Planning Application Information Sheet

Application Type: Agricultural Land Reserve
File Number: 3015-20/E20240040
ALR Application Type: Soil or Fill Use 20.3(5)
Electoral Area: E
Date of Referral: September 13, 2024
Date of Application: September 03, 2024

Property Owner's Name(s): William Stafford
James Stafford
Ross Stafford

Applicant's Name: William Stafford

SECTION 1: Property Summary

Legal Description(s): District Lot 11, Group 4, Cariboo District and District Lot 12053, Cariboo District

Property Size(s): 144.45 ha. (356.95 ac.)

Area of Application: 5.84 ha. (14.43 ac.)

Location: 1330 Hwy 20

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: Gravel extraction to supplement income for ranching. There have been two previous application made for the same purpose. 3015-20/E20200047 was forwarded to the ALC for a decision however the application was not approved by the ALC (resolution #7/2022). The second application 3015-20/E20220070 was rejected by the CRD Board.

Existing Buildings: none

Proposed Buildings: none.

Road Name: unnamed gravel
Road Type: Gravel/Dirt Road
Within the influence of a Controlled Access Highway: Highway 20
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: No

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

	Land Use:	Lot Sizes:
(a) North	Beef	53.42 ha. (132 ac.)
(b) South	Beef (Vacant), Beef (Vacant)	64.75 ha. (160 ac.) 60.70 ha. (150 ac.)
(c) East	vacant crown land	n/a
(d) West	Beef (Vacant), Chimney Creek I.R.	60.7 ha. (150 ac.), 24.3 ha (60.1 ac.)

Agricultural Capability Classification:
Canada Land Inventory: Class 1 = Best, Class 7 = Worst

% of parcel	**Unimproved rating**	**Improved rating**
80%	60% Class 5- Adverse Climate / Topography 40% Class 6- Topography	60% Class 4- Topography 40% Class 6- Topography
20%	80% Class 7- Erosion 20% Class 5- Moisture Limitation/ Topography	No Improved Class

The agricultural capability classifications of the property are Class 5, Class 6 and Class 7. The limiting factors are noted as adverse climate, erosion, topography and moisture limitation.

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.

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.

All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on maps. Some unimproved Class 7 land can be improved by draining or diking.

The improved ratings for the property are Class 4 and Class 6. 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 practises are required. The limitations may seriously 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 CRD has received an Agricultural Land Commission application for soil and fill use to expand gravel extraction activities on the subject property. The subject properties are 144.45 ha. (356.95 ac.) with the proposed extraction to take place within 5.84 ha. (14.43 ac.). The property is zoned Resource/ Agricultural (Resource/ Agricultural) in the central Cariboo Area Rural Land Use Bylaw 3503, 1999, which permit extraction of raw materials.

The new proposed extraction zone can be seen in Appendix C. The intent stated by the applicant is to extract gravel to supplement the income for the ranch operation. The proposed extraction volume of extracted material is 9,999 cubic meters each year for 5 years for a total of 49,995 cubic meters.

The CRD Board previously considered this proposal twice. The CRD Board resolved to forward application #3015-20/E20200047 to the ALC with no recommendation of support or rejection. Williams Lake First Nation (WLFN) submitted a letter of concern relating to archaeological sites in the area of this application.

The application was then rejected by the ALC (Resolution #7/2022) because the required Reclamation Plan for aggregate extraction submitted earlier in 2021 did not meet the criteria outlined in Policy P-13. A letter was also received from WLFN relating to Application #3015-20/E20220070.

The application was deferred by the CRD Board for up to 60 days to give the applicant time to discuss the application with WLFN. The application was again considered by the CRD board on February 24, 3023 and after consideration application #3015-20/E20220070 was rejected.

Location and Surrounding:

Located at 1330 Highway 20, the subject property is completely within the Agricultural Land Reserve and is adjacent to Chimney Creek 5 IR with Fraser River to the west of the property as shown in Appendix C. There are mostly agricultural farmlands surrounding the subject property with unsurveyed crown lands to the north and east of the property, across the highway.

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:

The proposal of gravel extraction on the subject property complies with the Central Cariboo RLUB by being a permitted land use in the existing R/A zone. The gravel extraction is to take place within the existing gravel pit thereby minimizing impact to agriculturally capable land. The applicant states that the income from gravel extraction will help to offset cost for the existing agricultural use of the property.

Staff have been made aware that the applicant and WLFN are in discussion about an agreement in relation to this application, however at this time no formal agreement has been reached.

The Electoral Area 'E' Advisory Planning Commission (APC) has reviewed the application and is in support of the application. They stated that any First Nations claims should be completed and any extension to the proposed would need to be reviewed.

The Ministry of Agriculture and Food provided comments stating the application is similar to previous application and that the previous comments made by the ministry still apply. The comments state that the applicant has provided plans for weed control and reclamation.

Recommendation:

That the Provincial Agricultural Land Commission application for Soil and Fill Use pertaining to District Lot 11, Group 4, Cariboo District and District Lot 12053, Cariboo District be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: October 22, 2024
See attached

Ministry of Agriculture and Food: October 3, 2024
Thanks for the opportunity to provide comment on this referral.
Nicole and I worked on this together and I've attached the Ministry's response, along with two attachments of previous Ministry letters - See attached

ATTACHMENTS

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

Provincial Agricultural Land Commission - Applicant Submission

Application ID:	101536
Application Type:	Removal of Soil (Extraction) within the ALR
Status:	Submitted to L/FNG
Name:	Stafford et al.
Local/First Nation Government:	Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type	Fee Simple
Legal Description	DISTRICT LOT 11 GROUP 4 CARIBOO DISTRICT
Approx. Map Area	64.46 ha
PID	015-031-276
Purchase Date	Mar 13, 1965
Farm Classification	Yes
Civic Address	1330 highway 20 Williams Lake Bc V2G 2V6
Certificate Of Title	Land title Lot 11 Group 4.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
James Robert Plummer Stafford	Not Applicable	[redacted]0	[redacted]t [redacted]n	Not Applicable
Ross William Hugh Stafford	Not Applicable	[redacted]3	r[redacted]t r[redacted]n	Not Applicable

William Charles Lawrence Stafford	Not Applicable	[redacted]	[redacted]	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?	No

3. Primary Contact

Type	Land Owner
First Name	William Charles Lawrence
Last Name	Stafford
Organization (If Applicable)	No Data
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).	We have cows grazing on pasture in spring and fall and 40 acres of hay field that we hay twice a year.
Describe all agricultural improvements made to the parcel(s).	We have up graded our irrigation in our hay fields that we hay twice a year for winter feed for our cows and horses, we also removed some timber to give us more pasture land for our cows. We put in new fencing around hay stack and upgraded the road by putting ditches in for water control in spring run off.

Describe all other uses that currently take place on the parcel(s).	Aggregate removal as per agrologist's jasper's report

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	See attached information
East	Agricultural / Farm	See attached information
South	Agricultural / Farm	See attached information
West	Agricultural / Farm	See attached information

6. Proposal

Has the ALC previously received an application or Notice of Intent for this proposal?	Yes
Application or NOI ID	Notice of work tracking/reference number 100331467
What is the purpose of the proposal?	Sale of aggregate provides needed supplemental income for economic sustainability to the ranch operation
Removal of Soil Project Duration	5 years

	Soil to be Removed
Volume	10000 m^3
Area	100 m^2
Maximum Depth	6 m
Average Depth	6 m

