



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. ALR 1284

Written By: Danielle Patterson, Senior Planner

APPLICATION SUMMARY

Name of Agent / Owner: Paul Blattner, Van-Con Enterprises (Agent) / Cameron Hill and Heid Hill (Owners)

Electoral Area: Electoral Area F (Vanderhoof Rural)

Subject Property: 10075 Geernaert Road, legally described the North ½ of Section 9, Township 19, Range 5, Coast District, Except the Most Westerly 25 Metres Thereof and Except Plan 9764 (PID 015-665-895)

Property Size: ~127.17 ha (~314.12 ac)

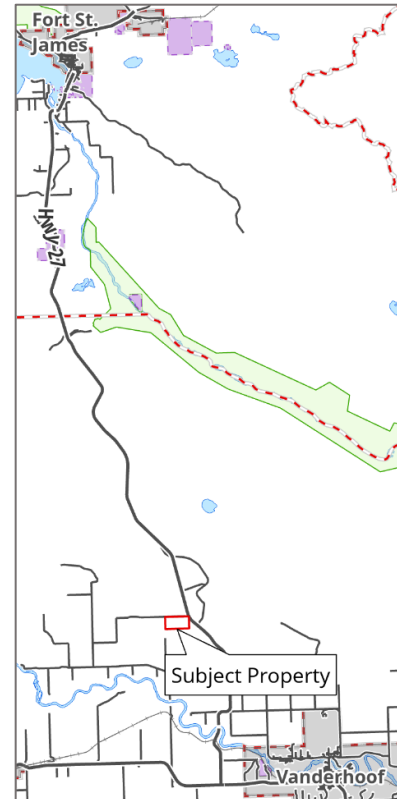
OCP Designation: Agriculture (AG) pursuant to the "Vanderhoof Rural Official Community Plan, Bylaw No. 1963, 2021" (the OCP)

Zoning: Agricultural (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)

Existing Land Uses: Forage lands / gravel pit / single family dwelling

Location: Approximately 12 km northwest of the District of Vanderhoof; approximately 32 km south of the District of Fort St. James; adjacent to Highway 27.

Extraction Area: Existing Gravel Pit = 1.63 ha
Proposed Gravel Pit = 2.55 ha



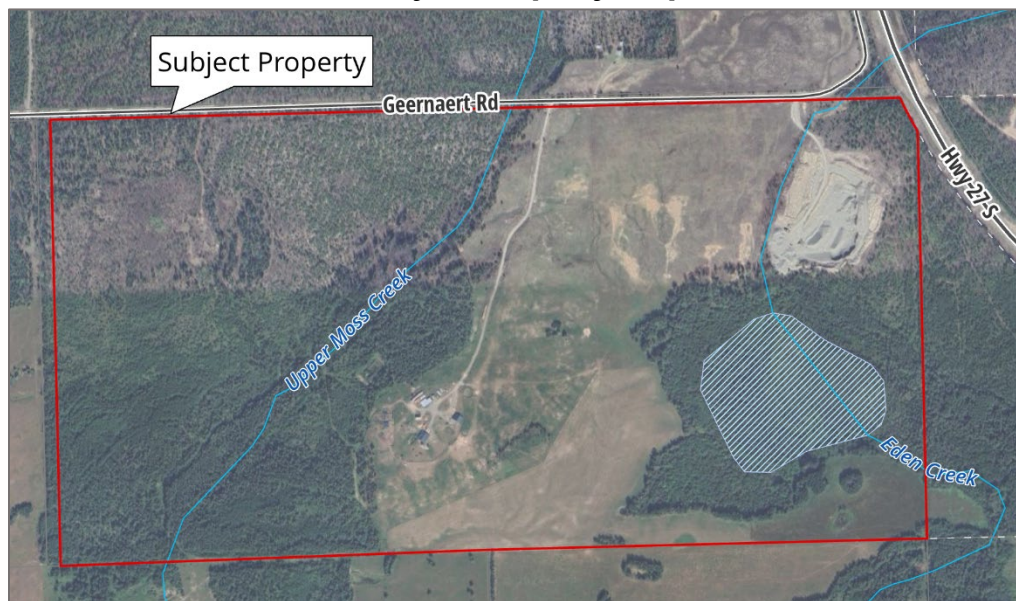
PROPOSAL

This Removal of Soil (Extraction) application is for the approval of an existing 1.63-hectare gravel pit and its expansion to 2.55 hectares over a 10-year period.

The proponent's request is to remove 100,000 m³ over an 80,000 m² area at a maximum depth of 1.5 metres, with an average depth of 1.2 metres. The pit opened in 2014 and 30,412 m³ of aggregate has been extracted to date.

