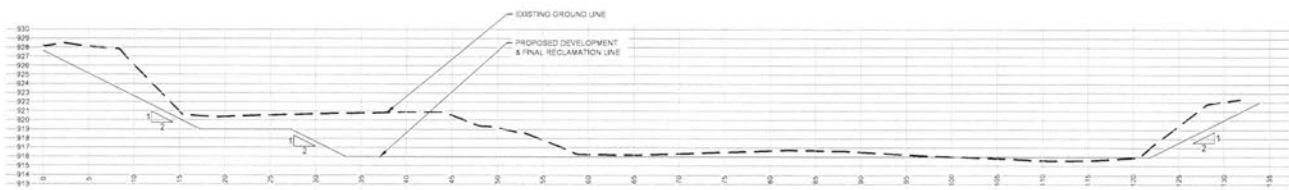




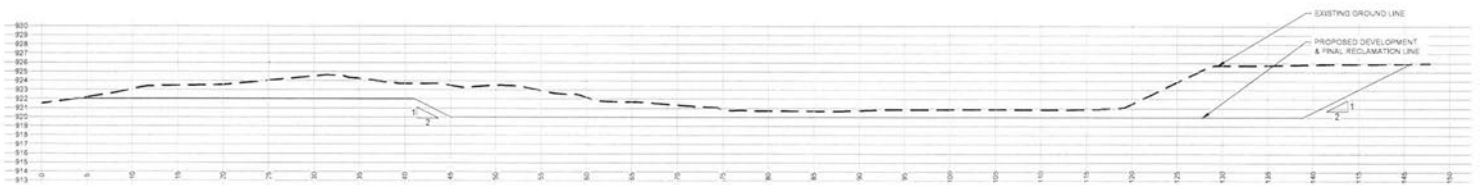
INTENDED TO BE PRINTED ON 11"X17" PAPER. ANY COPIES OF PDF'S MAY NOT BE TO SCALE		WILLOWWOOD GRAVEL PIT OVERVIEW DANA BALL		SCALE: As Indicated	SURVEY CREW: DT
 CELTIC ENGINEERING LTD <small> Willowood Lake Office Prince George Office 4420 10th Street 4420 10th Street Willowood Lake BC V1T 1G1 Prince George BC V1N 1G1 (250) 535-5351 (250) 535-5351 </small>		SHEET NAME PLAN OVERVIEW		DESIGN BY: N/A DRAWN BY: Dylan Taylor, E.I.T. REVIEWED BY: N/A SURVEY DATE: August, 2021	DATE: September 22, 2022 REVISION NUMBER: - REVISION DATE: - DWG # 119-048-001
		SHEET 1 OF 3			



CROSS SECTION A
SCALE 1:400



CROSS SECTION B
SCALE 1:400



CROSS SECTION C
SCALE 1:400



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WALDWOOD GRAVEL PIT OVERVIEW
DANA BALL

SHEET NAME

SECTION VIEWS

SCALE: As Indicated

DESIGN BY: N/A

DRAWN BY: Dylan Taylor, E.I.T.

REVIEWED BY: N/A

SURVEY DATE: August 2021

SURVEY CREW: DT

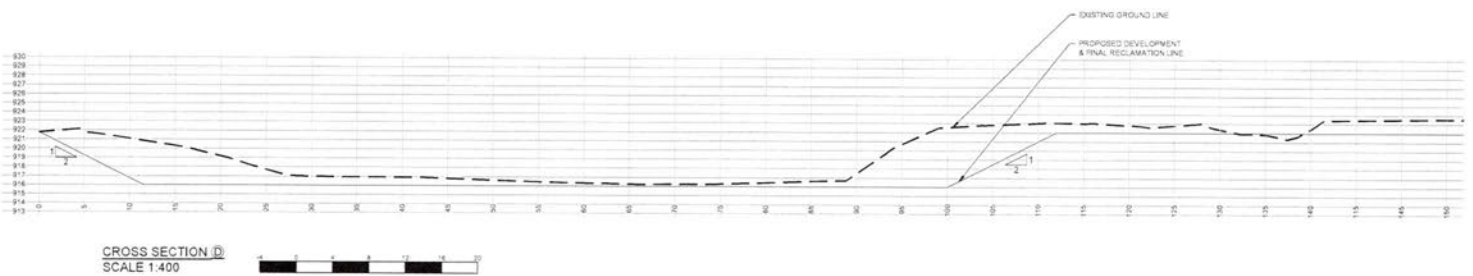
DATE: September 22, 2022

REVISION NUMBER: -

REVISION DATE: -

DWG # 1150408-001

SHEET
2
OF 3



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MILDWOOD GRAVEL PIT OVERVIEW
DANA BALL

SHEET NAME

SECTION VIEWS

SCALE: As Indicated

DESIGN BY: N/A

DRAWN BY: Dylan Taylor, E.I.T.