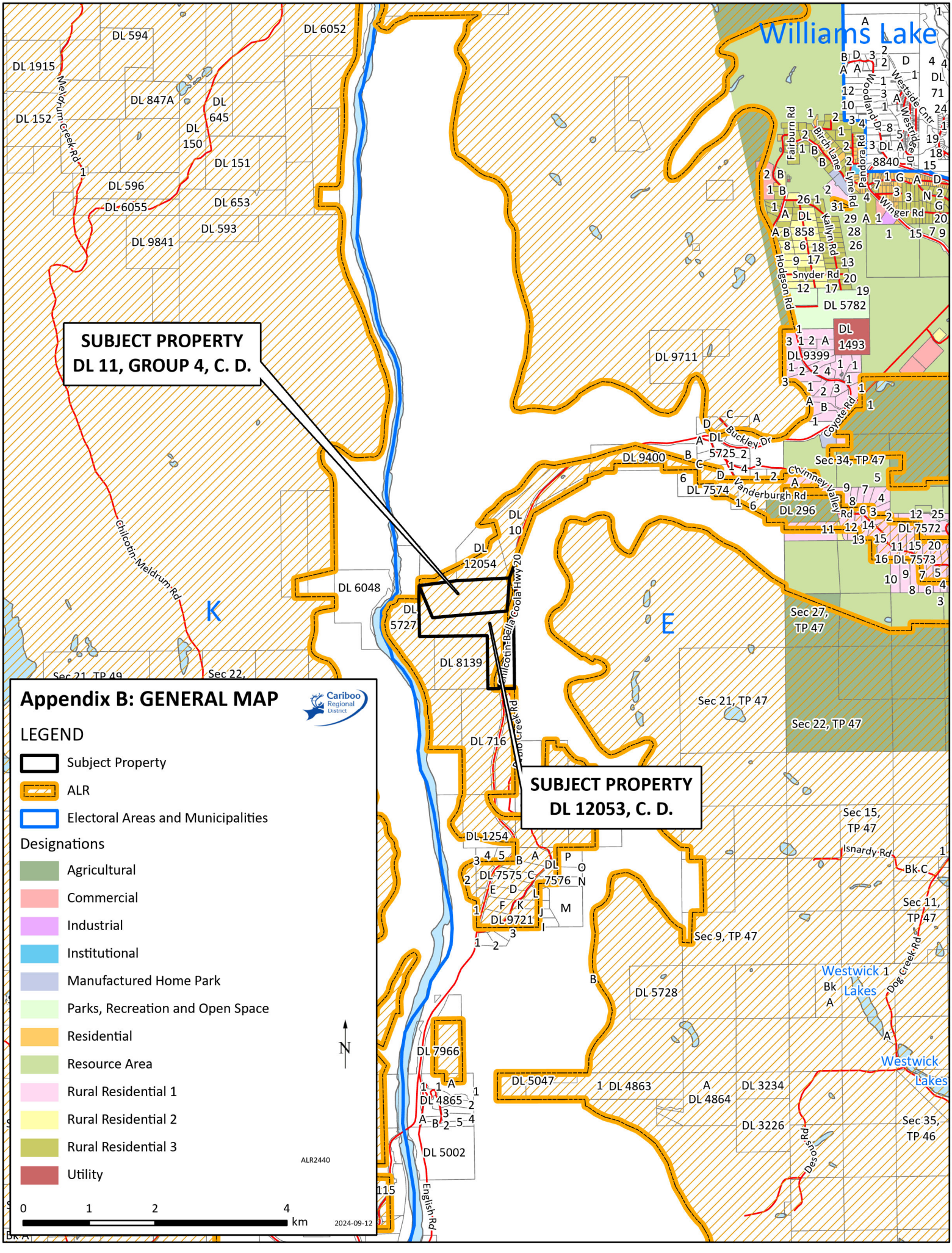
Soil Already Removed

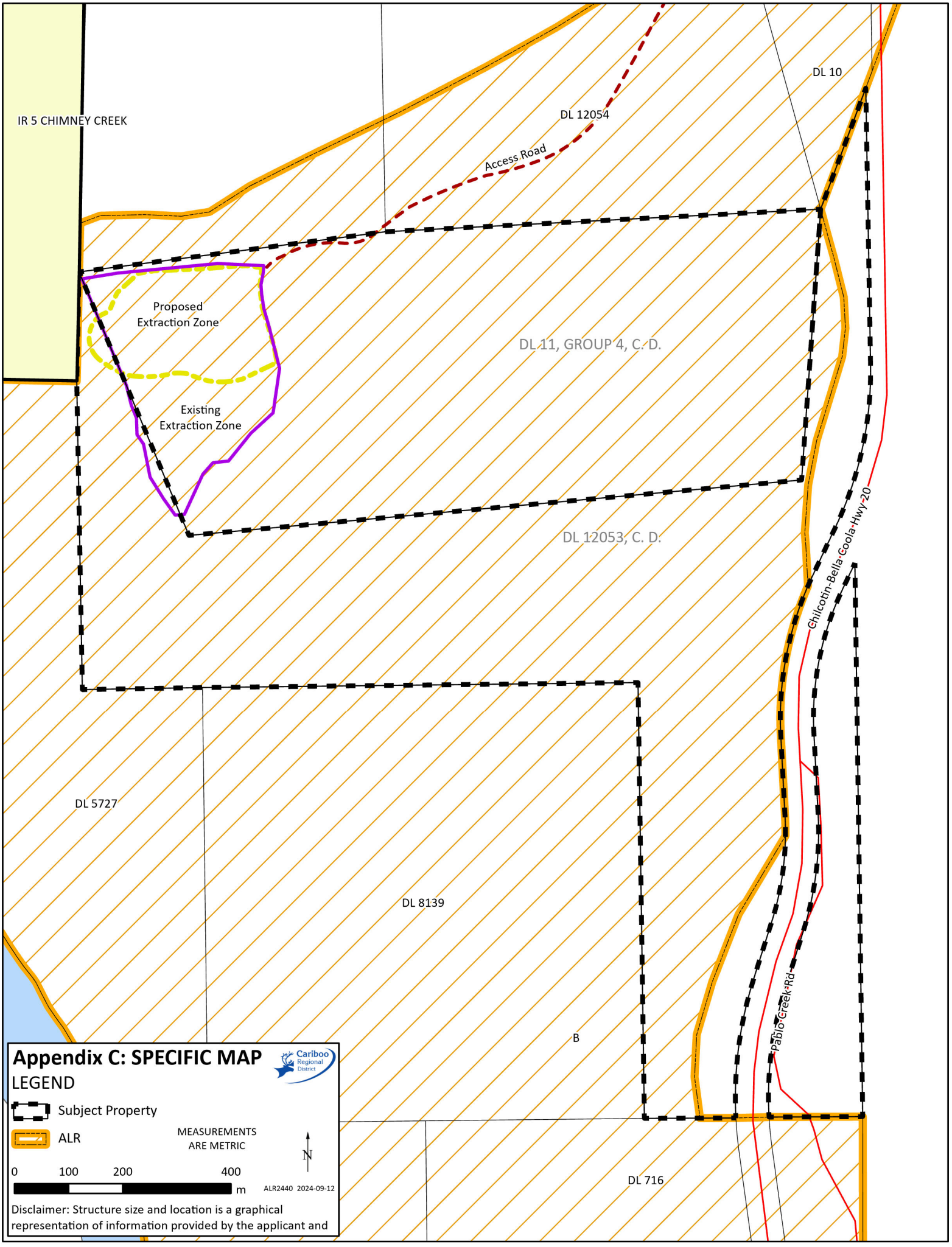
Volume	0 m^3
Area	0 m^2
Maximum Depth	0 m
Average Depth	0 m

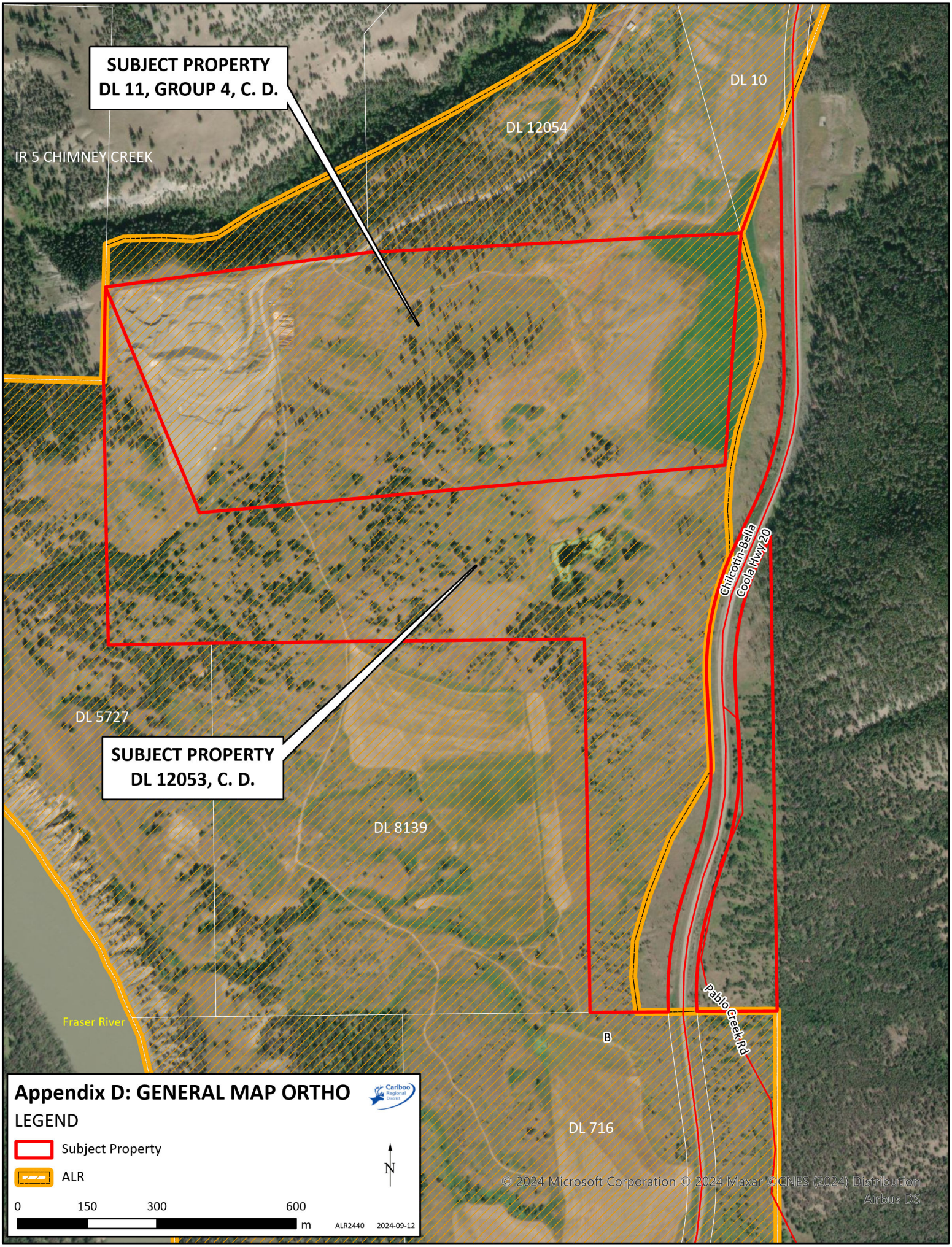
Describe the type of soil proposed to be removed.	Pit run gravel
What steps will be taken to reduce impacts to surrounding agricultural land?	The edges of the pit are sloped no more than 2:1. There is no groundwater in the area for potential contamination, there is no storage of fuel, oil, or explosives and there are suitable spill kits on site.
Proposal Map / Site Plan	See Maps in Ty Jaspers reclamation plan.docx
Cross Sections	See Maps in Ty Jaspers reclamation plan.docx
Reclamation Plan	Ty jaspers reclamation 2.pdf

7. Optional Documents

Type	Description	File Name
Professional Report	Archaeology letter	Goverment Archaeology letter.pdf
Other files that are related	ty jasper letter	letter ty.pdf
Other files that are related	answer to question # 6	Proposal question.docx
Other files that are related	ranch report	Overview of the Stafford Ranch.pdf


Williams Lake
SUBJECT PROPERTY
DL 11, GROUP 4, C. D.
SUBJECT PROPERTY
DL 12053, C. D.
Appendix B: GENERAL MAP
Cariboo Regional District
LEGEND
Subject Property
ALR
Electoral Areas and Municipalities
Designations
Agricultural
Commercial
Industrial
Institutional
Manufactured Home Park
Parks, Recreation and Open Space
Residential
Resource Area
Rural Residential 1
Rural Residential 2
Rural Residential 3
Utility
ALR2440
0
1
2
4
km
2024-09-12
N
DL 594
DL 6052
DL 1915
DL 847A
DL 645
DL 152
DL 150
DL 151
DL 596
DL 6055
DL 653
DL 593
DL 9841
Meldrum Creek Rd
Chilcotin-Meldrum Rd
DL 6048
DL 12054
DL 5727
DL 8139
DL 716
DL 1254
DL 7575
DL 7576
DL 9721
DL 7966
DL 4865
DL 5002
DL 5047
DL 4863
DL 4864
DL 3234
DL 3226
DL 5728
DL 9711
DL 9400
DL 5725
DL 7574
DL 296
DL 7572
DL 7573
DL 5782
DL 1493
DL 9399
Sec 34, TP 47
Sec 27, TP 47
Sec 21, TP 47
Sec 22, TP 47
Sec 15, TP 47
Sec 11, TP 47
Sec 9, TP 47
Sec 35, TP 46
Sec 21, TP 49
Sec 22,
Chilcotin-Bella Coola Hwy 20
Alkali Creek Rd
Buckley Dr
Coyote Rd
Zanderburgh Rd
Chimney Valley Rd
Fairburn Rd
Birch Lane
Lyne Rd
Pandora Rd
Woodland Dr
Westside Cntr
Westridge Dr
Kallynn Rd
Hodgson Rd
Snyder Rd
Winger Rd
Isnardy Rd
Dog Creek Rd
Desous Rd
English Rd
Westwick Lakes
Bk C
Bk A
K
E


IR 5 CHIMNEY CREEK
DL 12054
Access Road
DL 10
Proposed
Extraction Zone
Existing
Extraction Zone
DL 11, GROUP 4, C. D.
DL 12053, C. D.
Chilcotin-Bella-Coola-Hwy-20
DL 5727
DL 8139
Pablo Creek Rd
B
DL 716
Appendix C: SPECIFIC MAP
LEGEND
Subject Property
ALR
MEASUREMENTS
ARE METRIC
N
0
100
200
400
m
ALR2440 2024-09-12
Disclaimer: Structure size and location is a graphical
representation of information provided by the applicant and