The aggregate is intended for road subbase, pavement, and concrete preparation. Operations are expected to occur intermittently between May to November, Monday to Friday, during daylight hours. The applicant stated they may use a crusher, screener, excavators, haul trucks, a dozer and wheel loaders. The applicant intends to intermittently crush and screen aggregate as part of the project.

Subject Property Map



DISCUSSION

Site and Location Details

The extraction area is in the northeast corner of the property, situated between Eden Creek, Geernaert Road, and Highway 27 (see map above). It is accessed via an established gravel driveway off Geernaert Road. Due to topography and trees, the site is not visible from Highway 27.

Salvaged topsoil from the existing pit is stockpiled along the western side of the site, adjacent to Eden Creek. The proponent has cleared a 10-metre-wide strip along the northeastern boundary of the pit in preparation for the proposed expansion.

Of the 34 known dwellings within 3 km of the site, 12 are within 1 km of the site and the nearest residence is approximately 375 metres from the extraction area.

Current and Proposed Gravel Pit



Official Community Plan and Zoning

The subject property is designated Agriculture (AG) under the OCP. The intent of AG is to preserve the land for the purposes of farming and other related activities. Section 3.1.2 of the OCP contains the following policies that may be relevant to the application:

“(1) Agriculture, grazing, and other compatible uses of land provided within the Agricultural Land Commission Act and Regulations will be permitted.”

“(2) The responsible Provincial Ministry should ensure that agricultural lands used for aggregate extraction and silviculture practices are adequately restored for agricultural purposes. Reserve (ALR).”

Section 4.1.2 of the OCP contains the following general mineral and aggregate resources policies related to this application:

“(1) The Provincial government is recognized as being responsible for the administration of the Province’s mineral and aggregate resources under various pieces of legislation.

“(3) Soil removal and deposit within the ALR is recognized as being subject to the Agricultural Land Commission Act.

(4) The Regional District encourages the Ministry of Energy, Mines and Low Carbon Innovation to give due consideration to the impact of extraction and processing activities on surrounding land uses and developments.

(5) The Regional District encourages the Ministry of Energy, Mines and Low Carbon Innovation not to issue new surface permits for sand and gravel/quarry processing near residential areas unless the applicant demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

6) The Regional District encourages the Ministry of Energy, Mines and Low Carbon Innovation to require appropriate reclamation of gravel pits and mine sites and to ensure that adequate bonding is secured, and that the reclamation is undertaken in a timely manner."

Zoning

The subject property is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. The Zoning Bylaw cannot regulate the removal or deposit of soil. However the proposed crushing and screening is considered Aggregate Processing, which is not a permitted use in the Ag1 Zone. The Aggregate Processing will require a Temporary Use Permit (TUP) from the RDBN.

Approvals and Application History

- 2012: ALC issued Notice of Intent approval for aggregate extraction from 2012 to 2017 (ALC File 52285).
- 2013: Approval of *Mines Act* Permit (file #G-13-041/ Approval# 13-1641174-0528). Valid until 2022.
- 2014: Aggregate extraction started on subject property.
- 2019: Inspector of Mines ordered an updated mine plan and Notice of Work.
- 2020: Mines Permit amended and extended to January 12, 2025.
- 2024: In preparation for a new Notice of Work application, Mines required applicant to apply for approval from ALC.
- 2025: ALC application submitted; owner placed it on hold until early 2026.

Agricultural Capability and Reclamation

The provided agricultural capability report and reclamation plan prepared by an Articling Agrologist (A.Ag) states the lands have Class 5 and Class 4 capable soils, limited by soil structure and topography (see Attachments). The Canada Land Inventory mapping indicates the land is half Class 5D and half Class 5T. Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Class 4 generally requires special management practises or severely restrict the range of crops, or both.

Subclass D is limited by undesirable soil structure and/or low perviousness, and subclass T is limited by topography.

The proponent plans to progressively reclaim the existing pit footprint from the southwest side of the site as the pit is expanded to the northwest. Reclamation activities include:

- installation of curtains or sediment impoundments along the west side of the site bordering Eden Creek, along steep slopes, and drainage paths;
- hydroseeding, installing biodegradable matting on steep slopes, and weed management;
- applying hydro mulch or another type of tackifier to any stockpiled or wind erosion susceptible soil surfaces;
- and ensuring slopes do not exceed 20 per cent gradient;

The Reclamation plan states that management practices to improve the agricultural capability of the land is limited by adverse soil structure and adverse topography. The plan does not specifically state the range of agricultural uses of the land post-reclamation but it notes that cereal crops could be planted if the lands are not to immediately return to agricultural use after reclamation.

Proponent mitigation measures for dust, noise, traffic, and weeds, includes the following.