REVIEWED BY: N/A

SURVEY DATE: August 2021

SURVEY CREW: QT

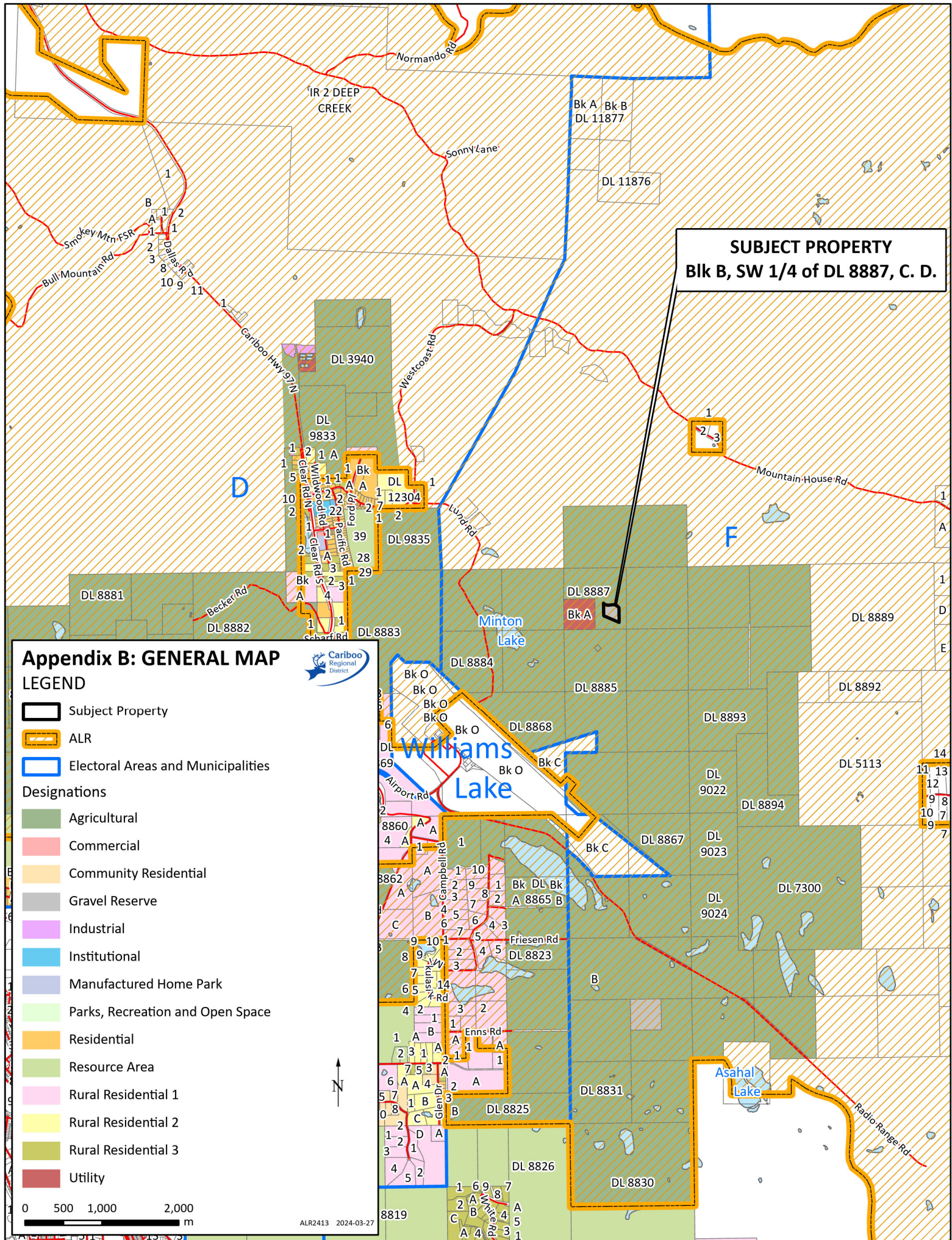