SUBJECT PROPERTY
DL 11, GROUP 4, C. D.
DL 10
DL 12054
IR 5 CHIMNEY CREEK
Chilcotin-Bella Coola Hwy 20
DL 5727
SUBJECT PROPERTY
DL 12053, C. D.
DL 8139
Fraser River
B
Pablo Creek Rd
DL 716
© 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS
Appendix D: GENERAL MAP ORTHO
LEGEND
Subject Property
ALR
N
0
150
300
600
m
ALR2440
2024-09-12

Agricultural Capability Assessment & SOIL SALVAGE, STOCKPILE, PLACEMENT AND RECLAMATION PLAN – 2021 Non-farm Use Gravel Extraction (ALC ID 61723) Stafford Pit

Prepared for:

William and Lyn Stafford

Prepared by:

Sonoran Resource Management Ltd.
2248 Pearce Road, Quesnel BC; V2J 7B5

May 2022

CONTENTS

1 Introduction 1
1.1 Development Overview 1
1.2 Pit Location 1
2 Provincial and Municipal Requirements 1
3 Site Access 1
4 Agricultural Capability Assessment 2
4.1 Existing Land Use and Disturbances 2
4.2 Topography, Aspect 2
4.3 Soils 2
4.4 Soil Profile Description 3
4.5 Soil and Site Photographs 3
4.6 Land Capability 4
4.7 Climate, Vegetation 5
4.8 Surface Drainage, and Hydrogeology 5
4.9 Wildlife 5
5 Salvage and Reclamation Operations 5
5.1 Buffers, Setbacks and Final Grading 5
5.2 Mining Sequence 6
5.2.1 Layout 6
5.2.2 Soil Salvage, Stockpiling, Stabilization 6
5.2.3 Weed Prevention as it relates to Salvage 6
5.2.4 Soil Salvage Tolerances 7
6 Reclamation Plan 7
6.1 Final Contours, Drainage and Land Use 7
6.2 Decompaction and Soil Replacement 7
6.2.1 Prep Grading 7
6.2.2 Subsoil Placement 7
6.2.3 Surface Soil Placement 7

6.3 Revegetation 8
6.4 Final Reclamation and Monitoring 8
6.5 Land Use and Post-Reclamation Agricultural Land Capability 9
7 Mitigation Measures for Pit Operations 9
7.1 Dust Control 9
7.2 Weed Control 9
7.3 Noise Monitoring 10
7.4 Wind and Water Erosion 10
7.5 Waste and Hazardous Materials 10
7.6 Fire Protection 10
8 Summary 11
9 References 12
Appendix A Site Map, Proposed Gravel Extraction Area, and Profiles 1
Appendix B BC Soil Information Finder Tool Mapping and Soil Series Information 2

1 INTRODUCTION

1.1 Development Overview

Stafford Pit is owned and operated by William and Lyn Stafford (The Stafford's herein) This pit has been in existence since 1967.

Currently the Stafford's are **not** proposing any form of mine advance into undisturbed agriculturally capable land. The proposed extraction takes place from existing stockpiles and from within the existing pit.

The Stafford's are simply looking to obtain the ALC approval too renew the mine permit to continue an ongoing operation.

For that extent of the pit which lies **outside** of the pit as it legally existed and was in operation for a minimum of 6 months prior to December 21, 1972; the family would like to apply, using a Non-Farm Use Application, to remove **49,995 cubic metres** of sand and gravel.

It is currently proposed to extract an estimated **9,999 cubic metres** of aggregate each year for a total of 5 years. Please see the figures below in Appendix A to review a map of the current pit, the proposed Gravel Extraction Area and the proposed extraction and post extraction profiles.

This form of planning typically proposes reclamation occur in three phases, where applicable:

1. Soil Salvage, Stockpiling, Stabilization.
2. Soil Placement, Interim Stabilization.
3. Revegetation, Noxious and Prohibited Weed Management.

It is the case of ALC ID 61723; phase 1 has already been completed. It should be noted that everything is satisfactory.

Please accept this Soil Salvage, Stockpile, Placement and Reclamation Plan (SS,S,P&RP) demonstrating all steps necessary for the Stafford's to execute the proposed extraction while ensuring the land base is reclaimed to an equivalent land use or better.

1.2 Pit Location

The Properties are privately owned disposition located on agricultural land reserve (ALR) located within

DL 11, group 4; and 12053 Cariboo District. The mine advance will take place exclusively within DL 11, group 4.

2 PROVINCIAL AND MUNICIPAL REQUIREMENTS

The owner will maintain a mine permit from the appropriate jurisdiction as determined by the proponent of the permit.

3 SITE ACCESS

To haul aggregate from the Property, existing access will be utilized.

4 AGRICULTURAL CAPABILITY ASSESSMENT

4.1 Existing Land Use and Disturbances

The Stafford Pit was at one time used for gravel extraction and commercial sales. This land base is also used to graze livestock. Livestock do have access to the pit and the revegetated soil stockpiles.

The proposed 5-year Gravel Extraction Area is privately owned ALR land and is found exclusively in DL 11, group 14. This area has already undergone surface soil salvage. Surface soil is currently stockpiled on site and have revegetated from native seedbank found within the salvaged soils.

4.2 Topography, Aspect

The topography within the Gravel Extraction Area is slightly undulating with slopes between 2-5%. It is generally West facing and is found 1820 feet above sea level (masl) according to google earth. Adjacent to the extraction area slopes were identified to range from 2-10%.

4.3 Soils

The *British Columbia Soil Information Finder Tool* (Province of British Columbia 2018) identifies the soil within the Gravel Extraction Area as having medium textures overlaying Glacial Fluvial parent materials. The site has a drainage classification as Rapidly Drained or Well Drained.

These soils have been surveyed in detail, and confirmed in the field, to be of the Hargreaves Soil Series which are comprised of an Orthic Eutric Brunisol. The extraction area has already been disturbed so a Pedon location was chosen nearby and used as a representation for the extraction site. The Pedon location was noted as 52 degrees, 32 minutes, 26 seconds North; 122 degrees, 15 minutes, and 54 seconds West. Appendix B below details the soils information as collected via the BC Soil Information Finder Tool.

4.4 Soil Profile Description

SONORAN RESOURCE MANAGEMENT LTD

Test Pit No.: TJ 01 - Staffords
Client: Bill and Lyn Stafford
File No.: Stafford - 2022
Completed By: Ty Jasper
Date: 15-Apr-22

Soil Profile Description

DEPTH (CM)	Horizon	TEXTURE	C.F.	STRUCTURE			CONSISTENCE	COLOR	MOTTLES		
				Grade	Class	Kind			QUANTITY	SIZE	CONTRAST
2-0	LFH	-	-	-	-	-	-	-	-	-	-
0-38	Ah	Sandy Loam	0	W to M	Medium	Granular	Friable	2.5YR 3/2	-	-	-
38+	C	Auger Refusal at 38+ centemetres into Parent Material; high coarse fragments (ie. Gravel).									

Redoximorphic features (motting/gleying): None present
Ground water table: None present
Seasonal or Parched Water Table: None present
Restrictive horizon: Very high coarse fragments found in C horizon - ie gravel extraction

4.5 Soil and Site Photographs

Photo 1: A photo of the proposed Gravel Extraction Area from the South boundary looking North.

Photo 2: A picture of the revegetated soil stockpile found immediately South of the proposed Extraction Area.

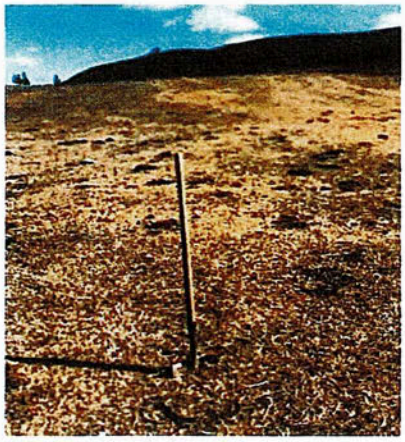


Photo 3: A soil Pedon was dug and soil survey completed in undisturbed native soils due East of the proposed Gravel Extraction Area.

Photo 4: Soils were carefully removed in lifts as the colour change between and A and B horizon in a Eutric Brunisol may be slight. None noted.

Photo 5: An Ah horizon extending down 38 centimetres was observed.

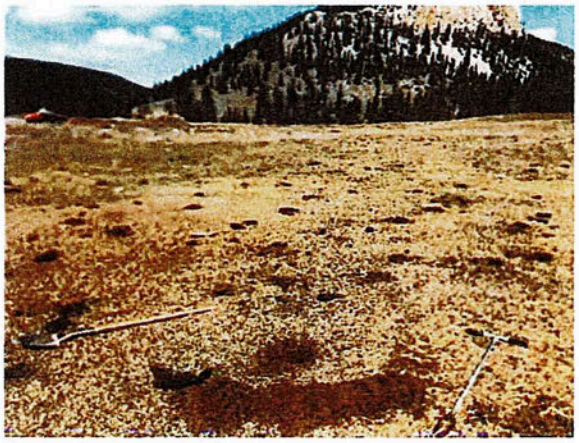


Photo 6: A view of the site looking North from the soil Pedon.

4.6 Land Capability

The British Columbia Soil Information Finder Tool (Province of British Columbia 2018) generally identifies the soil within the Stafford Pit as having an Agricultural Capability rating of **6:5CT~4:6T.**

As identified in the field, this agrologist classifies the soils immediately adjacent to the proposed Gravel Extraction Area as 5CT. With improvements in the form of irrigation from an approved source, these lands might be greatly improved. A much broader soil survey would need to be conducted to provide an accurate rating for improvements and is not apart of the current field exercise.

The Stafford's are committed to returning these lands to a Land Capability rating of 5CT or better, post extraction.

4.7 Climate, Vegetation

The British Columbia Soil Information Finder Tool (Province of British Columbia 2018) identifies the subject property known as the Stafford Pit to receive 447 mm of rainfall annually. The Frost-Free Days are known to be 123 with the Growing Degree Days determined to be 1669. The corn heat units are unknown though, corn is successfully grown further north in slightly higher elevations under pivot. This site would be suitable for cool season spp. production under irrigation from an approved source. Warm species started and transplanted to a field under irrigation may also prove successful.

The vegetative characteristics of the Gravel Extraction Area is currently sparsely vegetated with native fescues, which at the time of site visit have been grazed to ground level. Very little bare ground was noted adjacent to the pit. These lands had been used for winter feeding and a cover of manure and forage residue was noted. Areas previously disturbed during prior clearing activities remained in a disturbed state.

Soils have been salvaged from the pit itself and no significant vegetation was noted inside the existing pit.

4.8 Surface Drainage, and Hydrogeology

At the time of the site evaluation, there was no surface water on the site. The Gravel Extraction Area has a *Well Drained* drainage classification and thus explains why no surface water was present.

