



Planning Application Referral Package

Application Type: Agricultural Land Reserve

File Number: 3015-20/A20240016

ALR Application Type: Removal of Soil (Extraction) within the ALR

Electoral Area: A

Date of Referral: April 08, 2024

Date of Application: March 21, 2024

Property Owner's Name(s): 0719191 BC LTD

Applicant's Name: Erin Elder

SECTION 1: Property Summary

Legal Description(s): District Lot 445, Cariboo District, Except Plans 21896, 22919 and EPP4218

Property Size(s): 68.25 ha. (168.65 ac.)

Area of Application: 1.13 ha. (2.79 ac.)

Location: HWY 97 S

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: Extract gravel to increase total farmable area.

Existing Buildings: Shop 371.61 sq. m. (4000 sq. ft.)

Mobile home 85.84 sq. m. (924 sq. ft.)

Proposed Buildings: none.

Road Name: Hwy 97 S

Road Type: Paved

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

Services Available: well, septic, telephone, hydro.

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	Grain & Forage	91.33 ha. (225.67 ac.)
(b) South	Single Family Dwelling	3.15 ha. (7.78 ac.)
(c) East	crown land	n/a
(d) West	n/a	n/a

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
70%	60% Class 3- Moisture Limitation 40% Class 4- Moisture Limitation	60% Class 2- Moisture Limitation 40% Class 3- Moisture Limitation
15%	80% Class 6- Topography 20% Class 4- Topography and Moisture Limitation	80% Class 6- Topography 20% Class 3- Topography and Moisture Limitation
15%	60% Class 5- Topography and Stoniness 40% Class 6- Topography	60% Class 5- Topography and Stoniness 40% Class 6- Topography

The agricultural capability classifications of the property are Class 3, Class 4, Class 5, and Class 6. The limiting factors are noted as stoniness and topography.

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.

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 practices. Some unimproved Class 6 lands can be improved by draining and/or diking.

The improved ratings for the property are Class 2, Class 3, Class 5, and Class 6. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

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 CRD has received an Agricultural Land Commission application for soil and fill use to expand gravel extraction activities on the subject property. The property is 68.25 ha. (168.65 ac.) with the proposed area of extraction of 1.13 ha. (2.79 ac.). The property is currently zoned Resource / Agricultural (R/A) in the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.

The applicant was approved previously for gravel extraction activities (CRD File 3015-20/20200036). The applicant indicates this extraction is complete.

The new proposed extraction zone can be seen in Appendix C. The intent stated by the applicant is to extract and sell gravel in order to expand upon the total farmable area. The applicant states that gravel extraction is required due to current soil conditions. Similarly to the previous extraction activities, the topsoil will be removed and stockpiled, the gravel then removed, the topsoil replaced, and extraction area brought into agricultural production.

Location and Surrounding:

The subject property is located along Highway 97 South and is adjacent to the Fraser River as seen in Appendix D. The property is surrounded mostly by agricultural properties with some residential uses.

CRD Regulations and Policies:

North Cariboo Area Rural Land Use Bylaw No. 3505, 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 Recommendation:

Planning staff are supportive of the proposed ALR soil and fill use application. The proposed gravel extraction aligns with the current Resource / Agricultural (R/A) zone. The gravel extraction is proposed to take place within a 1.13 ha. (2.79 ac.) area that the applicant states cannot be effectively farmed. The proposed activity would expand the farmable area.

It is anticipated that the proposed activity will have a minimal impact on neighbouring properties as most are large agricultural parcels. The applicant does not intend to use any chemicals as the current agricultural operation is an organic agricultural operation. The applicant intends to spray water to minimize dust that may be produced.

The Electoral Area 'A' Advisory Planning Commission (APC) unanimously supports the application, however, did not provide any specific comments.

The Ministry of Agriculture and Food provided comments stating the subject lot has been approved for a previous ALR application which resulted in the expansion of the available agricultural area 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.

Recommendation:

That the Provincial Agricultural Land Commission application for Soil and Fill Use pertaining to District Lot 445, Cariboo District, Except Plans 21896, 22919 and EPP4218 be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: April 22, 2024
See attached.

Ministry of Agriculture and Food: May 7, 2024
See attached.

ATTACHMENTS

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



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101063
Application Type: Removal of Soil (Extraction) within the ALR
Status: Submitted to L/FNG
Applicant: 0719191 BC Ltd. et al.
Local/First Nation Government: Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description DISTRICT LOT 445 CARIBOO DISTRICT, EXCEPT PLANS 21896, 22919 AND EPP4218
Approx. Map Area 68.25 ha
PID 003-718-123
Purchase Date Nov 16, 2018
Farm Classification Yes
Civic Address 9996 W. Cariboo Hwy, Quesnel, BC
Certificate Of Title Title certificate PID 003-718-123.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Byron Reimer	0719191 BC Ltd.	[REDACTED]	[REDACTED] [REDACTED]	BC Company Summary as of July 24, 2020.pdf

Parcel #2

Parcel Type	Fee Simple
Legal Description	DISTRICT LOT 9530 CARIBOO DISTRICT
Approx. Map Area	67.83 ha
PID	003-718-191
Purchase Date	Nov 16, 2018
Farm Classification	Yes
Civic Address	9996 S. Cariboo Hwy, Quesnel, BC
Certificate Of Title	Title certificate PID 003-718-191.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Byron Reimer	0719191 BC Ltd.	[REDACTED]	[REDACTED] [REDACTED]	BC Company Summary as of July 24, 2020.pdf

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.

PID: 003-718-093 - owned by 0719191 BC Ltd. - used in active organic farming operation (adjoining property)

PID: 003-718-221 - owned by 0719191 BC Ltd. - used in active organic farming operation (adjoining property)

3. Primary Contact

Type	Third-Party Agent
First Name	Erin
Last Name	Elder
Organization (If Applicable)	0719191 BC Ltd.
Phone	[REDACTED]

Email office@armstrongministorage.ca

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).

All four parcels are currently used in an active organic grain farming operation, certified through FVOPA. We produce various grains for human consumption. The variety of grain varies every planting season (ie. wheat, peas, barley, etc.)

1. PID: 003-718-123 - 25% treed, 60% alfalfa (previously 50% before ALC application ID 61304), 5% house/building and 10% unused, which some of this we are seeking to remove gravel to extend the farmable acres.
2. PID: 003-718-191 - 45% cereal grain, 45% unused plus additional 10% that we are seeking to remove gravel to extend the farmable acres.
3. PID: 003-718-093 - 20% unused with building and a bluff, while 80% of the land will be planted with a combination of wheat and peas this season.
4. PID: 003-718-221 - 60% unusable/treed with 40% to be planted with peas this year.

Describe all agricultural improvements made to the parcel(s).

Under ALC application ID: 61304 for PID: 003-718-123 we have extended our farmable acres and improved the usability of the land.

Describe all other uses that currently take place on the parcel(s).

003-718-123 - one residential property for caretaker of the farm
 003-718-093 - one small structure for extra help to stay or owner when he is in the area
 003-718-221 and 003-718-191 - no other uses, other than farming

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Directly north is both farm land and crown land that border the northern property line
East	Agricultural / Farm	Crown land - treed

South	Agricultural / Farm	Directly south is the river and on the other corner of the property it borders a residential property
West	Agricultural / Farm	Directly west is farm land

6. Proposal

Has the ALC previously received an application or Notice of Intent for this proposal?	Yes
Application or NOI ID	Application 61304 (reclaimed and in the process of completing with the ALC)
What is the purpose of the proposal?	We currently have unusable farm land due to the gravel content of the area. We are wanting to remove the gravel to extend our farmable acres for our organically certified operation.
Removal of Soil Project Duration	3 years
Soil to be Removed	
Volume	25000 m ³
Area	13500 m ²
Maximum Depth	8 m
Average Depth	6 m
Soil Already Removed	
Volume	0 m ³
Area	0 m ²
Maximum Depth	0 m
Average Depth	0 m

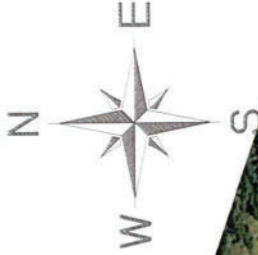
Describe the type of soil proposed to be removed.	Topsoil and overburden
What steps will be taken to reduce impacts to surrounding agricultural land?	The existing topsoil/overburden will be removed/stripped from the area and moved off to the side. This will keep the reclamation materials close to the area. We propose to use water sprays for any dust control that may be needed as we are not willing to use chemicals due to the certified organic crops that border the extraction site.
Proposal Map / Site Plan	ALR - Soil Removal - Pit Plan 2024.pdf
Cross Sections	Pit Plan 2024.pdf
Reclamation Plan	Reclamation Plan Memo.pdf

7. Optional Documents

Type	Description	File Name
------	-------------	-----------

Rockey Point Pit Plan

Legend	
Proposed Extraction Zone	13106 m ²
Topsoil Stockpile	6265 m ²
Product Stockpile	14552 m ²
Reclaim Area	11158 m ²
Extraction Area (Reclaimed)	20000 m ²