- Equipment will be operated at low speeds and dust will be kept down with a water truck.
- The applicant has contacted the nearest neighbour and stated the neighbour has no concerns.
- When hauling from the site, signage will be placed at Highway 27 and Geernaert Road to warn motorists of trucks turning.
- Workers will check trucks and equipment prior to entering the pit and wash if necessary to reduce risk of weeds.

Referrals

This application is being referred to the Ministry of Agriculture and Food, the RDBN Agriculture Coordinator (East), the District of Fort St. James, the District of Vanderhoof, and the Electoral Area F Advisory Planning Commission.

ATTACHMENTS

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- Applicant ALC Submission
- Applicant Agricultural Capability and Reclamation Plan Report ([link](#))

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

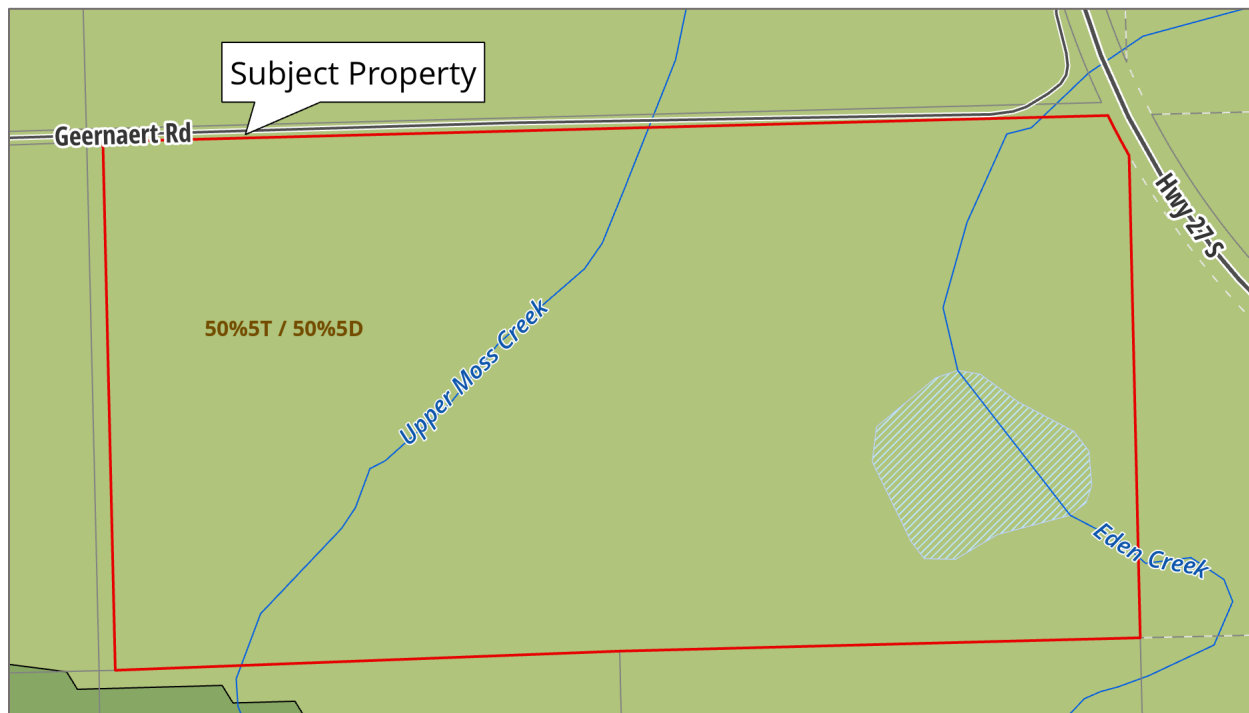
100% of the subject lands are:

50% 5T (limited by topography)

50% 5D (limited by undesirable soil structure and/or low perviousness)