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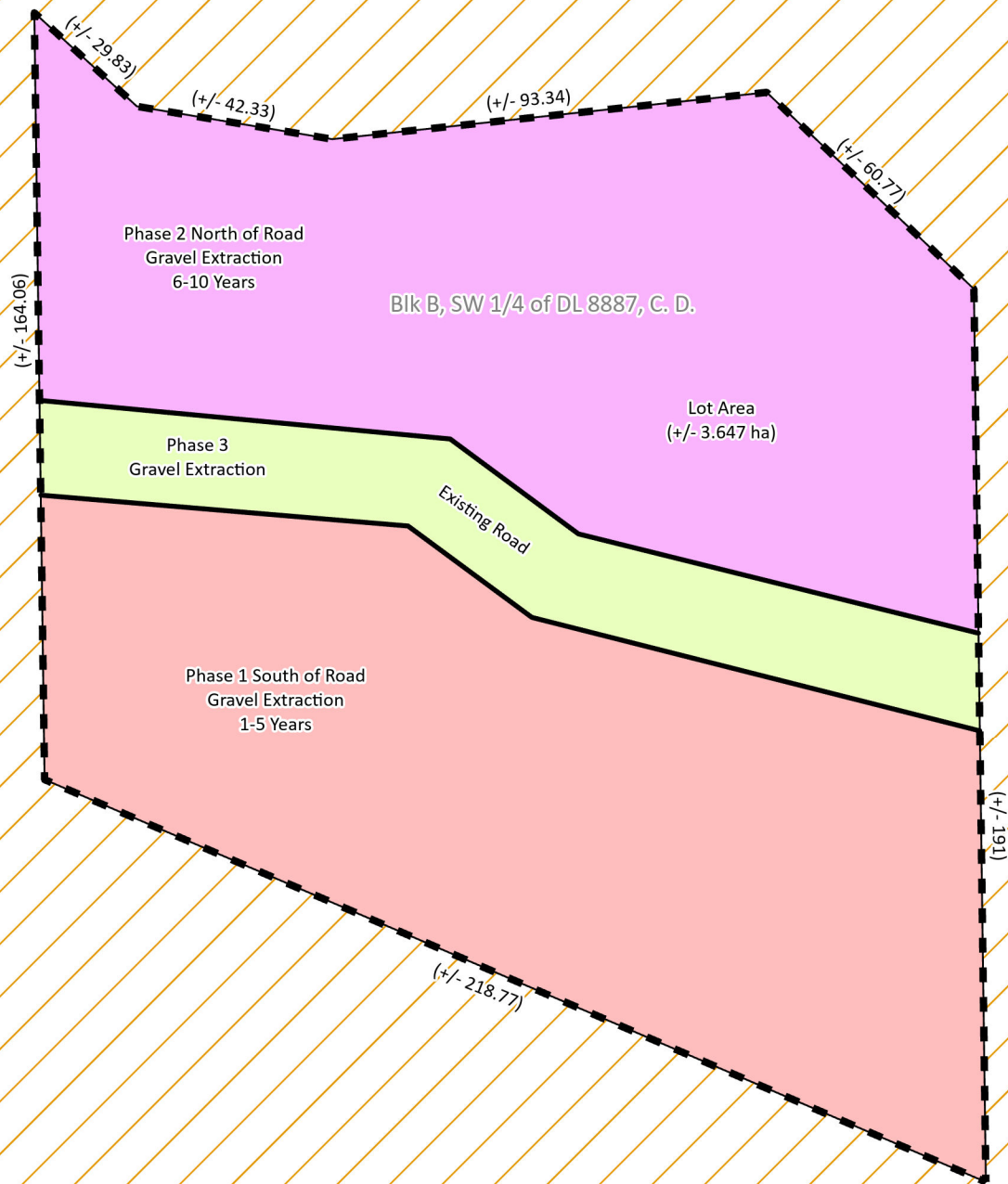
REVISION NUMBER: -