Drawn by:
Justin Kannstaedter
February 21, 2024

Peterson Contracting
Williams Lake, B.C.
V2G 5E8
(250) 392-3292

SCALE: 1 : 1000
0 10 20 30 40 50

SHEET
1 OF 1

Rockey Point Pit Plan

Legend

Proposed Extraction Zone	13106 m ²
Topsoil Stockpile	6265 m ²
Product Stockpile	14552 m ²
Reclaim Area	11158 m ²



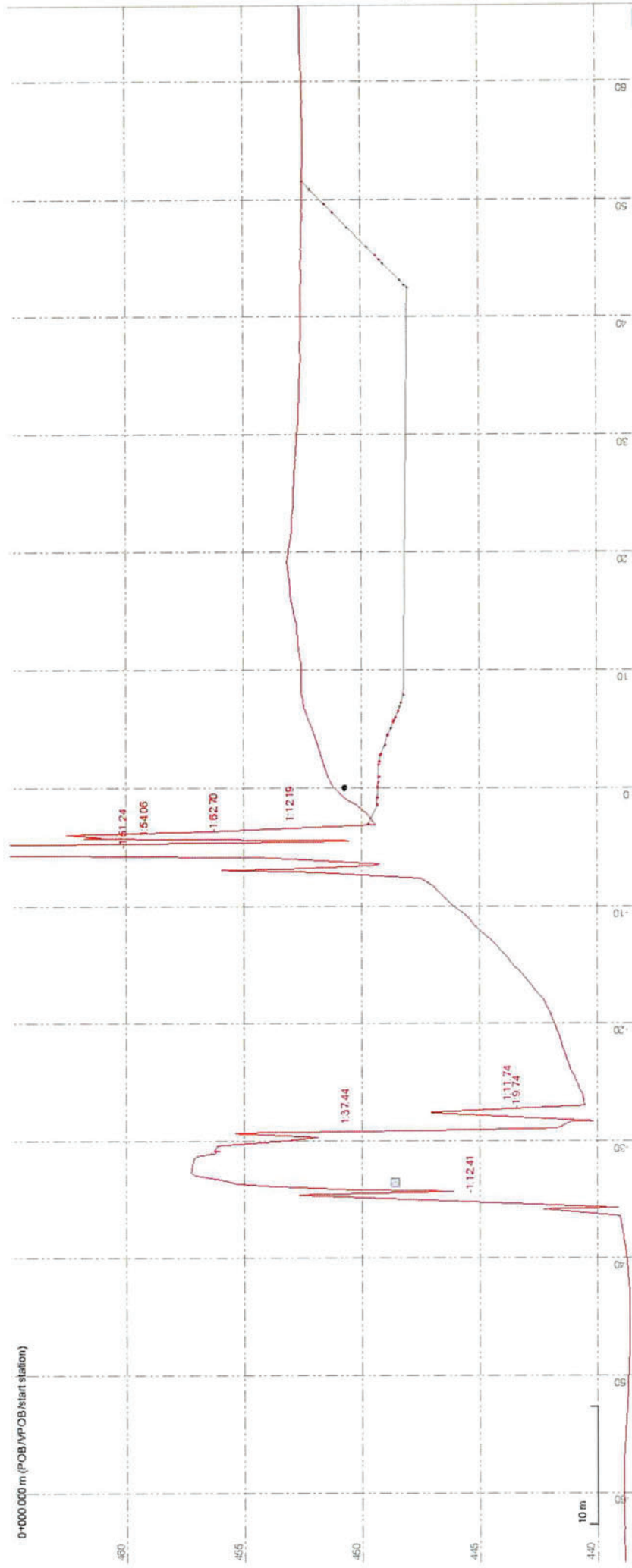
Drawn by:
Justin Kannstaedter
February 21, 2024

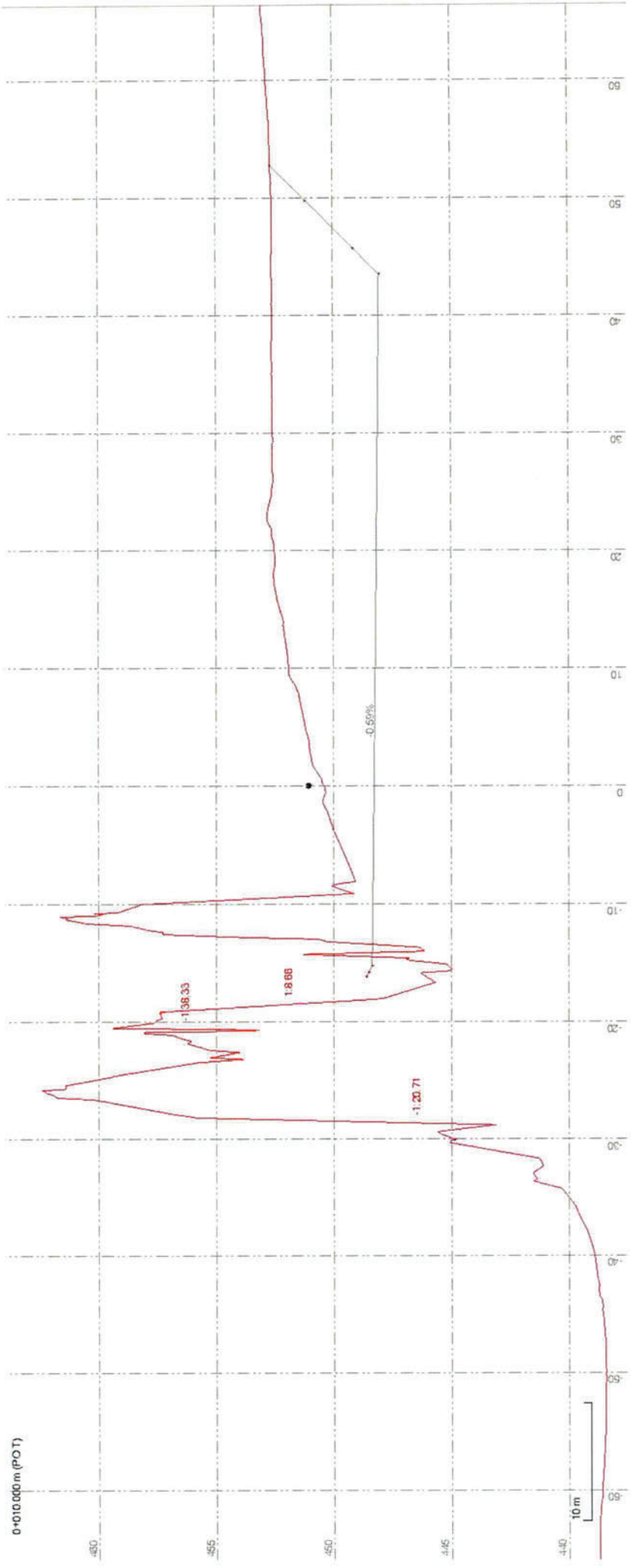
Peterson Contracting
Williams Lake, B.C.
V2G 5E8
(250) 392-3292

SCALE: 1" = 500'
0 10 20 30 40

SHEET
1 OF 1

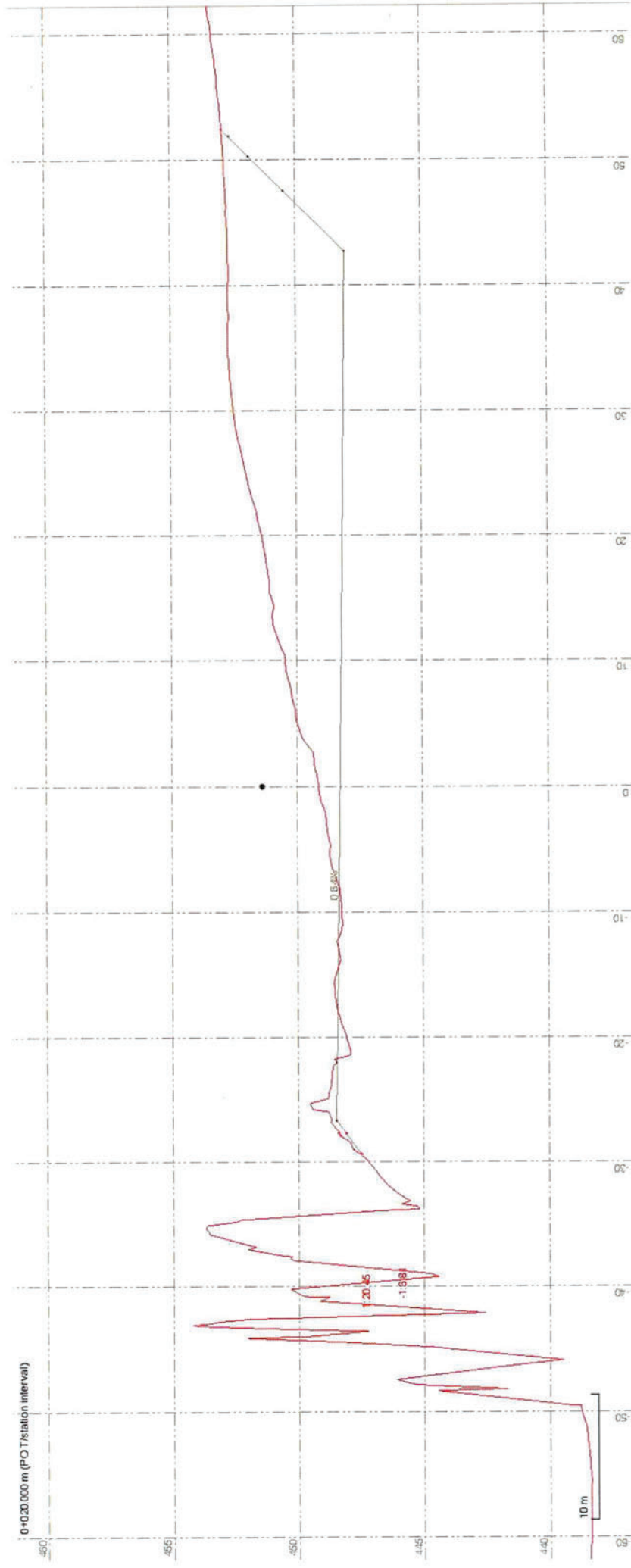
0+000.000 m (POB/VPOB start station)

