



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

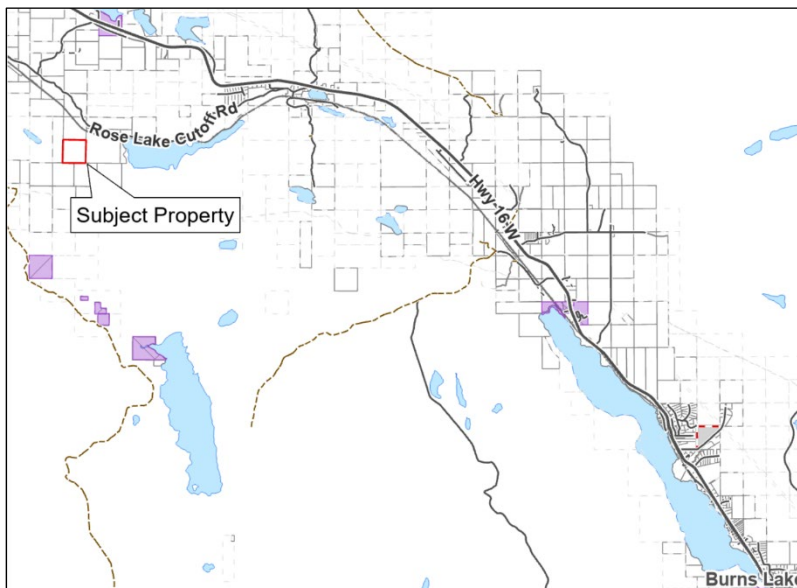
File No. ALR 1290

Written By: Cameron Kral, Planner

APPLICATION SUMMARY

Name of Agent / Owner:	E.A Strimbold Ltd. (Owner) Marvin Strimbold, E.A Strimbold Ltd. (Agent)
Electoral Area:	B (Burns Lake Rural)
Subject Property	Unaddressed Rose Lake Cutoff Road, legally described as the South ½ of District Lot 825, Range 5, Coast District (PID: 015-008-398)
Property Size:	≈64.91 ha (≈160.38 ac)
OCP Designation:	Agriculture (AG) Designation in "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017" (the OCP)
Zoning:	Agricultural (Ag1) Zone in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Existing Land Uses:	Aggregate extraction and agriculture
Location:	Approximately 29 km northwest of the Village of Burns Lake. Accessed through 24327 Rose Lake Cutoff Road
Application Area:	2.2 ha (5.5 ac)

Location Map:

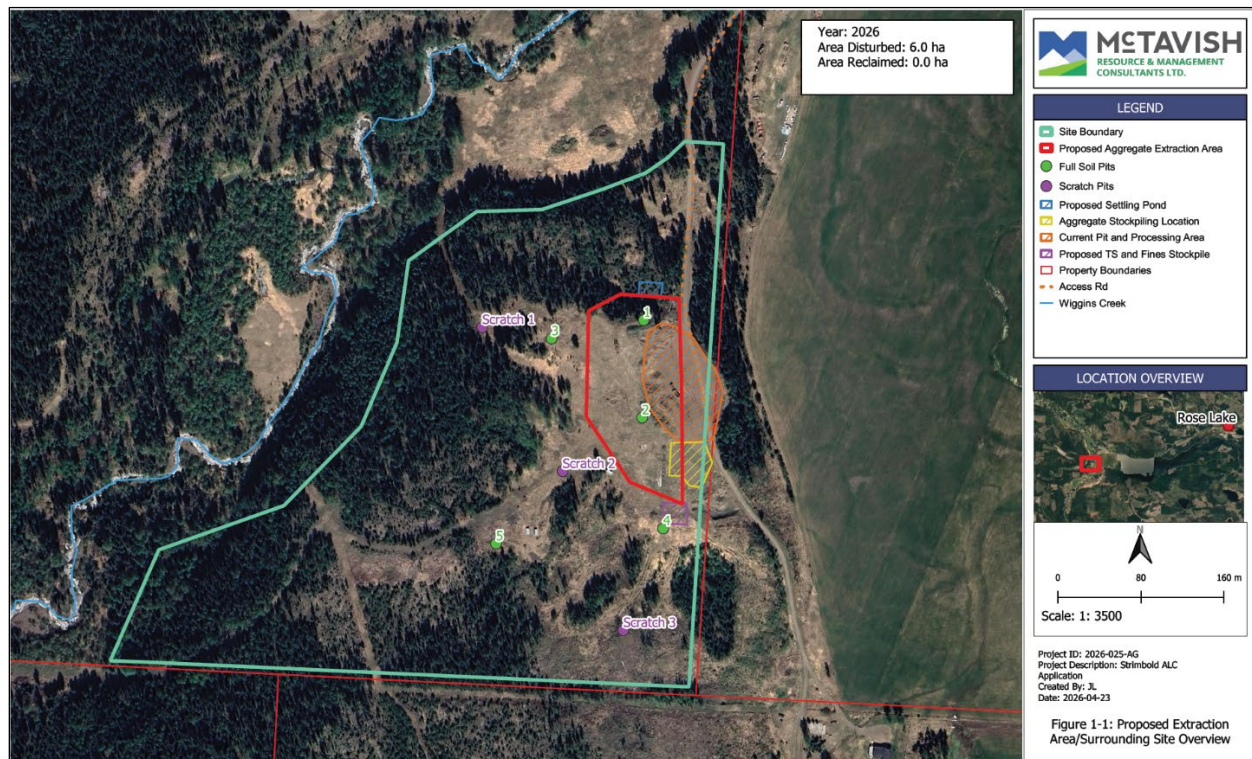


PROPOSAL

The applicant is requesting Agricultural Land Commission (ALC) approval for a Removal of Soil (Extraction) application to allow the continued operation of an existing gravel pit on the subject property, known as the "Strimbold Farm Pit". The proposal involves extracting 22,250 m³ of material from a 2.2 ha (5.5 ac) area over five years, with an average pit depth of 8 m and a maximum depth of 9 m. Work is expected to occur seasonally from May to November depending on demand, using a 330 Volvo excavator and gravel trucks. It is also possible that a wheel loader, TD15 bulldozer, and portable crushing and screening equipment may be used at certain times. The site is accessed by an unpaved farm road through the adjacent property at 24327 Rose Lack Cutoff Road (see Site Map below).

The application states that the proposal supports the long-term economic sustainability of the applicant's surrounding farm operation and benefits economic development in the area. Impacts on surrounding agricultural lands will be mitigated using phased development, progressive reclamation, erosion and sediment control measures, topsoil and soil amendment management, and invasive weed management, as described in the attached Agricultural Capability Assessment and Reclamation Plan.