The hydrogeology is largely unknown. This form of operation does not present a hydrogeological risk for pollution. It can be assumed that water infiltrating the ground would migrate its way to the regional aquifer given the subject properties location relative to the Fraser River.

4.9 Wildlife

No wildlife or wildlife habitat has been observed. The balance of the property would serve for grazing ungulates and migratory birds under cultivation.

5 SALVAGE AND RECLAMATION OPERATIONS

5.1 Buffers, Setbacks and Final Grading

Please note – these conditions are only relative to the proposed Gravel Extraction Area which this report, and ALC approval concerns itself.

These conditions have no business with the pit and pit activities previously conducted under the Mine's Act; however, they may be used voluntarily as best practices.

There will be a minimum of a one-metre buffer established around the Property line maintained by a fence. The fence line is already present, and the buffer exists where pit development has previously occurred.

Extraction setbacks of 1.0 metres will be strictly maintained from the crest of excavation to the toe of any form of reclamation material stockpile. Currently setbacks are satisfactorily noted between the revegetated soil stockpile and the proposed Gravel Extraction Area.

A 3.0 metre buffer will be placed between different reclamation material types, this is to allow for segregation of material and future access needs. Soil windrows of varying types, however, may by placed

1.0 metres (toe to toe) from one another. At the Stafford pit only one soil type will be salvaged and stockpiled.

Excavated FINAL slopes will be maintained via grading with a maximum steepness of 1.5H:1V slope. This means that the South, East, and West facing pit walls of the mine advance up too and including year 5 will be maintained at a 1.5H:1V slope to allow for slope stabilization and revegetation post extraction.

5.2 Mining Sequence

The mine advance will be performed sequentially. It is expected that this document and the appendices will be printed and found on site during these activities. All employees and contractors should review this document ahead of participating in this mining sequence.

5.2.1 Layout

The extent of disturbance will be staked and flagged in the field. It is recommended that the Stafford's preferred geomatics team provide line of sight on the property boundary and the Gravel Extraction Area so that operations are performed with certainty of their approved disturbance area.

Medium Textured Surface Soil

30 – 40 cm

5.2.2 Soil Salvage, Stockpiling, Stabilization

The soils as described in Section 4 are dark brown and have a distinct colour change form the parent material below. This makes them easily salvaged; however, in our experience we see operators treat all soil as dirt and stripping occurs rather than careful soil salvage. We highly recommend the approved agrologist is on site during all salvage and placement operations.

30 – 40 centimetres of Surface Soil will be salvaged and stockpiled on site, South of the proposed Gravel Extraction Area. Salvage will be conducted by colour change. Care should be taken; should soils become thinner in areas.

With regards to the Stafford's pit these works have already been conducted. By the hearty vegetative cover on the stockpile this agrologist can confirm that soil salvage was done with the utmost care.

- It is estimated that 1000 m^3 of Surface Soil has been salvaged and stockpiled on site. This is estimated based on the spatial extent of most recent disturbance and a rough volume calculated on site of the stockpile. This material for use during reclamation ONLY.
- As apart of the permit, it is estimated that 49,995 m^3 of aggregate will be mined and removed during aggregate extraction to reach the planned final surface.

5.2.3 Weed Prevention as it relates to Salvage

Construction equipment, including tracked equipment and rubber-tired vehicles, will arrive to the Property clean (i.e. free of soil and vegetative debris) and in good working order. This to prevent the importation of noxious or noxious prohibited weeds.

5.2.4 Soil Salvage Tolerances

Surface Soil salvage tolerances are not relative as the salvage has already been completed. With that said, as a best practice for other areas tolerances of + or – 5 centimetres should be adhered too. Better yet the distinct colour change should be followed as thickness vary.

6 RECLAMATION PLAN

6.1 Final Contours, Drainage and Land Use

It is assumed that final slopes are graded to a maximum slope of 1.5H:1V as extraction occurs. Should they be left steeper, post-extraction contouring will be completed to reduce slopes sufficiently to allow for the landscape to be used for pastureland following reclamation.

The general drainage pattern from the Property will not be altered by reclamation activities. Surface drainage will continue to find its way into the lowest point and either infiltrate or remain in the pit and evaporate in time.

6.2 Decompaction and Soil Replacement

Construction equipment, including tracked equipment and rubber-tired vehicles, will arrive to the Property clean (i.e., free of soil and vegetative debris) and in good working order. Decompaction of native material and subsoil will be assessed at the time of placement by the approved Agrologist. If compaction is found a series of ripping and cross ripping will be used to alleviate compaction. Once ripping is complete the site can be groomed with a dozer, tractor and disc, harrows, etc.

6.2.1 Prep Grading

The post extraction site will be contoured to final grade as apart of the extraction effort. Simple contouring with a dozer may be undertaken to prepare the surface for soil placement. Lumps and ruts should be graded out. No restriction on the size or type of equipment will be placed on this activity so long as the equipment themselves do not contribute to increased surface roughness i.e., tracks sinking creating ruts.

The most important thing is that the site is contoured and groomed so to easily place a continuous, uniform lift of surface soil.

Inspection Required: The Soil and Reclamation Monitor will inspect the prepared substrate to confirm compaction is not present and the contour of the surface is suitable for placement.

6.2.2 Subsoil Placement

Subsoil placement is not relative to the Stafford's Pit.

6.2.3 Surface Soil Placement

Surface soil will be placed overtop of contoured parent material at the average placement depth of 20 cm and tolerance of only +/- 5 cm.

Small, precise equipment should be used for the placement of surface soil. Often surface soil will crust. We would recommend that mechanical texturing be applied post placement to remove this crust. Removing this crust is a form of "decompaction" and should be implemented prior to final seeding. Mechanical texturing in this application would includes:

a. Finish discing &/or harrowing behind a tractor, ATV.

Each lift of soil placed during reclamation will be verified and recorded as apart of the Closure Report.

6.3 Revegetation

Our revegetation strategy is to obtain a pasture suitable for intermittent high intensity grazing. Revegetation of the subject property will consist of:

1. Nutrient Management – These soils contain organic matter and there is the possibility an amendment may be avoided however, it is recommended; that after any soil placement the soils should be sampled and analyzed for micro and macro nutrients, pH, and SAR to determine if an amendment is needed.

   Granular fertilizer & composted manure/peat mineral mix may be used as an organic amendment. Amendments should be sampled and analyzed prior to application if their nutrient capacity is unknown.

2. Soil preparation – this should include a light finishing disc or harrowing to break up any crusting post placement and develop a seed bed.
3. Seeding - a cool season, warm season mix of, drought tolerate perennial forages may be used. An annual cover crop mixture should be applied to assist in erosion control and contribute to soil organic matter. These mixes will be offered by Sonoran once the nutrient management planning is complete.
4. Clean, weed free straw may be used as mulch if required.

The scope of this report does not allow for cropping system development or nutrient management planning; however, these services will be made available during and after soil placement.

Clean straw (free of propagules) should be placed over non-stabilized soils to reduce the potential for noxious weeds or erosion.

Note – Soil placement should not occur without considering nutrient management and revegetation before hand. Soils placed and left to regenerate on their own will promote weed establishment. Weed establishment is natures Band-Aid but it is understood by United that stand succession can be accelerated by participating in nutrient management and revegetation.

6.4 Final Reclamation and Monitoring

Following completion of reclamation in this proposed expansion, a closure report will be submitted to ALC which will include, but is not limited to:

- A written description of the completed area.
- A soil survey and agricultural capability assessment to confirm the post-reclamation agricultural capability of the area.
- Vegetation surveys to confirm that plant species have been re-established at an appropriate density.
- Final cross-section profiles of the extraction are showing final post-reclamation contours.

- Clear and accurate measurements of the final areas, depths, and volumes of the extracted material.
- Photographs of the reclaimed area.

Site visits and monitoring will be conducted by the professional agrologist in a frequency determined "as needed" to fulfill the obligations of ALC ID 61723.

Monitoring will be ongoing until which time the subject property has been stabilized and the goals of the owner have been realized.

6.5 Land Use and Post-Reclamation Agricultural Land Capability

The Property will be reclaimed to an equivalent pre-disturbance land capability rating of 5CT or better. The land around and including the pit will be used for spring and winter grazing as has been the case on the Stafford's ranch for many years.

7 MITIGATION MEASURES FOR PIT OPERATIONS

7.1 Dust Control

The following outlines various dust control measures that can be applied during mining operations:

- Inspections: conduct daily on-site assessment to determine if dust control is required
- Climate concerns: increase suppression during dry and windy conditions or when dust is visible on nearby vegetation
- Earthworks:
  - Limit disturbed areas to the Property
  - Stabilize by progressive reclamation, as soon as practicable
  - Track-compact soil in worked areas, where possible
- Physical barriers: mature trees to the west of the Property will provide a wind break and screen
- Traffic control
  - limit driving speed at the Property to 30 km/hr
  - cover dust generating loads in all trucks to and from location (as per *Transport Canada Guidelines*)
- Suppression: apply water using water spray truck or sprinkler system on stockpiles, worked areas and roadways as required, based on daily assessments,

7.2 Weed Control

This document details means to prevent the establishment and for the control of noxious and prohibited noxious weeds as it relates to soil salvage, stockpiling, placement, and reclamation activities; identified under the *Weed Control Act* and *Weed Control Regulation* (Province of British Columbia 2020).

The primary defense to the establishment of invasive species is prevention. Equipment and vehicles accessing the site will require visual inspection by owner or owner representative. Unclean equipment will be turned away at the gate or directed to a blow down pit controlled at the site boundary.

Nutrient management, seeding, mulching, and grazing will be tools utilized to prevent the establishment of noxious and noxious prohibited weeds on soil windrows, stockpiles, or reclaimed areas. This is prevention by establishing competition.

Inspections will be conducted mid spring to ID plants of concern prior to setting seed should they become present. Weeds will be removed via hand picking, bagged, and transported to an approved location for incineration. Spot spraying, grazing, nutrient management, and mowing may also be used indirectly through general vegetation management.

Please note – an extensive Noxious and Prohibited Noxious Weed Management Plan can be made available upon request.

7.3 Noise Monitoring

The mining operations will be conducted in accordance with the provincial and municipal noise regulations. All extraction and processing work will occur close to the pit face. The pit face is expected to buffer noise beyond the Property boundary.

7.4 Wind and Water Erosion

Sections 6.0 and 7.0 detail the means to stabilize soil, preventing erosion and the subsequent deposition. This prevention is through seeding and mulching with clean (propagule free) straw. So long as these measures are implemented and maintained; it is clearly evidenced that these means of control are more than suitable in this small of an application.

Please note – the wind and water erosion mitigative steps are in relation specifically to reclamation. Should the site require engineered solutions, Sonoran is able to supply planning and installation to assist with erosion and deposition.

7.5 Waste and Hazardous Materials

Good housekeeping practices will be employed to maintain an orderly and clean site. No hazardous materials will be stored on site. An adequate supply of spill prevention and emergency response equipment will be always available on site. All waste will be handled and recorded following applicable regulations and be disposed of at an appropriate disposal facility.