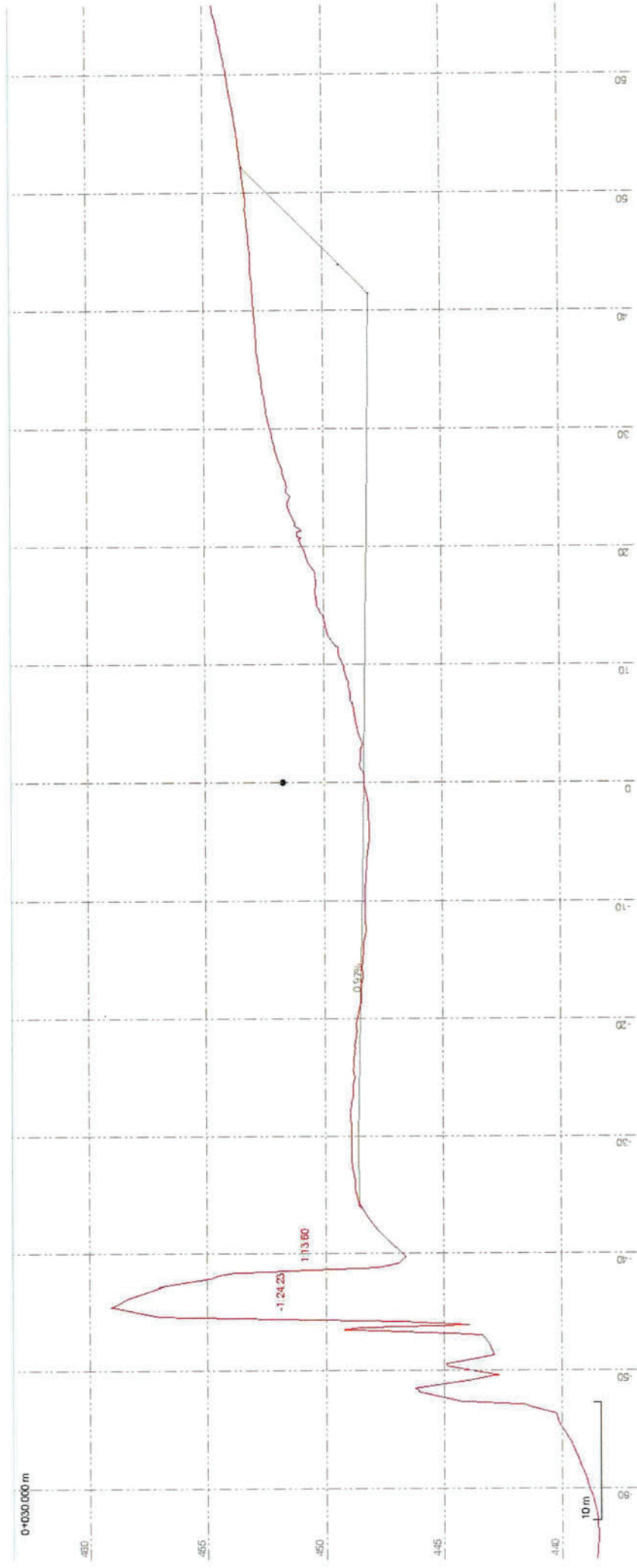


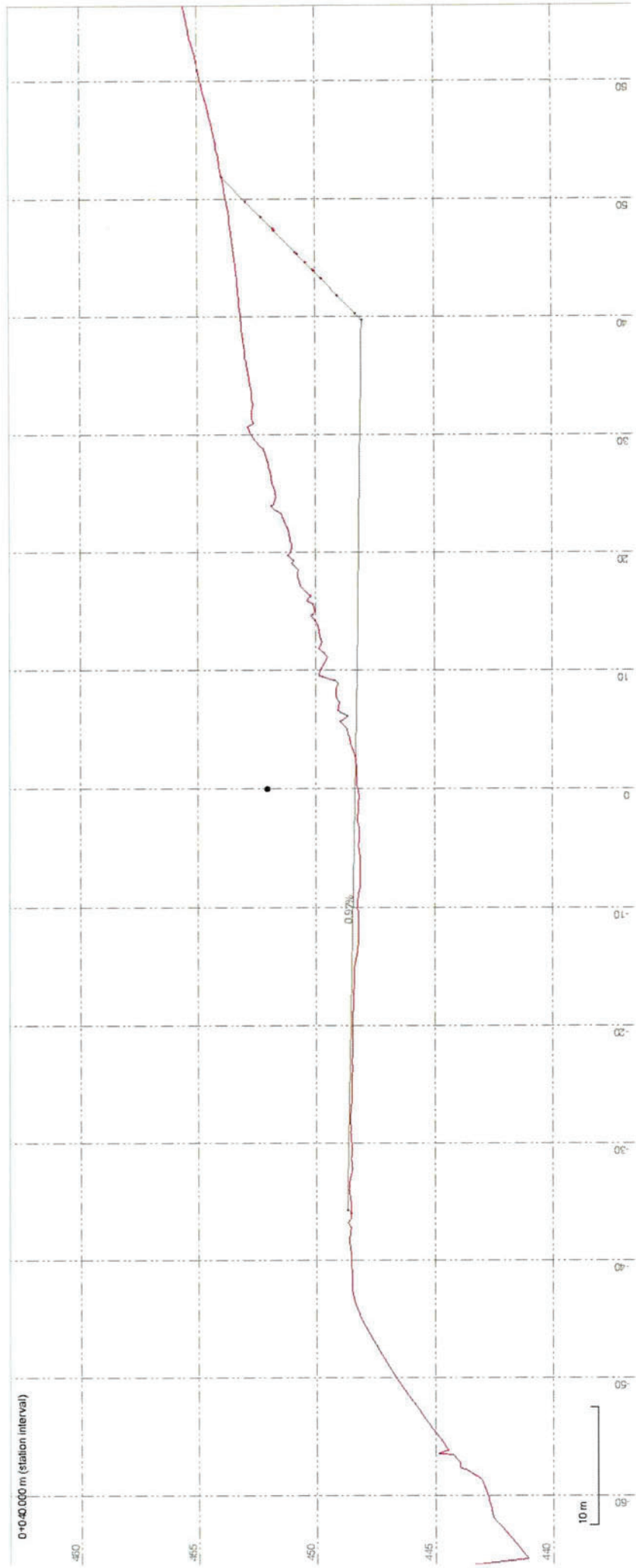


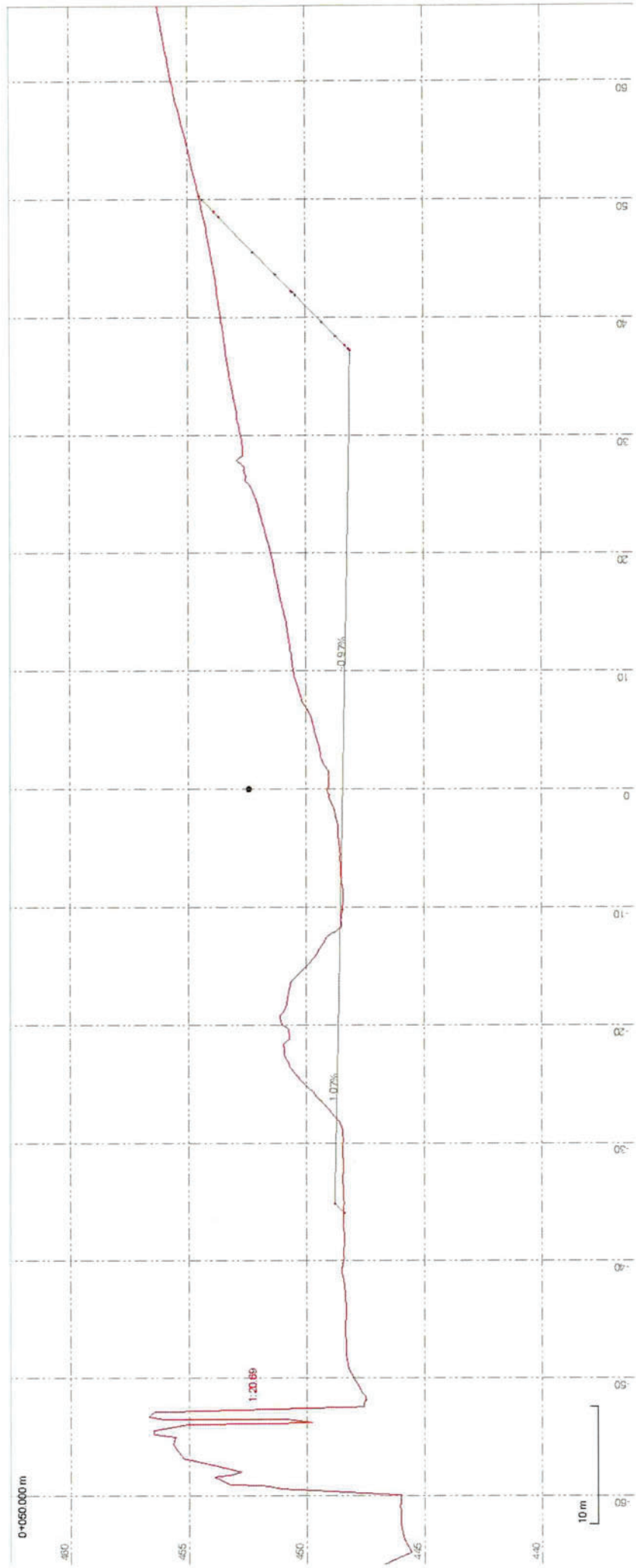
0+010.000m (P.O.T.)