Site Map



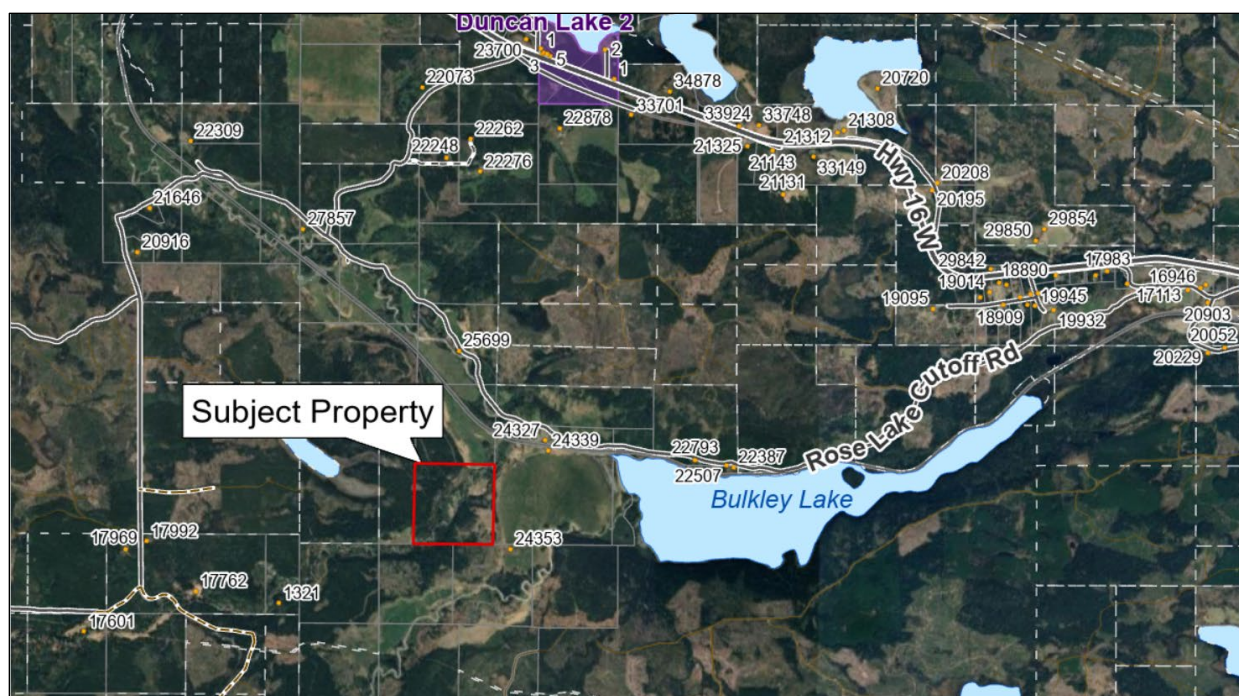
DISCUSSION

Site and Location Details

The subject property is in a rural agricultural area approximately 29 km northwest of the Village of Burns Lake and is surrounded by agricultural lands to the north, east and south. The application states that the property contains an existing gravel pit and is also used for seasonal grazing for livestock. The existing pit has been operating since 1985, under Mines Permit G-2-41, and 7,800 m³ of material has been removed from the pit to date. The application also states all the adjacent properties are owned by the applicant. The application area is bordered by clearcut forest and wetland to the north, Crow Creek to the west, clearcut forest to the south, and agricultural land to the east (see attached Agricultural Capability Assessment and Reclamation Plan for site photos and detailed mapping).

The nearest residence appears to be located at 24353 Rose Lake Cutoff Road, approximately 185 m east of the subject property. For reference, Highway 16 is located approximately 4 km north. (see image below).

Nearby Addresses



Previous ALR Applications

RDBN records indicate the ALC approved two previous gravel extraction applications in the area. In 1985, the ALC authorized the removal of up to 300 m³ of gravel over one year from one of two proposed sites on the now adjacent properties to the north and east (ALC Resolution #677/85). In 1994, the ALC authorized the extraction of up to 10,000 m³ of gravel over 10 years from three areas on the subject property and near the southern boundary of the now adjacent property to the north (ALC Resolution #861/94).

Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The intent of this designation is to preserve these lands for the purposes of farming and other directly related activities. Section 3.1.2 under the AG Designation contains the following policies relevant to the application:

- (1) *Agriculture, grazing, and other compatible uses of land provided within the Agricultural Land Commission Act will be permitted.*
- (2) *Silviculture and aggregate extraction practices that restore the land for agricultural use are supported within the Agricultural (AG) designation.*

Zoning

The subject property is zoned Agricultural (Ag1) under the Zoning Bylaw. Staff have informed the applicant that a Temporary Use Permit is required prior to any potential onsite Aggregate Processing, which includes crushing, screening, and washing.

Reclamation and Agricultural Capability

The applicant provided the attached Agricultural Capability Assessment and Reclamation Plan prepared by a Professional Agrologist. The plan states the site will be reclaimed to an end land use of agriculture (seasonal enclosed livestock feeding area) and an agricultural capability equal to or better than before. Reclamation activities are to generally include:

- Use of salvaged topsoil, upper subsoil, and screened fines to regrade pit faces and cover pit floors. Leave soils rough, loose, and mounded to support vegetation, improve infiltration, and reduce erosion;
- Regrade final pit walls to a slope of 3:1 or flatter;
- Track pack topsoil if conditions are suitable, then lightly rip to create microtopography and reduce surface compaction. Till pit floors and access roads with a winged subsoiler to a minimum depth of 50 cm;
- Decommission and remove all mine site infrastructure and equipment;
- Reseed the extraction area with an appropriate forage crop;
- Complete soil sampling and testing to identify contaminated areas, as required under the *Contaminated Sites Regulation* and the *Environmental Management Act*; and
- Conduct maintenance and monitoring programs, as necessary.

Canada Land Inventory Mapping indicates that portions of the subject property have an agricultural capability rating of Class 4, 5 and 7, limited by cumulative factors, adverse climate, excess groundwater and topography (see Appendix A for details). However, the applicant's soil survey indicates that the proposed extraction area and the surrounding area have an agricultural

capability of Class 3 to 4, limited by stoniness, aridity and topography, and is improvable to Class 2, 3, and 4.

Referrals

This application is being referred to the Ministry of Agriculture and Food, the RDBN Agriculture Coordinator, the Village of Burns Lake, and the Electoral Area B Advisory Planning Commission.