7.6 Fire Protection

The mine operations shall abide by all provincial and municipal bylaws regarding fire prevention. Strategies to minimize the risk of fire on the Property will be implemented.

8 SUMMARY

Soils salvaged from an expansion area are valuable and should be maintained for use in Reclamation. Currently these soils have been salvaged, stockpiled and that stockpile is revegetated. Care must be taken during grazing events to ensure bare soil is not created through overgrazing. I would also recommend that inspections be done monthly to ensure no noxious or noxious perennial weeds are present.

Reclamation includes more than simply soil placement. A revegetation strategy must be employed in conjunction with any soil placement. Together these steps will manage erosion and prevent the establishment of noxious and prohibited noxious weeds, which is a regulatory requirement.

Reclamation itself is a means to manage both weeds and erosion. We trust the contents of this report meet your requirements. Please do not hesitate to contact Tyler Jasper at 250-255-7350 should you have any questions or require further assistance.

Please note – should a direct placement and progressive reclamation opportunity present itself in the field; the owner in agreement with the Professional Agrologist may determine to deviate from this plan and direct place salvaged soils.

Report prepared by:

Sonoran Resource Management Ltd.

[redacted]

PER

Tyler Jasper, B.Sc., P.Ag., ESCP., ROWP.

9 REFERENCES

Agricultural Land Commission. 2017. Policy P-10 Criteria for Agricultural Capability Assessments.

Agricultural Land Commission. 2019. Section 4: Board Action.

Agricultural Land Commission. 2020. *Agricultural Land Commission File 58973 Request for additional information under section 20.3(2)(a) of the Agricultural Land Commission Act.*

Demarchi, D.A. 2011. *An Introduction to the Ecoregions of British Columbia.* Ecosystem Information Section. Ministry of Environment. Victoria, British Columbia.

Province of British Columbia. 2018. *British Columbia Soil Information Finder Tool.* Ministry of Agriculture. Ministry of Environment & Climate Change Strategy. Accessed online between April and May 2022 https://governmentofbc.maps.arcgis.com/apps/MapSeries/index.html?appid=cc25e43525c5471ca7b13d639bbcd7aa

Province of British Columbia. 2020. *Weed Control Regulation*. Queen's Printer, Victoria, British Columbia.