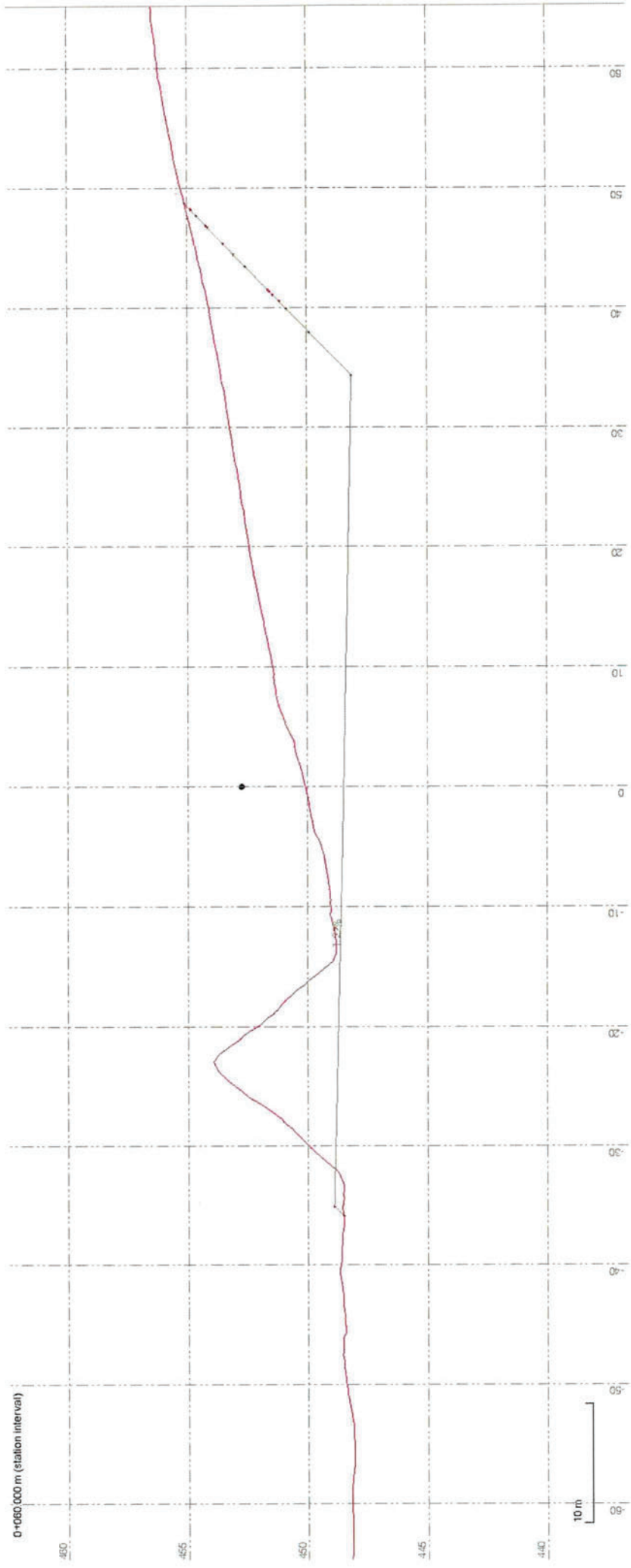
10m

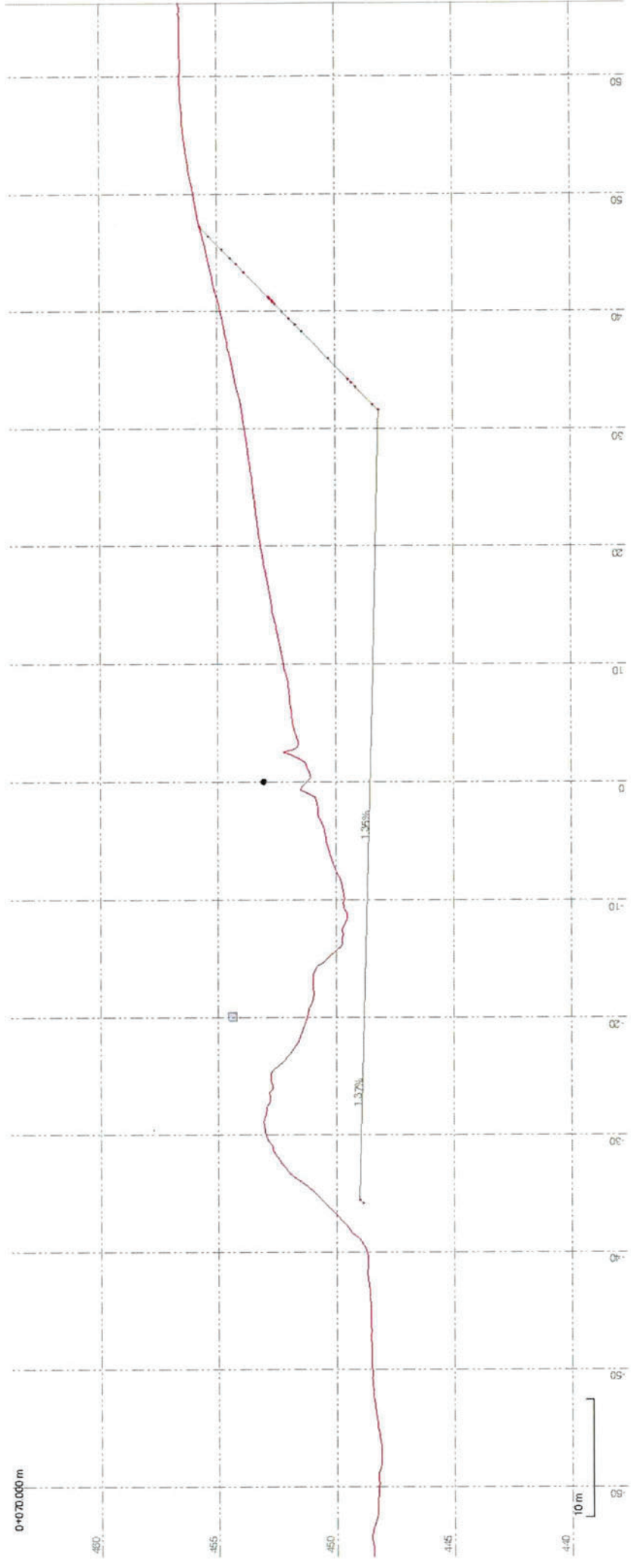


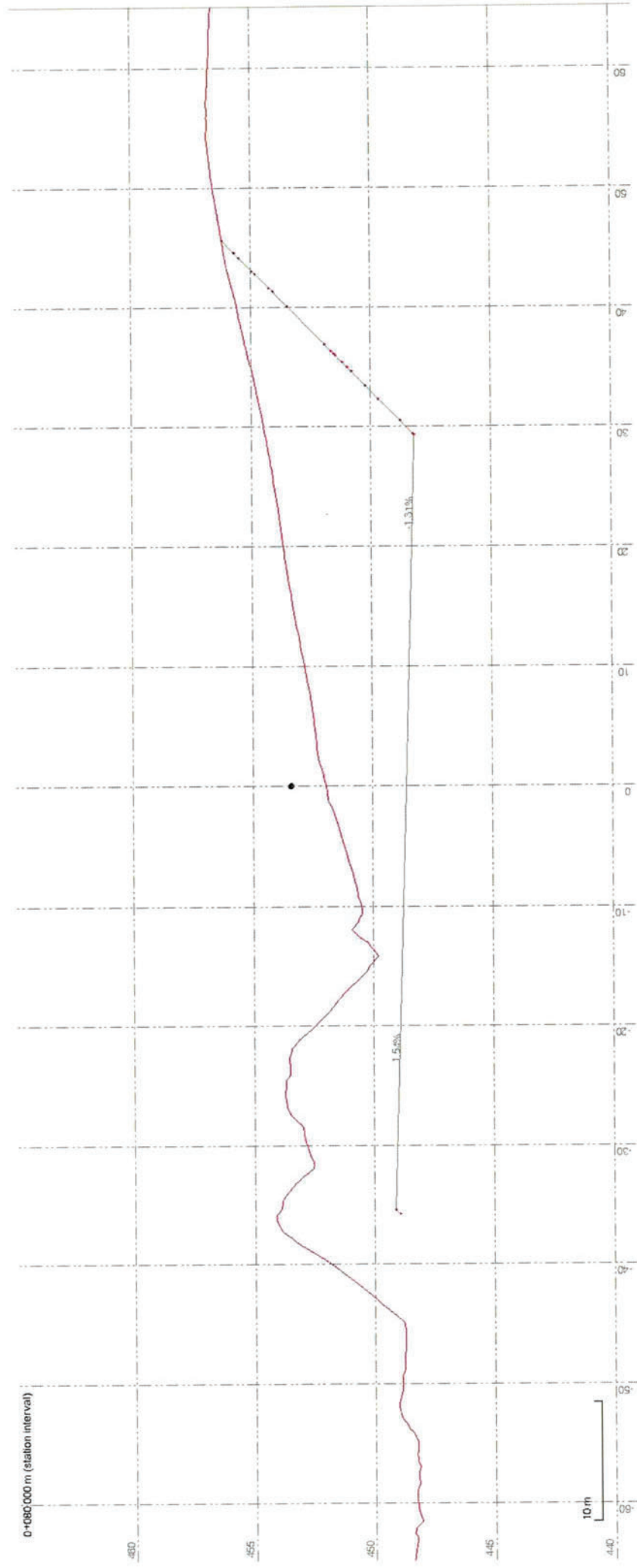


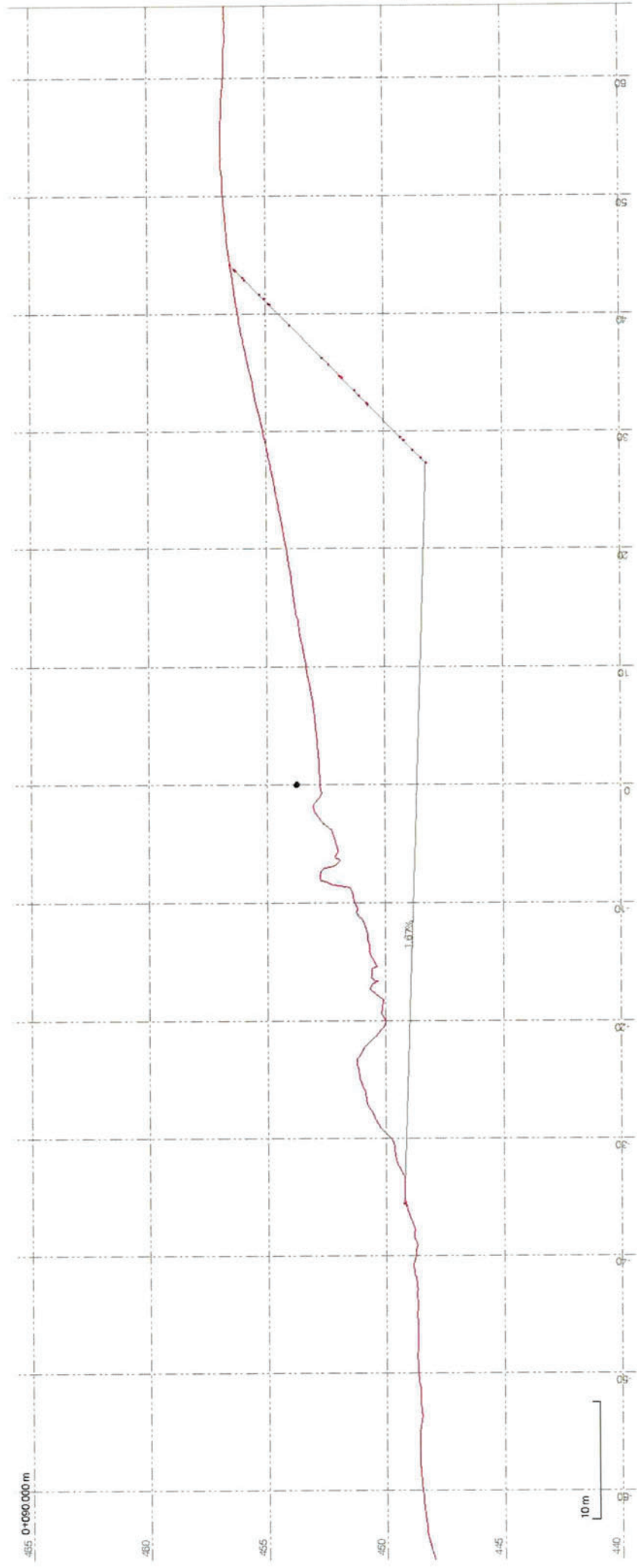


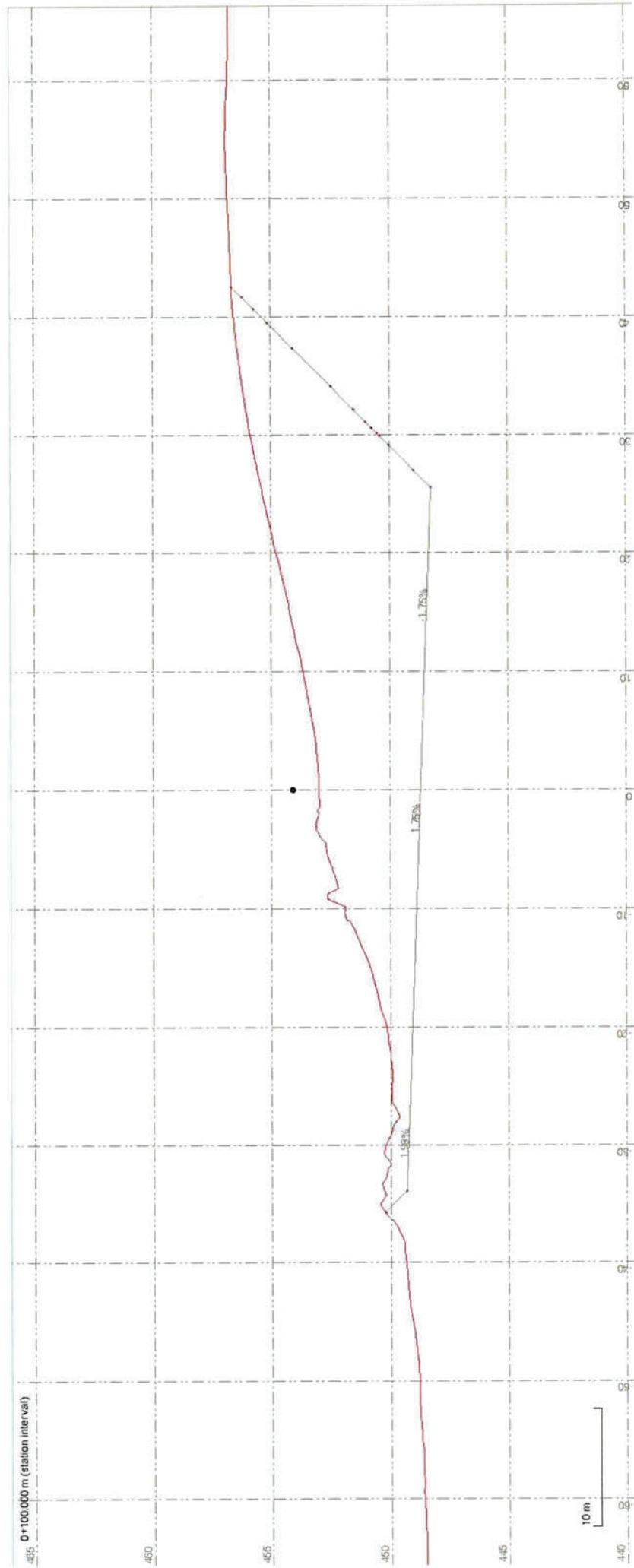


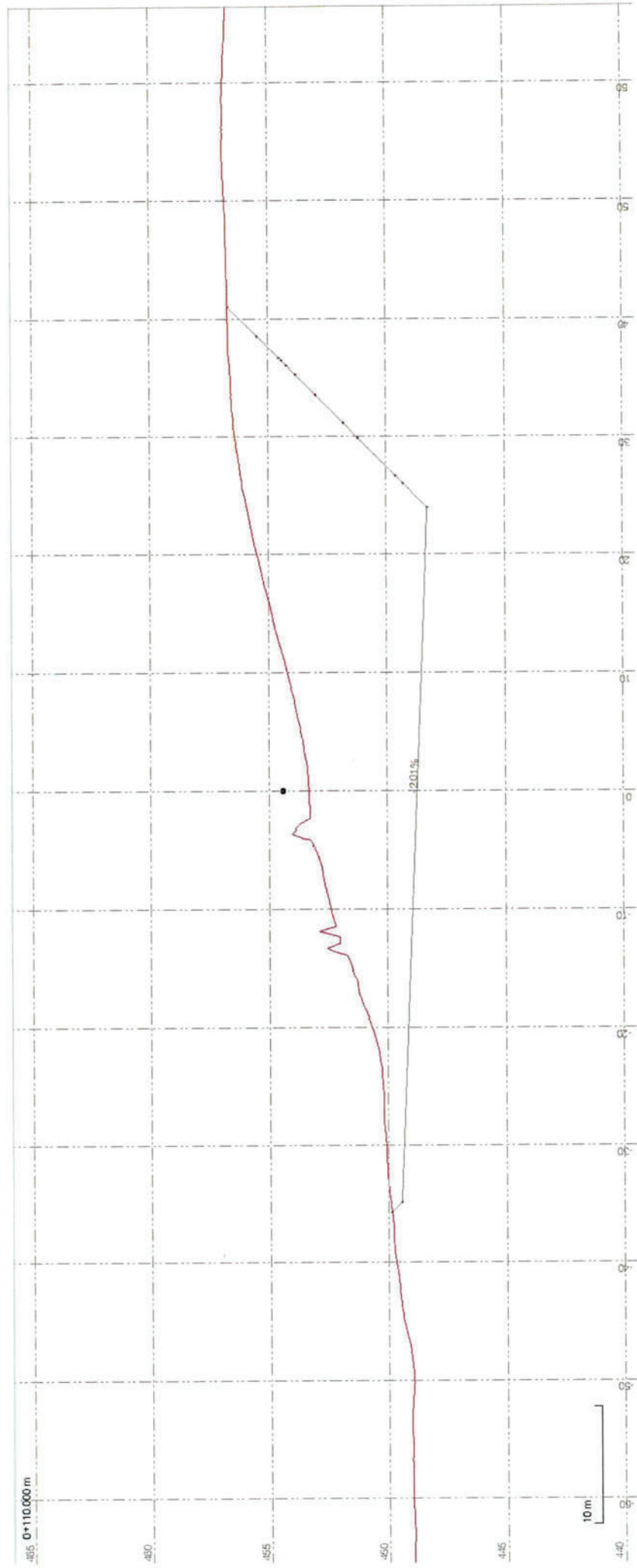


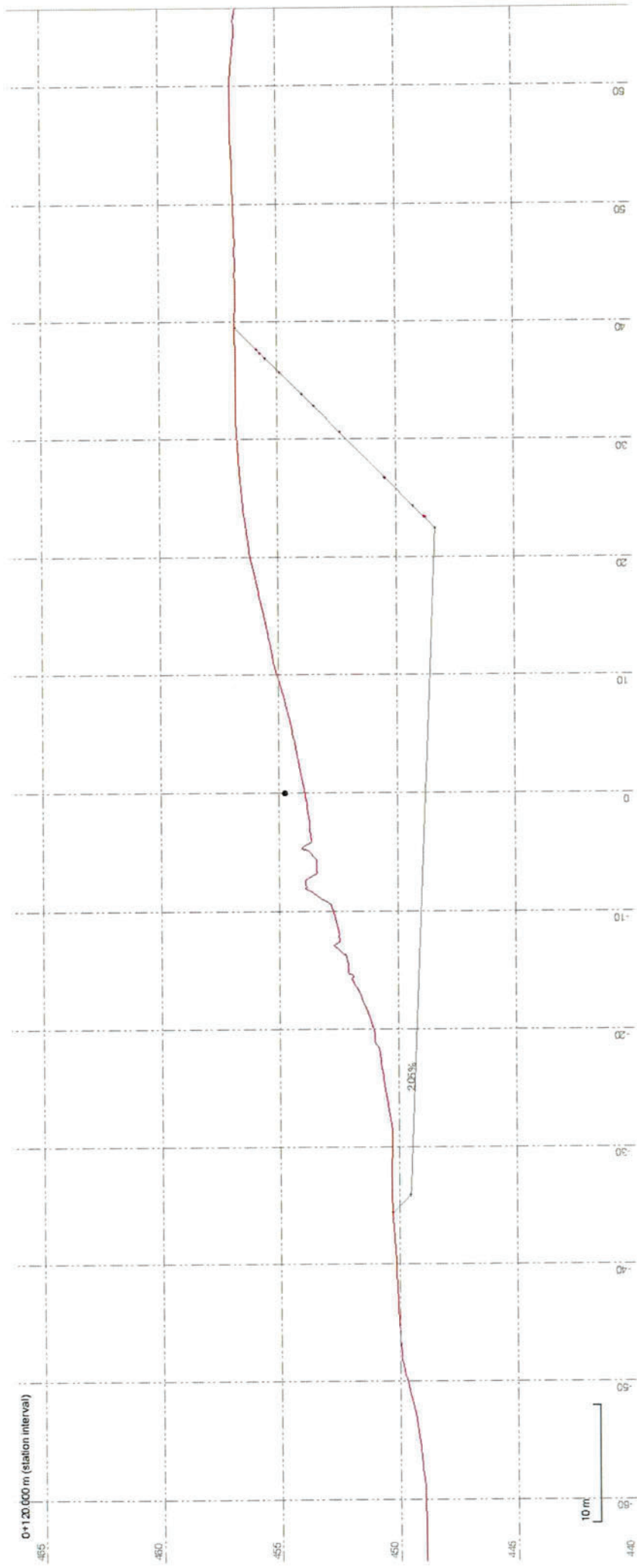


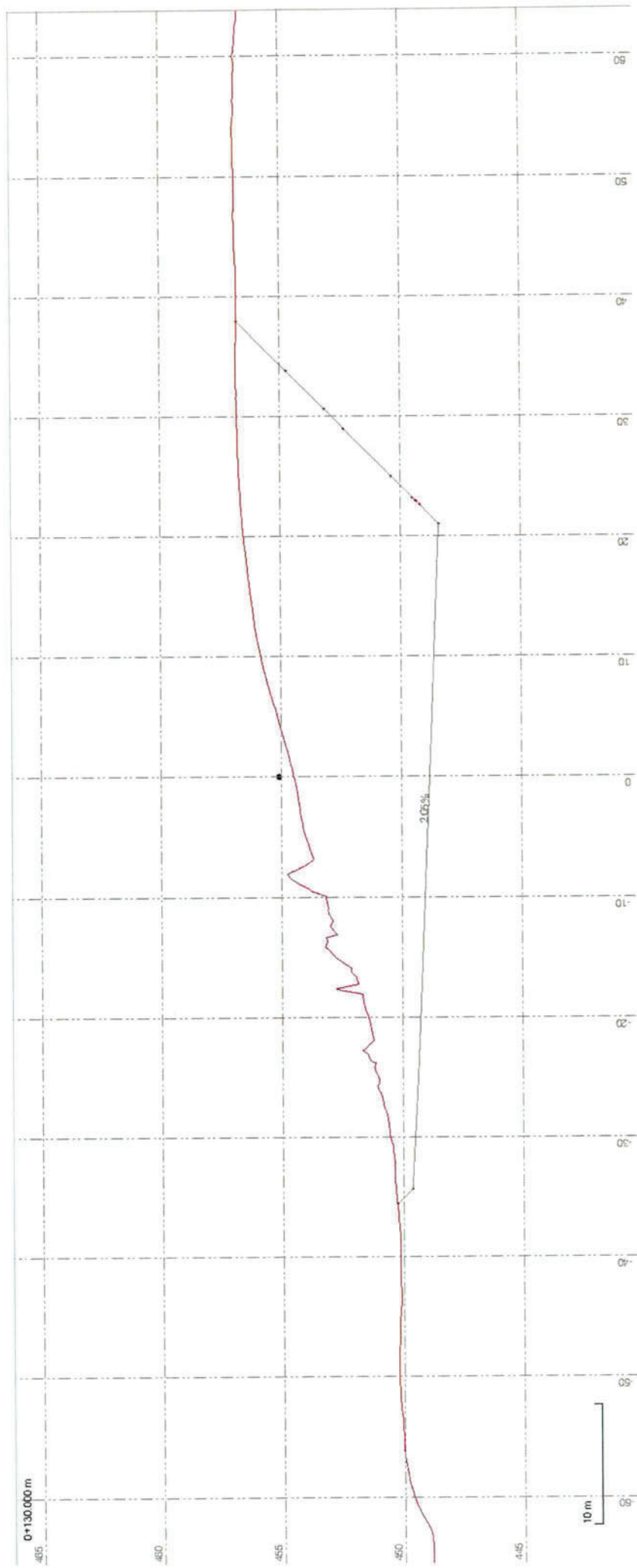


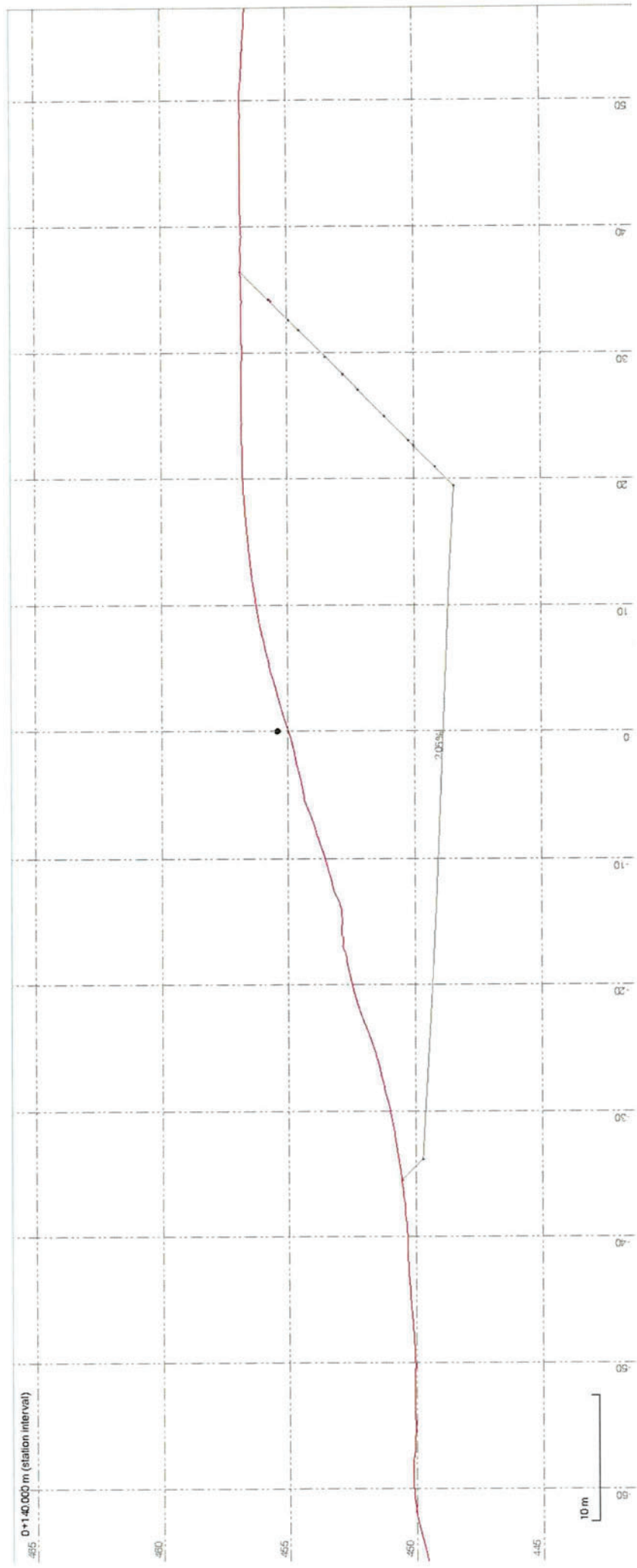


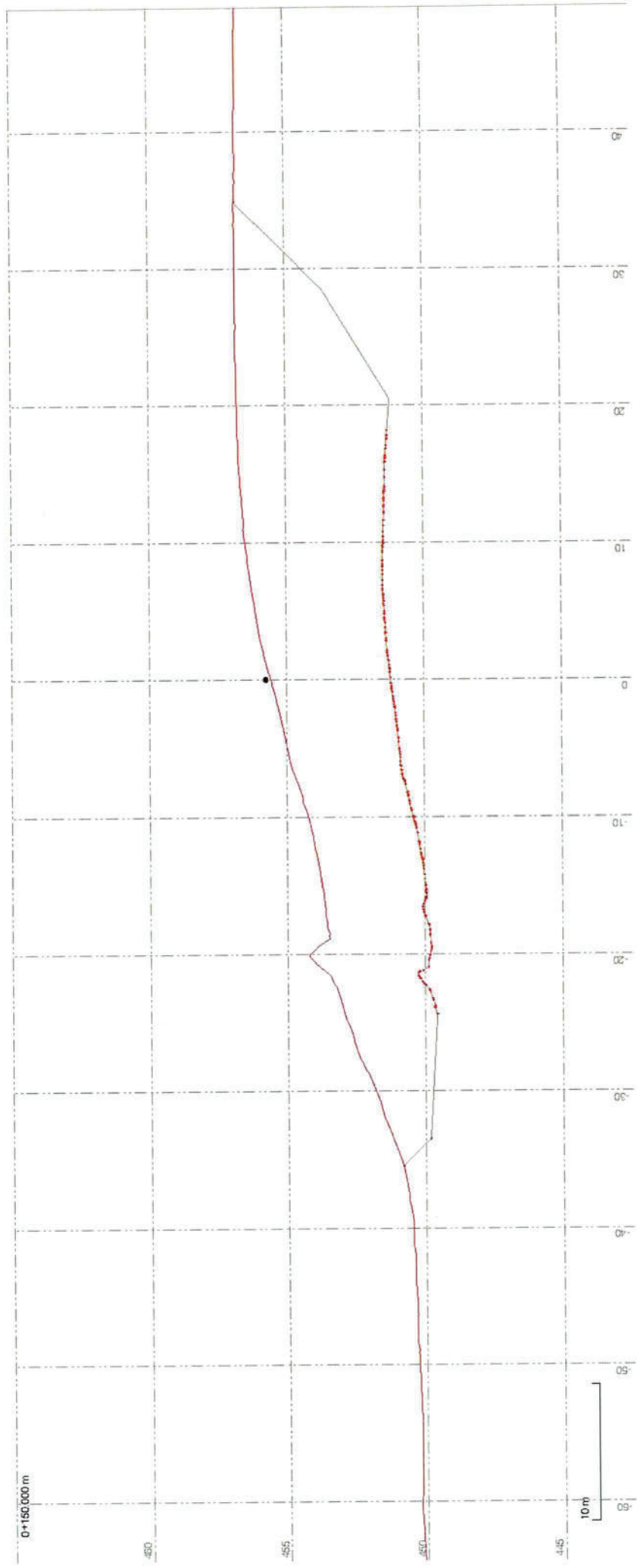


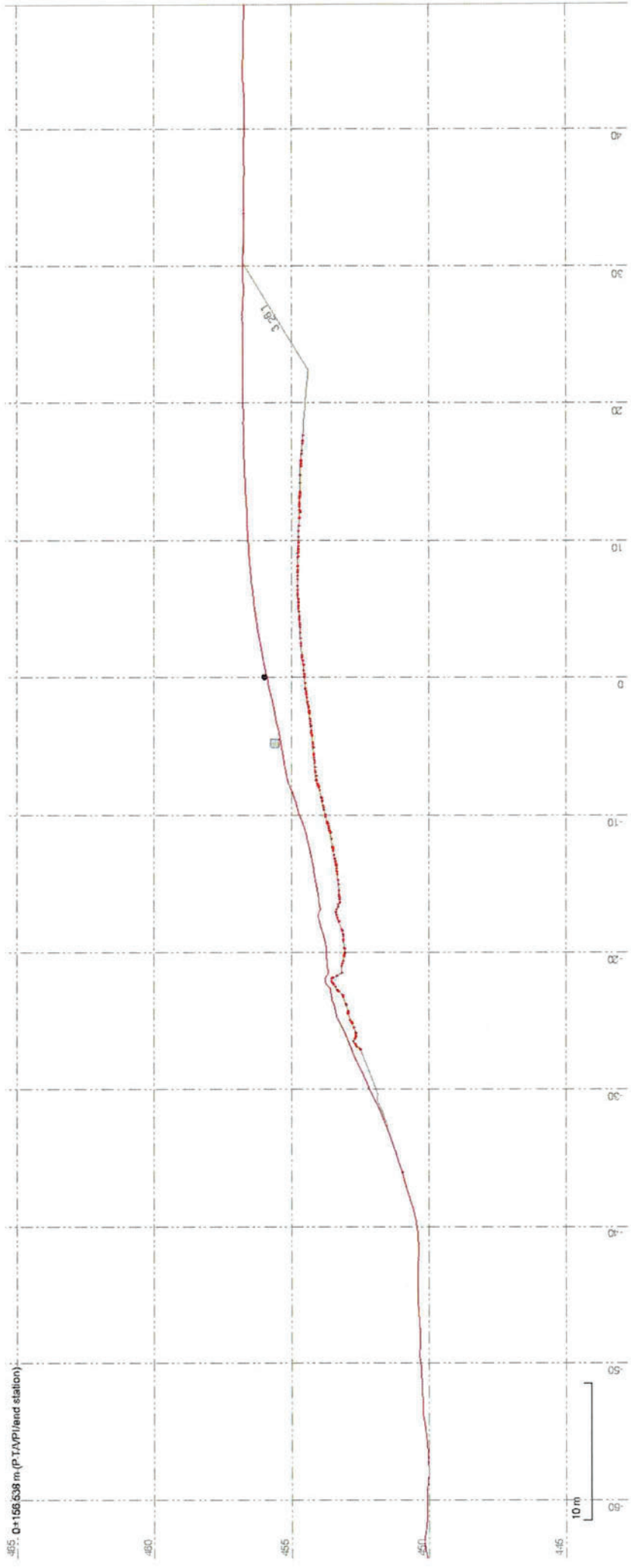












1. Soil Removal

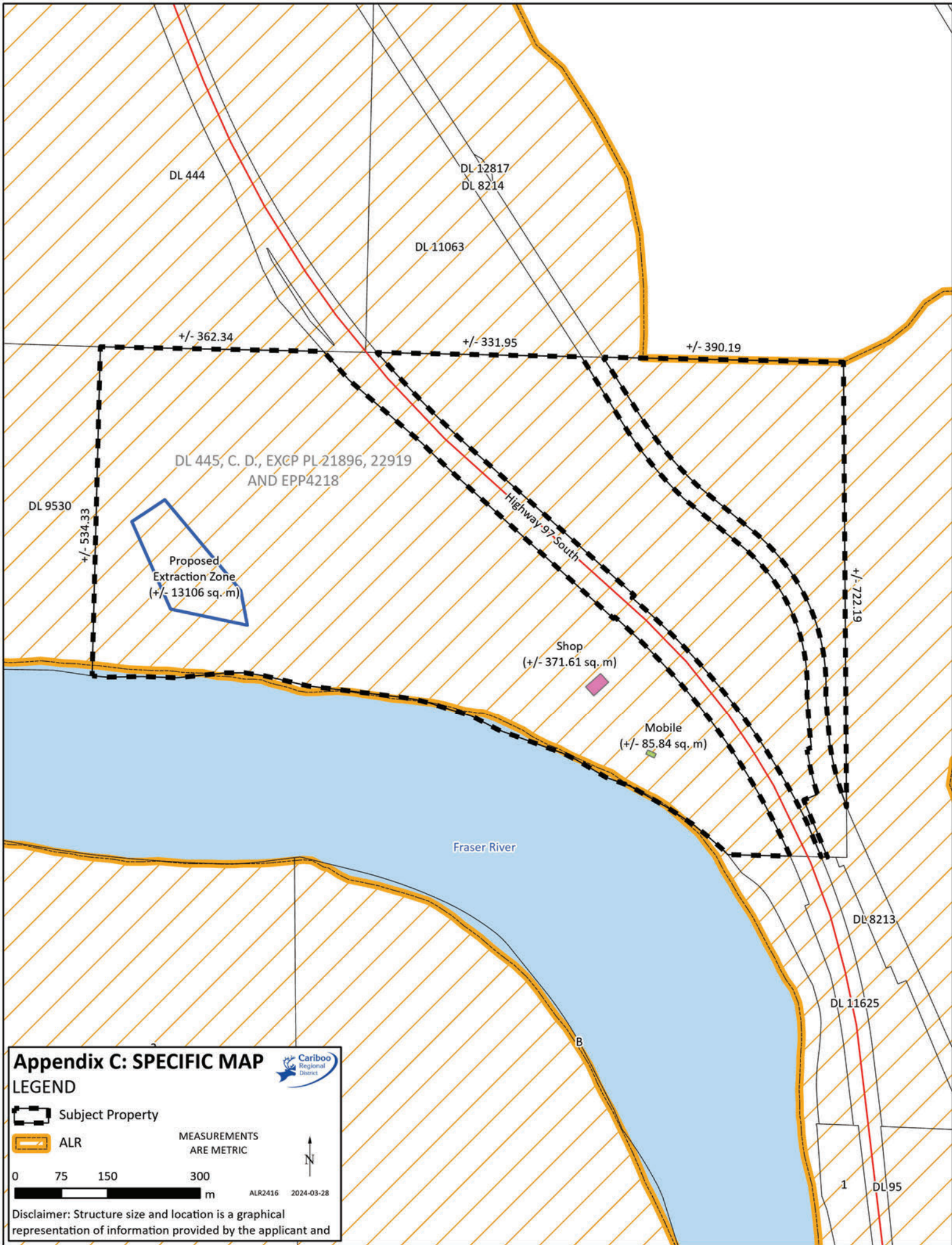
1. Total material removal area (ha) 1.35
2. Maximum depth of material to be removed (m) 8m
3. Total Material disturbance 41, 000 (m³)
4. Volume of material to be removed 25-28k (m³)
5. Estimated Duration of 3 years (2024-2027)

2. Soil Placement (usually as part of reclamation)

1. Total material placement area (ha) 1.1
2. Maximum depth of material to be placed (m)
3. Volume of material to be placed (m³) 10, 000- 13, 000
4. Estimated duration of reclaim approx. 1 month completed by end of 2027.