REVISION DATE: -

DWG # 119-048-001

SHEET
3
OF 3





Appendix C: SPECIFIC MAP

LEGEND

 Subject Property

 ALR

MEASUREMENTS
ARE METRIC

0 15 30 60
m

ALR2413 2024-03-28

Disclaimer: Structure size and location is a graphical
representation of information provided by the applicant and



B

SUBJECT PROPERTY
Blk B, SW 1/4 of DL 8887, C. D.

DL 8887

B

Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property

 ALR



0 25 50 100
m

ALR2413 2024-03-27

DL 8885

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Airbus DS



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: April 17, 2024 3 PM

Location of Meeting: CRD Board Room, Williams Lake

File Number: 3015-20/F20240013

Application Type: Soil or Fill Use

Electoral Area: F

Legal Description: Block B, SW ¼ of DL8887, Cariboo District

Property Location: Lund Road

ATTENDANCE

Present:

Chair: Douglas Watt

Members: Ross McCoubrey, John Hoyrup

Bee Hooker Carla Krogan

Jack Darney (phone) Dianna MacQueen (phone)

Recording Secretary: Douglas Watt

Owners/Agent: Lake Excavating–Ryley Seibert Eric Gunderson (phone)

~~Contacted but declined to attend~~

Absent: _____

Also Present:

Electoral Area Director: Maureen Lebourdais

Staff Support: X

RESOLUTION

THAT application with File Number __3015-20/F20240013____ be **SUPPORTED / ~~REJECTED~~** for the following reasons:

- 1) The property has been operated as a gravel pit for decades, and this application supports a change in tenure of the gravel extraction operation from Ball to Lake Excavating. The APC sees no areas for concern with continuing the operation, and the reclamation plans appear adequate for the land conditions.

- 2) The described ALR soil conditions indicate that the land has very marginal agricultural potential, with no known agricultural activity. The gravel extraction will not affect the agricultural potential, and in fact it may improve once reclamation is complete post-extraction.

For: 6 Against: 0

CARRIED/~~DEFEATED~~

Termination:

That the meeting terminate.

Moved: Ross

Seconded: John

CARRIED

Time: 3:15 PM



Recording Secretary



Chair



April 23, 2024

Local government file: 3015-20/F20240013

ALC ID: 68495

Leasa Williamson, Development Services Clerk

Cariboo Regional District

VIA EMAIL: planning@cariboord.ca

Re: ALC Non-Farm Use (Removal of Soil) referral – Lund Road, Crown land – gravel operation

Dear Leasa Williamson,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on a proposed Agricultural Land Commission (ALC) application, to continue operating a gravel operation with a new applicant, within a 3.647-hectare area of Crown land located north-east of Williams Lake and in the Agricultural Land Reserve (ALR). Ministry staff offer the following comments:

- As stated within the application, the subject area has been a gravel operation for many years and no agricultural activity currently takes place on the site. A previous ALC decision (ALC ID: 38908) provided approval for this activity on the condition a new owner would require further approval.
- The application notes a number of activities are broadly expressed that will benefit future agricultural production, including that “progressive reclamation of the portion south of the road will be carried out in the first 5-year phase”, the “land will be back-sloped and seeded to local MOF/CRD pasture mix”, and that the “reclaimed site will favor pasture access and range re-vegetation”.
- Ministry staff note however that the provided Submission (Lake Excavating Ltd., October 30, 2023), offers a limited level of detail concerning reclamation. While the submission states that “the proposed development will focus on improving range values through seeding, mulch amendments and back-sloping, it does not provide additional information such as methods to ensure seeding becomes established, given seeding is only good if it takes. The Regional District may want to review [ALC](#)

[Policy P-13 \(Reclamation Plans for Aggregate Extraction\)](#) (adopted April 2021 and including Appendix A 'Best Management Practices for Aggregate Extraction Activities Occurring in the Agricultural Land Reserve') with the applicant to determine their intentions in more detail.

- Specifically, while the application states that “invasive weed monitoring and control as required” will be undertaken, the provided Submission is limited in describing its activities. Weeds can greatly reduce the productivity of agricultural areas and under the provincial [Weed Control Act](#) the land occupier has a legal obligation to control noxious weeds on the site. Gravel operations are continually disturbed sites, perfect for the establishment of invasive plants.
- In addition, while the application states that fencing will be assembled when required, Ministry staff note that the subject area is within a Livestock District and the Regional District may want to confirm with the applicant if they want to fence out livestock from their property.
- As stated in the application package, the project’s estimated timeframe for completion is 10 years. Based on the provided information, the subject operation may contribute to agriculture production on the parcel in a limited manner following completion of the proposal. Further, while the application states that the previous ALC site notes little agricultural potential due to no or little topsoil, Ministry staff highlight the fact that not all agriculture is soil-based.
- It is also worth noting that regional sources of gravel are important for most farm operations. Farm operations may utilize gravel in many aspects of their operations, reducing mud, improving ease of machinery movement, and improving access points for livestock, particularly at watering sites or high traffic areas. Hauling gravel long distances adds cost to delivery.

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

Sincerely,

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

Nicole Pressey, Regional Agrologist –
Cariboo and Central Coast
Ministry of Agriculture and Food
Ph: 236-
Email: Nicole.Pressey@gov.bc.ca

Email copy: Agricultural Land Commission, ALC.Referrals@gov.bc.ca