Appendix A Site Map, Proposed Gravel Extraction Area, and Profiles

FIGURE 4 SITE PLAN MAP

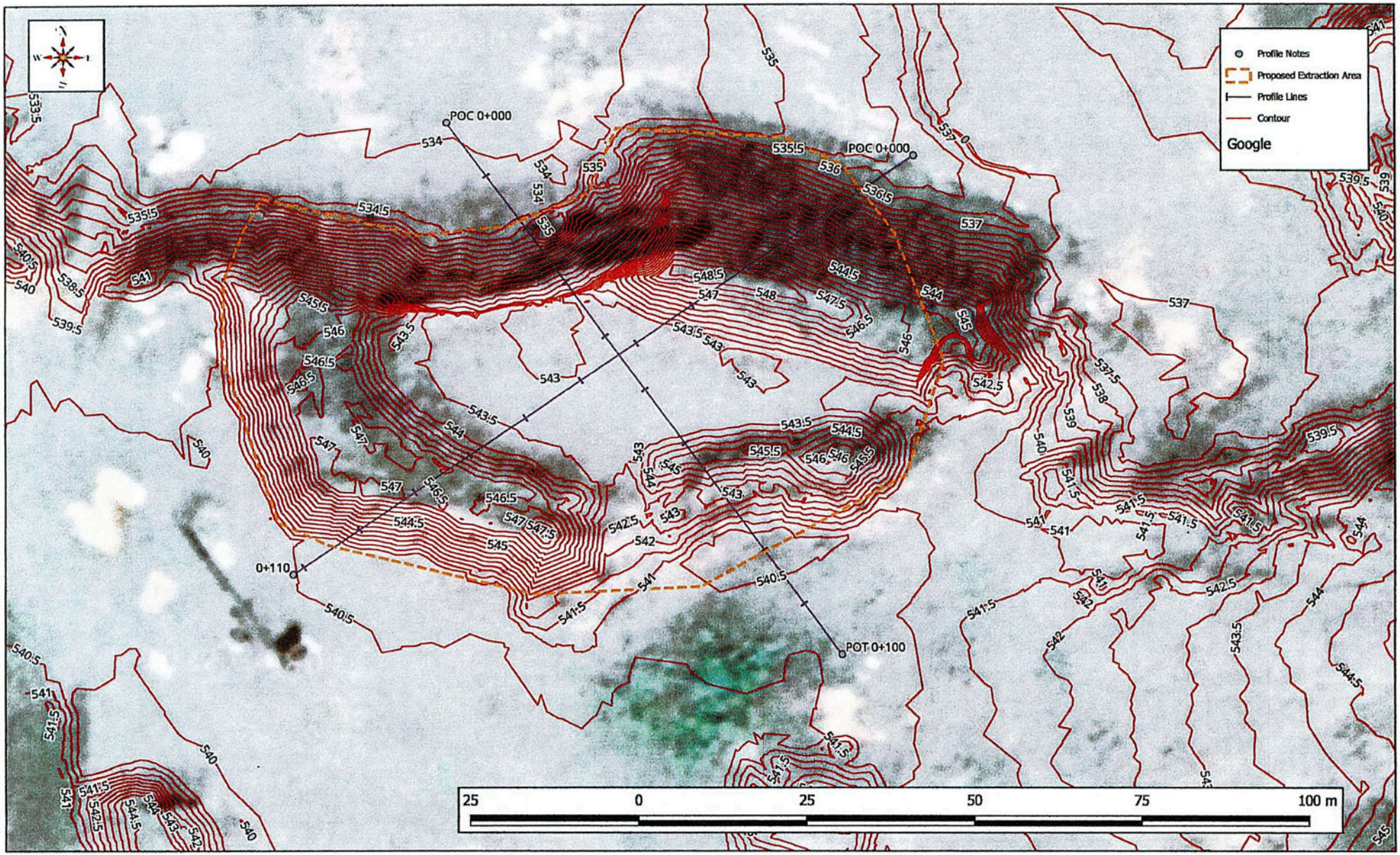


FIGURE 5 PROFILE LINE 1

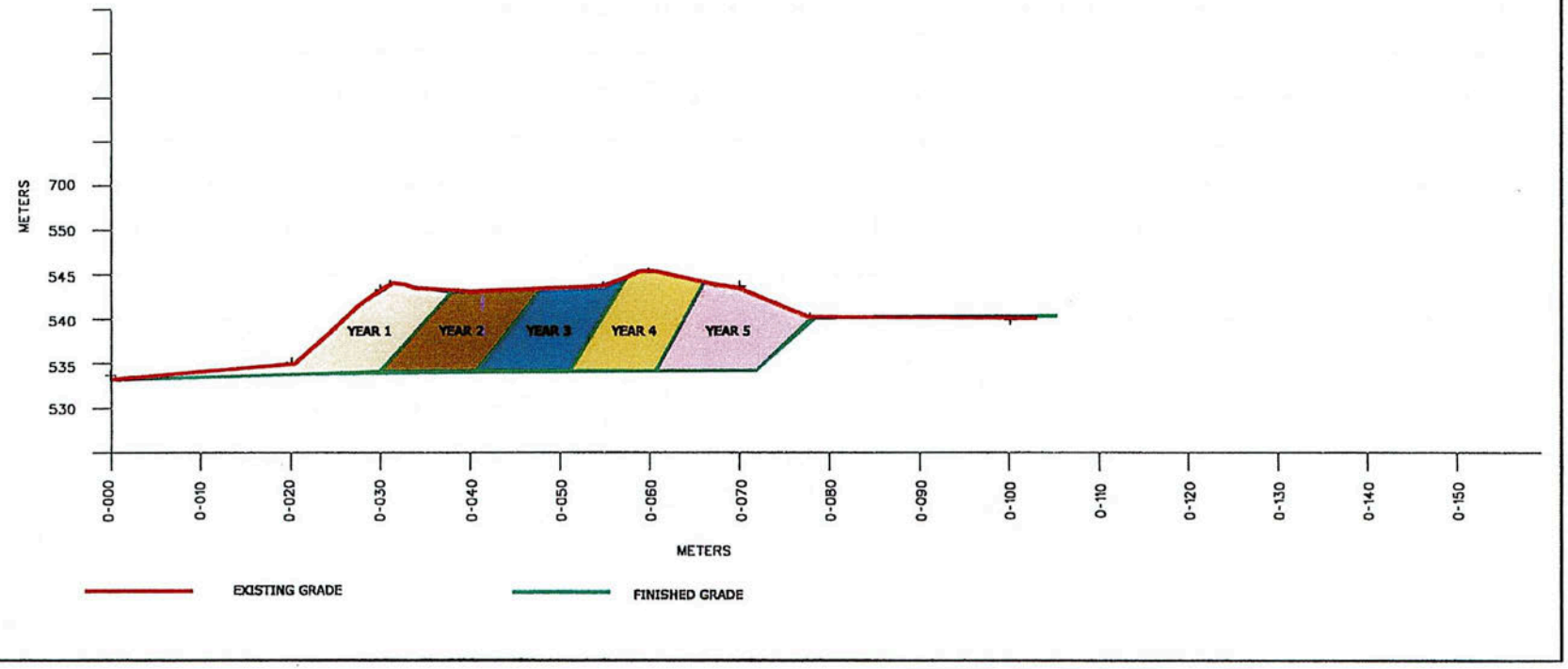
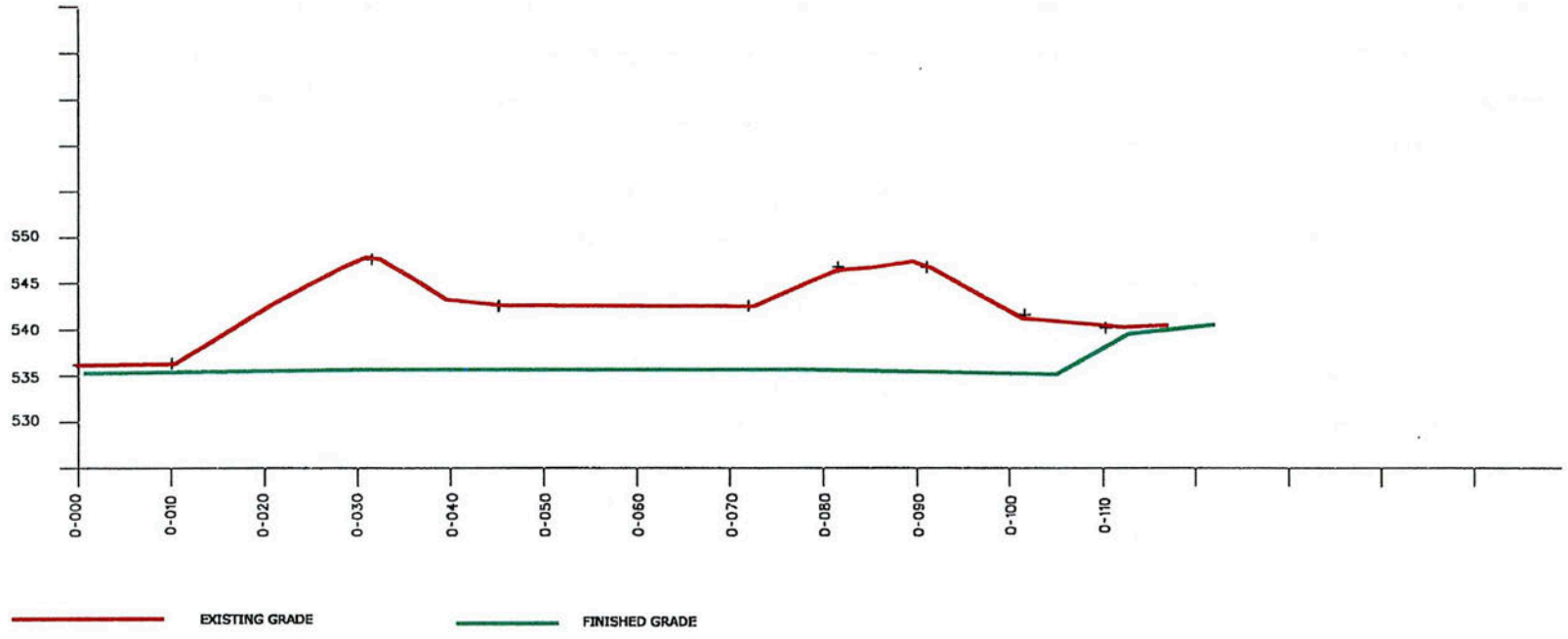
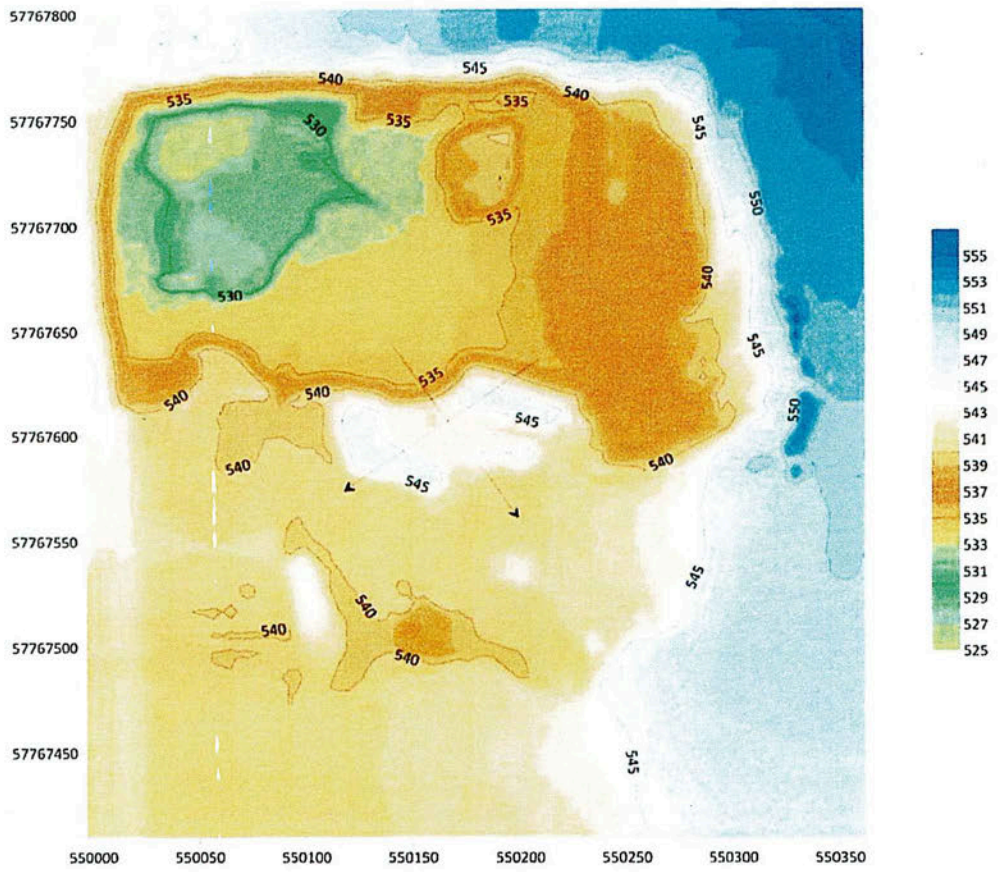
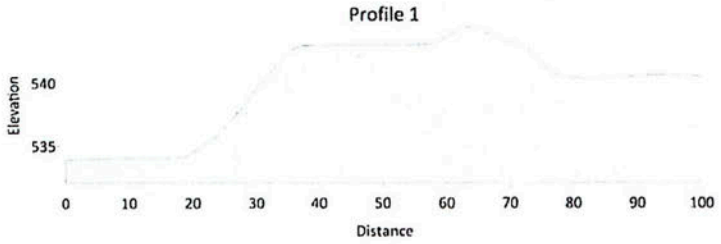
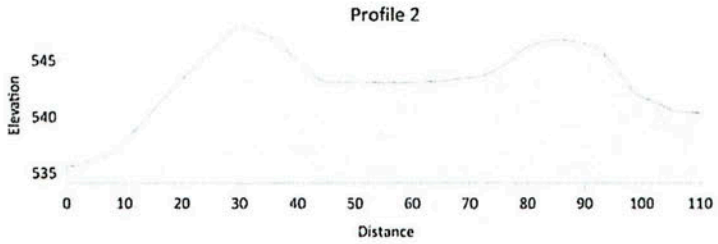


FIGURE 6 PROFILE LINE 2

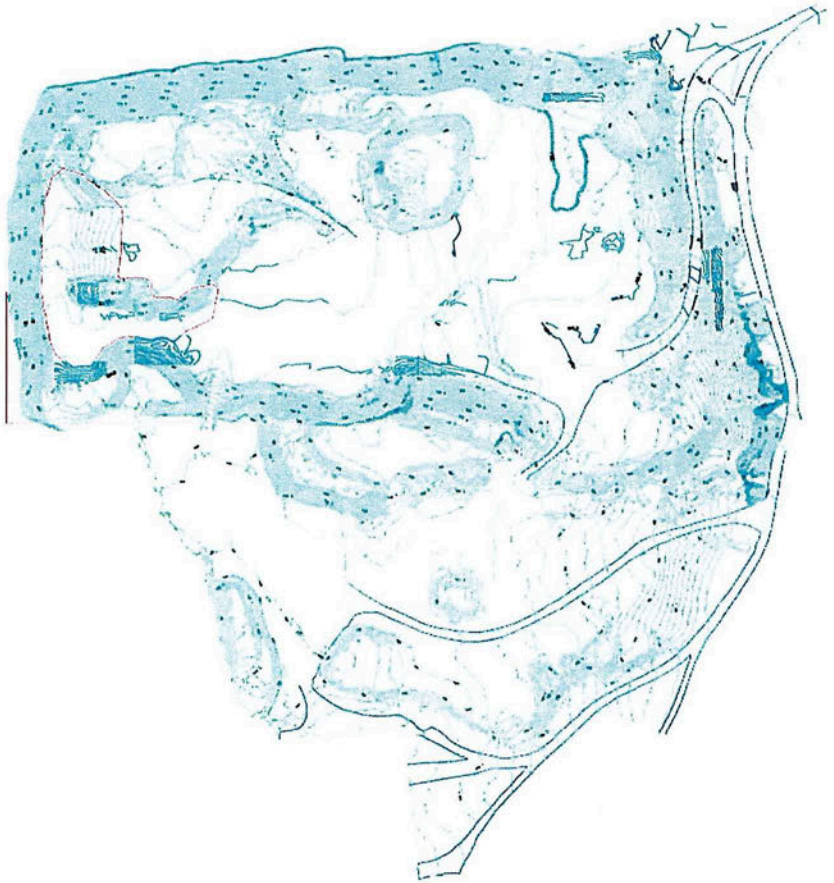



57767800
57767750
57767700
57767650
57767600
57767550
57767500
57767450
550000
550050
550100
550150
550200
550250
550300
550350
555
553
551
549
547
545
543
541
539
537
535
533
531
529
527
525


Profile 1
Elevation
540
535
0
10
20
30
40
50
60
70
80
90
100
Distance


Profile 2
Elevation
545
540
535
0
10
20
30
40
50
60
70
80
90
100
110
Distance

Topographic Map



LEGEND

Contour
Fence
Road

Note

This topographic map is intended to show current pit contours and shape, the elevations and coordinates are relative to each other but approximate in real world Location.