Reclamation Plan:

The reclamation plan was reported in our Agrologist report dated April 14, 2021 that was included with application #61304. This current application is to extend the area of that project.



Appendix C: SPECIFIC MAP

LEGEND

 Subject Property

 ALR

MEASUREMENTS
ARE METRIC

0 75 150 300
m

ALR2416 2024-03-28

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

SUBJECT PROPERTY
DL 445, C. D., EXCP PL 21896, 22919
AND EPP4218

DL 444

DL 12817
DL 8214

DL 11063

DL 9530

Highway 97 South


Fraser River

DL 8213

DL 11625

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

 ALR



0 100 200 400

m

ALR2416 2024-03-28

© 2024 Microsoft Corporation © 2024 Maxar © CNES (2024) Distribution

1 of 505



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 22 April 2024
Location of Meeting: CRD office 102-410 Kinsmen Avenue Quesnel
File Number: 3015-20/A20240016
Application Type: Non-Farm Use
Electoral Area: A
Legal Description: District Lot 445, Cariboo District, Except Plans 21896, 22919 and EPP4218
Property Location: Hwy 97 S

ATTENDANCE

Present:

Chair:

Members:

Doug Savice

Dave Moffat, Margie Sales Smartman

Doug Savice Ted Armstrong (by phone)

§

Recording Secretary:

Owners/Agent:

☐ Contacted but declined to attend

Smartman

0719191 BC Ltd / (Kris Elder) By phone

Byron Bernier

Absent:

Vince Berlinguette By Josephy

Also Present:

Electoral Area Director:

Staff Support:

Mary Sjostrom

§

RESOLUTION

THAT application with File Number 3015-20/A 20240016 be SUPPORTED / REJECTED for the following reasons:

1)

2)

For: FS Against: 0
ST

CARRIED/DEFEATED

Termination:

That the meeting terminate.

Moved: DAVE MORRAT

Seconded: MARS SUES

CARRIED

Time: 10.15

[Signature]

Recording Secretary

[Signature]

Chair



May 7, 2024

Local government file: 3015-20/A20240016
ALC ID: 10069

Connor Ikoma, Planning Officer 1
Cariboo Regional District
VIA EMAIL: cikoma@cariboord.ca

Re: ALC Non-Farm Use Application – 2950 Smith Drive (Gravel operation) (PID: 003-718-123)