ATTACHMENTS

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- [Applicant Site Photos](#) (Link)
- [Applicant Agricultural Capability Assessment and Reclamation Plan](#) (Link)

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

≈**38%** of the subject lands are:

80% Class 5X (limited by cumulative and minor adverse conditions)

20% Class 7TC (limited by topography and adverse climate conditions)

≈**36%** of the subject lands are:

60% Class 7PI (limited by stoniness and inundation)

40% Class 5M (limited by moisture)

≈**21%** of the subject lands are:

70% Class 4C (limited by adverse climate conditions)

30% Class 5T (limited by topography)

≈**5%** of the subject lands are:

70% Class 5X (limited by cumulative and minor adverse conditions)

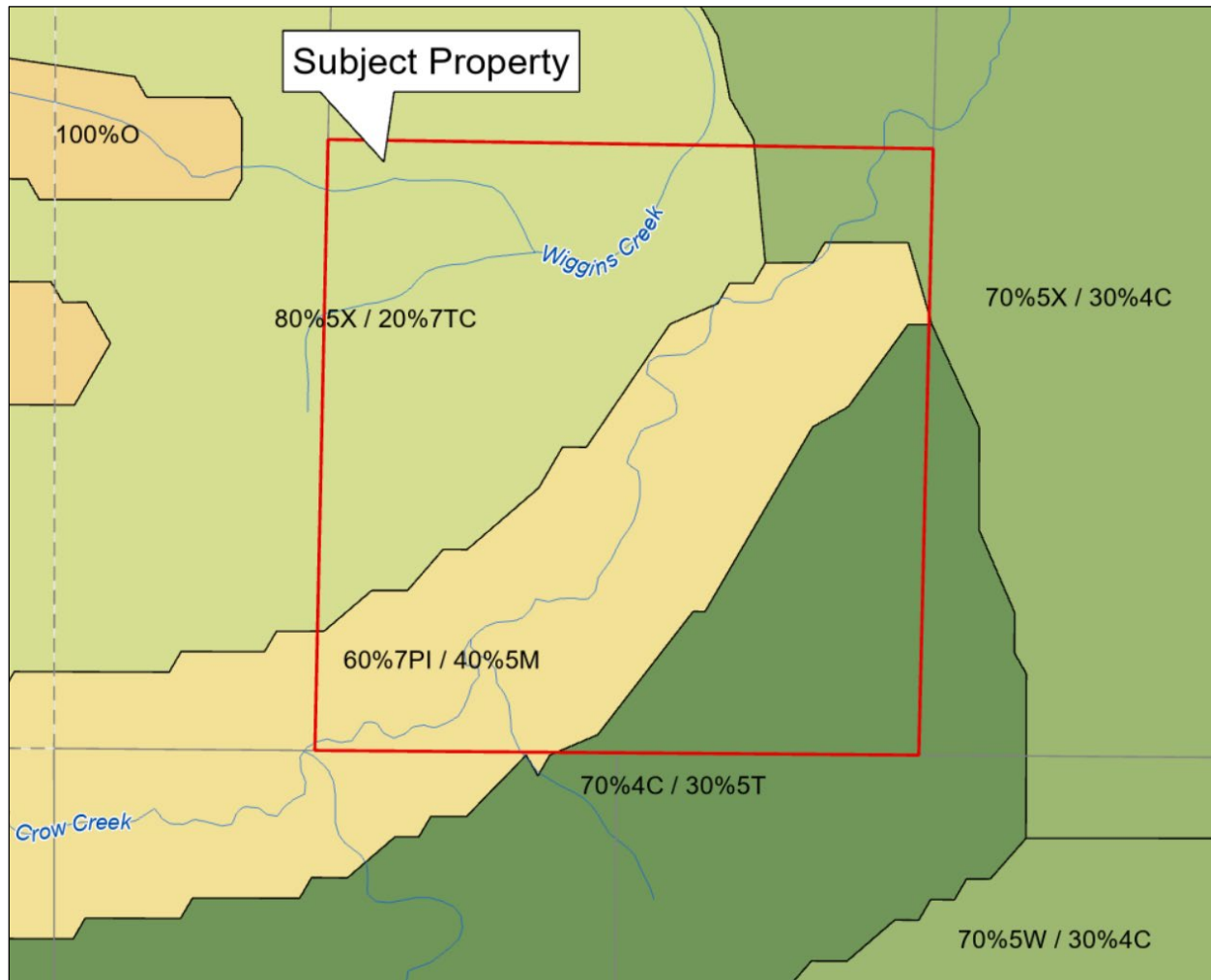
30% Class 4C (limited by adverse climate conditions)

Class 4 Land in this class has limitations that require special management practises or severely restrict the range of crops, or both.

Class 5 Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 Land in this class has no capability for arable or sustained natural grazing.

Agricultural Capability Map



Appendix B

Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
761	Block A of District Lot 3368, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
766	District Lot 3504, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
768	Block A of District Lot 3525A, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved

Surrounding Applications Map