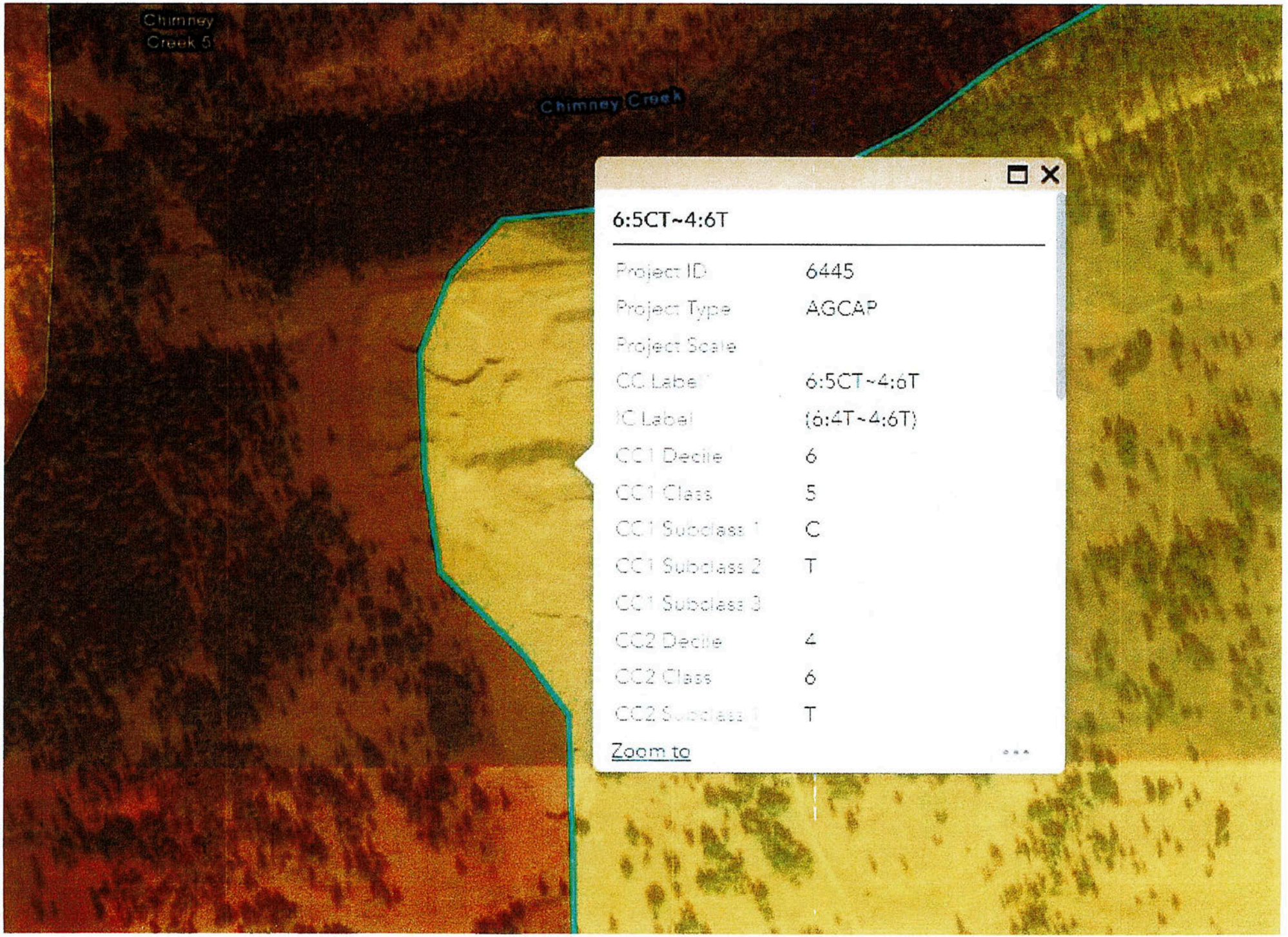
Scale

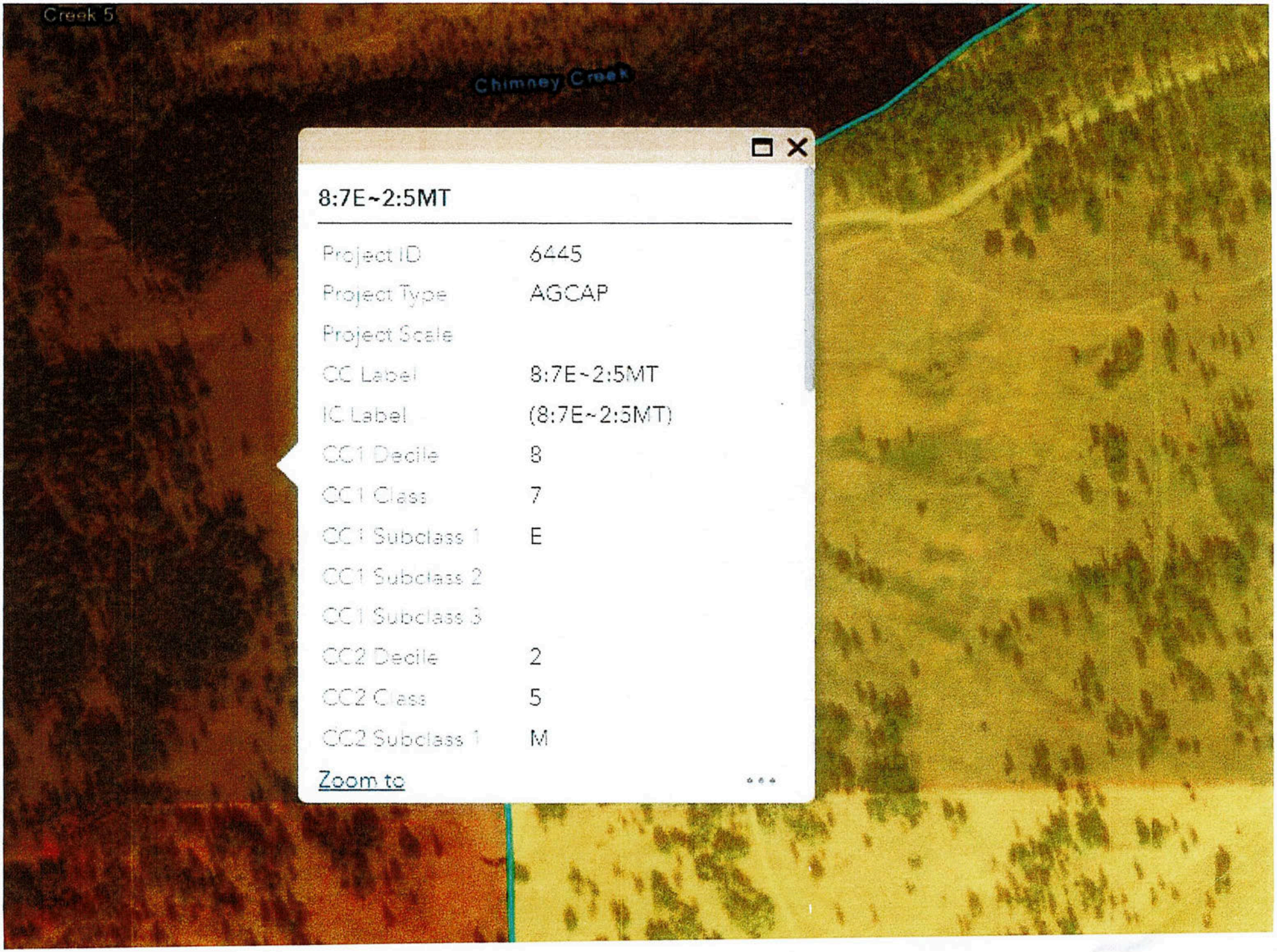
40 20 0 40 80

SCALE: 1 : 1000

Stafford Pit Overview

Appendix B BC Soil Information Finder Tool Mapping and Soil Series Information


Chimney Creek 5
Chimney Creek
6:5CT~4:6T
Project ID 6445
Project Type AGCAP
Project Scale
CC Label 6:5CT~4:6T
XC Label (6:4T~4:6T)
CC1 Decile 6
CC1 Class 5
CC1 Subclass 1 C
CC1 Subclass 2 T
CC1 Subclass 3
CC2 Decile 4
CC2 Class 6
CC2 Subclass 1 T
Zoom to


Creek 5
Chimney Creek
8:7E~2:5MT
Project ID 6445
Project Type AGCAP
Project Scale
CC Label 8:7E~2:5MT
IC Label (8:7E~2:5MT)
CC1 Decile 8
CC1 Class 7
CC1 Subclass 1 E
CC1 Subclass 2
CC1 Subclass 3
CC2 Decile 2
CC2 Class 5
CC2 Subclass 1 M
Zoom to

Description of soil BCHVS~~~~~N (HARGREAVES)

General Characteristics

Classification	**O.EB** Orthic Eutric Brunisol
Profile	**Native soil profile** The soil is in native condition (undisturbed by agriculture).
Kind of material	**Mineral** The soil material is primarily composed of mineral particles.
Water table	**Never** The water table is not present in the soil at any time.
Root restrictions	**No root restricting layer** The growth of plant roots is not restricted by any soil layer.
Type of root restricting layer	**n/a** Not Applicable

Drainage	**Well drained** Water is removed from the soil readily but not rapidly. Excess water flows downward readily into underlying pervious material or laterally as subsurface flow. Soils have intermediate available water storage capacity (4-5 cm) within the control section, and are generally intermediate in texture and depth. Water source is precipitation. On slopes subsurface flow may occur for short durations, but additions are equaled by losses.

Parent Materials

Mode of Deposition	Texture	Chemical properties
Glaciofluvial Material moved by glaciers and subsequently sorted and deposited by streams flowing from the melting ice. The deposits are stratified and may occur in the form of outwash plains, deltas, kames eskers, and kame terraces. See also glacial drift and till.	**Medium** Medium (USDA Texture Classes: VFSL,L,SIL,SI,GL,GSIL).	**Moderately / Very Strongly Calcareous** 6 - 40 $CaCO_3$ equivalent (%)

Soil Layer Characteristics

			Classification				Physi
Layer Number	Upper depth	Lower depth	hzn_lit	hzn_mas	hzn_suf	hzn_mod	bd

			Classification				Physi
Layer Number	Upper depth	Lower depth	hzn_lit	hzn_mas	hzn_suf	hzn_mod	bd
1	-2	0		LFH			0.11
2	0	6		A	h		1.2
3	6	41		B	m		1.4
4	41	53		C	ca		1.5
5	53	100		C	k		1.5

Date modified: 2019-09-09

Overview of the Stafford Ranch

This is a third generation operation founded by Bill Stafford's father in 1956 and has been in successful operation for 66 years.

The ranch now consists of 5,000 acres/2024 ha. of which 300 acres/121 ha. is in alfalfa and timothy hayfields with the rest in pasture land for early spring feed from April to May and late fall feed from September to December. It is a 250 head cow calf operation with 14 registered Black Angus and Hereford bulls, there are also 16 registered quarter horses that the family uses for moving our livestock on the range and for round up.

The cows calve out during the March and April months and then turn out onto range May 1 to September 30 with the bulls being turned out June 1 to September 30. Their spring range is the Fraser River grazing unit which is 100 AUM's from May 15 to June 1, this unit is 24 km long and 3 km wide. The summer range is the 75 AUM Williams Lake grazing unit from June 1 to September 30 and is 17 km wide and 35 km long. The first 100 AUM's are moved to the summer range on June 1 for a total of 175 AUM's available. The last grazing unit is Copely Lake, 9 km wide by 20 km long and holds another 75 AUM's from June 1 to September 30.

When the cows are out on the range they irrigate the 300 acres/121 ha. of hayfields from April 1 to September 30 with haying commencing June 30 through to August 31. There are two cuts and total 1,200 round bales weighing an average of 1,200 lbs. each. Winter feeding is from December 1 to May 15 and a supplemental 250 tons of hay is purchased to cover off calving season, late springs and severe winter conditions.

Land adjacent to the gravel pit:

North – pasture land for 3 km.

South – pasture land for 1 km and a 130 acre/52.6 ha hayfield.

East – pasture land for 1 km and a 76 acre/31 ha hayfield.

West – the Fraser River which runs 5 km along the west boundary of the ranch and also 1,000 acres/405 ha of pasture land and a 120 acre/49 ha hayfield.

Proposal question # 6

Question:

Of the proposed totals provided above please put the dimensions of soil that has already been removed

Response:

This gravel pit has been in operation since before 1972 over fifty years. During these years there were no records kept of how much gravel was removed making it impossible for us to give you an accurate amount of volume, area, maximum depth and average depth of soil already removed. It would be a estimated guess.

09NOV2022

Mr. Martin Sills

Williams Lake, BC

Re: Letter to support an Agricultural Land Commission Application on behalf of Bill and Lyn Stafford

To whom it may concern:

I was engaged as a Qualified Professional to conduct a site visit, excavate a soil Pedon, and assess an existing gravel extraction operation as it relates to soil and land management within the Agricultural Land Reserve. This operation is located within DL 11 Group 4 and 12053 Cariboo District. I prepared a soil salvage, stockpile, placement, and reclamation plan on behalf of Bill and Lyn Stafford.