Dear Connor Ikoma,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on this proposed Agricultural Land Commission (ALC) application to continue operating a gravel operation within a ~1.13-hectare portion of the subject 68.25-hectare parcel, located on Highway 97 South, north of the Fraser River, near Castle Rock and within the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- Ministry staff note that the subject parcel is part of an existing farming operation with three additional adjacent parcels involved in active grain production. As described, the gravel extraction will eventually provide a greater area to expand existing crop production. Also as stated, a previous ALC application (ALC ID: 61304) on a nearby parcel used by the applicant's farm operation previously extended available land for agricultural production.
- This proposal, however, does not include a detailed reclamation plan. Regional District staff may want to review with the applicant [ALC Policy P-13 \(Reclamation Plans for Aggregate Extraction\)](#) (adopted April 2021 and includes Appendix A 'Best Management Practices for Aggregate Extraction Activities Occurring in the Agricultural Land Reserve'), to confirm alignment with their proposal, and identify any outstanding gaps, if not done so already.

- In particular, 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, ideal for the establishment of invasive plants. To help reduce the spread of weeds Ministry staff encourage site-specific weed prevention and control plans that place a special emphasis on clean equipment.
- It appears, as proposed, that the subject operation will eventually expand the available area for agricultural production on the parcel in the long term. It is worth noting that nearby sources of gravel are important to most farm operations. Farm operations can 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.
- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

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: Agricultural Land Commission - ALC.Referrals@gov.bc.ca