I have considerable experience with soil, reclamation, revegetation, and land management planning and execution for mining operations across Western Canada – ranging from Oil Sands mines to small, family-owned gravel extraction operations. I also have a strong background in agriculture (practically speaking). I have professionally assessed five commercial gravel extraction operations in the Cariboo Regional District in the last two years. I have performed ad hoc inspections of countless Ministry of Transportation and Infrastructure &/or their road maintenance contractors gravel pits, waste dumps, etc. This puts me in a position of both education and competence to comment on operations and land management practices within the Agricultural Land Reserve.

The Stafford's operation displays an inherent working knowledge for soil, vegetation and weed management. They have revegetated stockpiles and pit slopes (which is rare to see). The Stafford's use livestock to provide vegetation control. I made two simple recommendations to Mr. Stafford which include the addition of signage around soil stockpiles and ensuring grazing frequency and duration is managed so not to contribute to erosion of soil resources. It is clear to me that his operation utilizes many best management practices; in fact, it is the best managed gravel extraction operation I have visited in the Cariboo Regional District. I could only hope to see these practices embraced by the British Columbia Ministry of Transportation and Infrastructure.

Sincerely,

Ty Jasper, P. Ag., ROWP

SONORAN RESOURCE MANAGEMENT LTD.

Map Symbols

- Other Roads
- Highway
- Local
- Forest Service Road
- TRIM Roads
- Proposed
- Built
- Road Permit
- Forest Service Road
- provincial park
- cadastre
- River
- Stream
- Wetlands
- Lakes

Stafford Ranch - Gravel Pit Map

Timbermark
Region: 47
Forest Region: RSI
Dry Belt Fd Zone: 100%

Mapsheet: 093A001
Compartment: 6
District: DCC

Supply Block: 29H
PSYU: Williams Lake
FIZ: H
Date: 2021-07-07

100 50 0 100 200 300 400 metres

1:2,000

N W E S

Drawn by: D. HUESKEN

TJ CONSULTING LTD.

TAL FISHER
SENIOR PROVINCIAL NATURAL RESOURCE OFFICER
HERITAGE CONSERVATION ACT ENFORCEMENT
INTEGRATED ENFORCEMENT TEAM
Office: 250 953-3331
Cell: 250 896-9386
Address: 3rd Floor 3400 Davidson Ave
Victoria BC V8Z 3P8
Email: Tal.Fisher@gov.bc.ca

BRITISH COLUMBIA

January 6, 2021

Ref: 20V023

Ms. Lyn Stafford
997 Chilcotin Hwy 20
Williams Lake BC

[redacted]: [redacted]n

Dear Ms Stafford

Re: Investigation Report and Status of Site FaRn-7

Archaeological site FaRn-7 was first recorded on your property in 1970, however it was never properly mapped. An examination of the gravel pit operation within your property (PID 015031276) that was completed on September 13, 2020 and resulted in the identification of no remnants of site FaRn-7.

The survey conducted on September 13, 2020 by Officer Matt Dubois (C&E officer) and Tal Fisher (C&E archaeologist) included the northern and western edges of the gravel pit to the edge of the slope down to Chimney Creek and the Fraser River. No house pit features or partial remains of house pit features identified. The western most house pit in FaRn-6 (located to the east of FaRn-7) was relocated outside the gravel pit area, has not been disturbed and was easy to identify. It appears all of the features associated with FaRn-7 were located within the footprint of the current gravel pit, and they are completely gone as the floor of the entire pit is well below the culture bearing soil layers.

As a result of these findings, site FaRn-7 has been granted legacy status by our office. (Continued operation of the gravel pit poses no threat to archaeological resources within the existing footprint of the pit.) However, if there is a desire to expand the pit operations in the future there is an archaeological site, FaRn-6, located approx. 100 meters east of the northeast corner of the gravel pit and would warrant further examination prior to entertaining any kind of development in this area.

Please feel free to contact our office if you have any questions regarding the above. In the unlikely event that unanticipated archaeological remains are encountered during your operations, please immediately stop work in their vicinity and contact me at (250) 953-3307.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Archaeology Branch
Phone: (250) 953-3334
Fax: (250) 953-3340

Mailing Address:
PO Box 9816 Stn Prov Govt
Victoria BC V8W 9W3

Location:
1st floor – 1250 Quadra St
Victoria, BC V8W 2K7

Website: http://www.for.gov.bc.ca/archaeology Email: ArchDistrictMgr@gov.bc.ca

Sincerely,

[redacted]

Gary Brewer
Archaeologist
Permitting and Assessment Section

Cariboo Regional District

Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Oct 22/24
Location of Meeting: CRD Committee Room

File Number: 3015-20/E20240040
Application Type: Removal of Soil Use
Electoral Area: E
Legal Description: District Lot 11, Group 4, Cariboo District and District Lot 12053, Cariboo District
Property Location: 1330 Hwy 20

ATTENDANCE

Present:
Chair: Allen Schaad
Members: Jerry Jensen, Allen Schaad.
Susan Tritt, Mathew Lamb-Yorski

Recording Secretary: Melynda Neufeld
Owners/Agent: Martin Sill
☐Contacted but declined to attend

Absent: Candise Stafford } Conflict of Interest.
David Stafford }

Also Present:
Electoral Area Director: Melynda Neufeld
Staff Support:

Call meeting to order @ 11:20

RESOLUTION

THAT application with File Number 3015-20/E20240040 be **SUPPORTED** / **REJECTED** for the following reasons:

1) We can support the application as stated at 14.43 acres.
~~Condo~~ First Nation claims are to be ~~Check~~ done

2) Any extentions would have to be brought Back to be approved

For: 4 Against: Ø

CARRIED/DEFEATED

Termination:
That the meeting terminate.
Moved: Susan
Seconded: Jerry

CARRIED

Time:

[redacted]
Recording Secretary

[redacted]
Chair

January 26, 2021

File: 3015-20/E20200047

Genny Hilliard
Development Services Clerk V
Cariboo Regional District

VIA EMAIL: Ghilliard@cariboord.ca

Re: ALC Soil or Fill referral – 1330 Highway 20 (Stafford)

Dear Genny:

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries with the opportunity to comment on the proposed Agricultural Land Commission application for soil or fill use to extract gravel from the property for supplementary income. Ministry staff have reviewed the provided information and offer the following comments:

- Ministry staff note that the provided aerial imagery shows there is existing soil disturbance from the proposed area for gravel extraction. Removal of soil from land in the ALR without authorization in almost all circumstances may make the applicant subject to penalty or order to remediate the land.
- Ministry staff are uncertain on the proposed volume of material to be removed. While the provided application identifies this amount as 10,000m3, the total removal area is identified as 4 hectares (40,000m2) and the maximum depth of material is given as 6.0m. Based on this and the provided site plan and cross sections, this removal volume could conceivably be much more. The Regional District may wish to confirm this amount.
- Weeds can greatly reduce the productivity of agricultural areas and Quarries and gravel pits are continually disturbed sites, perfect for the establishment of invasive plants. Seeds from the invasive plants can contaminate the soil removed from the pit and be transferred to another site.
- The BC Invasive Alien Plan Program (IAPP) has known Diffuse and Spotted Knapweed sites in close proximity to this proposed gravel extraction area. Ministry staff emphasize the importance that if approved, the site be re-sloped and re-seeded with appropriate plant species until plant establishment occurs so as to prevent the spread and/or introduction of invasive species on the disturbed site. The Cariboo Chilcotin Coast Invasive Species Committee (CCCIPC), the Invasive Species Council of BC (ISCBC), or the BC FLNR IAPP (IAPP) program can be contacted for a recommended seed mix.

…/2

- A comprehensive weed prevention and control plan with a special emphasis on ensuring equipment is clean prior to being brought on site can help make a difference. Under the B.C. *Weed Control Act* the land occupier has a legal obligation to control noxious weeds on the site. Control of both plants and seeds is required as the seeds from invasive plants can lay dormant and viable in the soil for many years and can be a serious long-term problem. Learn about best practices to reduce the spread of invasive plants from gravel pits: https://www.youtube.com/watch?v=KCUEi0rsSeM&feature=youtu.be
- Nevertheless, for new excavations Ministry staff highlight the importance as a best practice in removing the topsoil to be put aside for future rehabilitation of the site.

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

Sincerely,

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

Nicole Pressey, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture, Food and Fisheries – Cariboo Central Coast
Office: 236 713-2223
Email: Nicole.Pressey@gov.bc.ca

Email copy: Agricultural Land Commission Land Use Planner (Interior), ALC.Interior@gov.bc.ca

December 15, 2022

Local Government File: 3015-20/E20220070
ALC ID: 66768

Genny Hilliard
Development Services Clerk V
Cariboo Regional District

VIA EMAIL: planning@cariboord.ca

Re: ALC Soil or Fill Use 20.3(5) referral – 1330 Highway 20 (Stafford) – 2022

Dear Genny Hilliard:

Thank you for providing the B.C. Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed Agricultural Land Commission (ALC) application for soil or fill use to extract gravel from the property for supplementary income. Ministry staff have reviewed the provided information and offer the following comments:

- In a letter dated January 26, 2021, Ministry staff provided feedback to the previous ALC application ID #61723 (which was refused permission) from the applicant regarding gravel extraction. In this previous letter, Ministry staff noted the importance of weed control at gravel pits.
- In this current proposal, Ministry staff note that it appears the information, as described in its May 2022 Reclamation Plan, contains some direction on weed control, with an option to provide an extensive Noxious and Prohibited Noxious Weed Management Plan. The Regional District may wish to recommend requiring this additional Plan, if forwarded to the ALC.
- Ministry staff also note that Section 6.3 Revegetation of the May 2022 Reclamation Plan, mentions nutrient management planning. Information regarding current nutrient management requirements of the Code of Practice for Agricultural Environmental Management (AEM Code) can be found here: https://www2.gov.bc.ca/gov/content/environment/waste-management/industrial-waste/agriculture

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

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, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture and Food – Cariboo Central Coast
Office: 236 713-2223
Email: Nicole.Pressey@gov.bc.ca

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

October 3, 2024

Local Government File: 3015-20/E20240040
ALC ID: 101536

Leasa Williamson
Development Services Clerk
Cariboo Regional District

VIA EMAIL: planning@cariboord.ca

Re: ALC Soil or Fill Use 20.3(5) referral – 1330 Highway 20 (Stafford) – 2024

Dear Leasa Williamson:

Thank you for providing the B.C. Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed Agricultural Land Commission (ALC) application for soil or fill use to extract gravel from the property for supplementary income. Ministry staff have reviewed the provided information and offer the following comments:

- It appears that the proposed subject application does not have any significant variation from the 2022 application of the same project on the same parcel. Because of this, please find attached previous letters dated December 15, 2022, and January 26, 2021, from the Ministry. Ministry staff note that these previous comments remain applicable, so far as they are relevant to this proposal.

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

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, PAg, Regional Agrologist
B.C. Ministry of Agriculture and Food – Cariboo Central Coast
Office: 236 713-2223
Email: Nicole.Pressey@gov.bc.ca

Attachments: Jan. 26, 2021, BC AFF letter and Dec. 15, 2022, BC AF letter re subject parcel.
Email copy: Agricultural Land Commission, ALC.Referrals@gov.bc.ca