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

Agricultural Capability Map



Appendix B

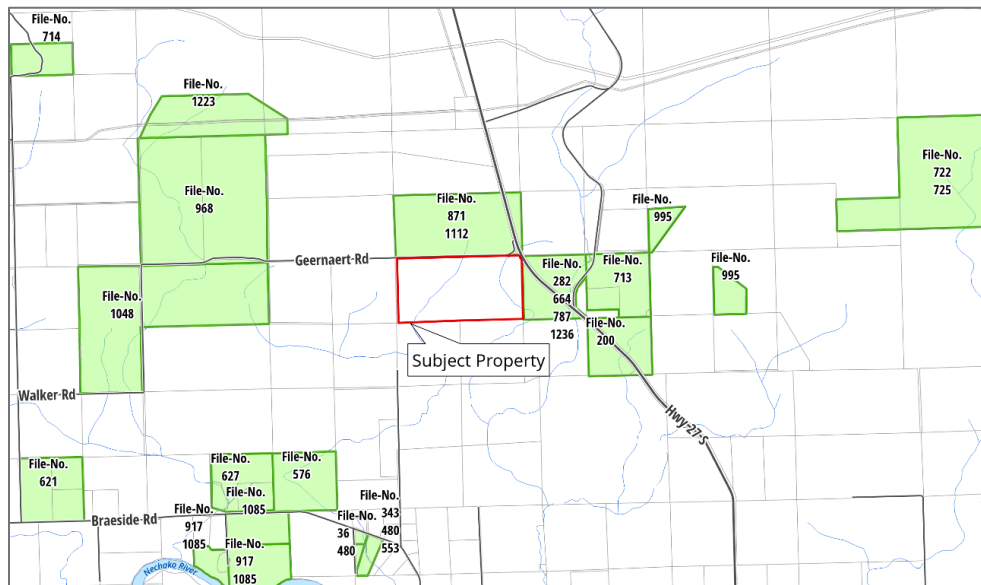
Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
36	Part of Lot 3, Plan 4305, NE 1/4, Section 29, Township 4, Range 5 Coast District	Subdivision into two equal lots of approximately 5.3 ha. 1975.	Staff: Approval
			Board: Approval
			ALC: Approved
200	SE 1/4 of Section 10, Township 19, Range 5, Coast District, Lying SW of Highway 27	Two-lot subdivision. 1977.	Staff: Approval
			Board: Approval
			ALC: Approved
282	NW 1/4, Section 10, Township 19, Range 5, Cariboo District	Boundary adjustment. 1979.	Staff: Denial
			Board: Approval
			ALC: Denied
343	Lot 10, Plan 5100, Section 32, Township 12, Range 5 and Lot A, Plan 8485	Two-lot subdivision along the Creek and consolidating the southern portion with Lot A of Plan 8485. 1980.	Staff: Approval
			Board: Approval
			ALC: Approved
480	Lot 10, Plan 5100, Section 32, Township 12, Range 5 and Lot A, Plan 8485	Application to into 3 lots of approximately 2 hectares each. 1982.	Staff: Denial
			Board: Approval
			ALC: Denied
553	Lot 10, Plan 5100, Section 32, Township 12, Range 5	Related to application 343. Alternative plan to subdivide into 2 lots, as divided by the Creek, <u>without</u> consolidation with Lot A of Plan 8485. 1983.	Staff: Approval
			Board: Approval
			ALC: Approved
576	SW 1/4, Section 5, Township 19, Range 5, Coast District	Application to subdivide one parcel of 20-24 ha from 60.49 ha. 1984.	Staff: Denial
			Board: Denial
			ALC: Denied
621	Assigned Parcel "A" of the SW 1/4 of Section 1, Township 18, Range 5, Coast District. N 1/2 of the SW 1/4 of Section 1, except Assigned Parcel "A", Township 18, Range 5, Coast District	Application to subdivide 16 ha from one parcel to add to neighbouring parcel. 1985.	Staff: N/A
			Board: N/A
			ALC: Did not require ALC approval (directed to Ministry of Highways)
627	Southeast 1/4 of Section 6, Township 19, Range 5	Boundary adjustment from approximately ±30 ha each to 1 lot of 41.2 ha and 1 lot of 17.4 ha. 1985.	Staff: Approval
			Board: Denial
			ALC: Approved
664			Staff: Unknown

	Portion of the NW 1/4, Section 10, Township 19, Range 5, Coast District, Except Plans 6500 and 9764	Subdivide into two parcels along Highway 27. 1986. Missing File.	Board: Unknown ALC: Denied
713	NE 1/4 Except Block A, Section 10, Township 19 and Block A of Section 10, Township 19, Range 5 Coast District	Boundary adjustment. 1988.	Staff: Approval Board: Approval ALC: Approved
714	Various Parcels, including Parcel A of Section 31, Township 14, Range 5 Coast District	Ministry of Crown Lands application to include multiple parcels into the ALR. 1989.	Staff: Approval Board: Approval ALC: Approved
722	Section 34, Township 11, Range 5	Ministry of Crown Lands application to include multiple parcels into the ALR. 1989.	Staff: Approval Board: Approval ALC: Approved
725	Various Parcels, including SE ¼ of Section 36, Township 15, Range 5 Coast District	Ministry of Crown Lands application to include multiple parcels into the ALR. 1989.	Staff: Approval Board: Approval ALC: Approved
787	NW 1/4, Section 10, Township 19, Range 5, Coast District, Except Plan 6500 and 9764	Subdivide into two parcels along the Highway. 1991.	Staff: Denial Board: Denial ALC: Approved
871	S 1/2, Section 16, Township 19, Range 5, Coast District	Two-lot subdivision. 1995.	Staff: Approval (conditional) Board: Approval (conditional) ALC: Approval (conditional)
917	Lot A, Plan PRP14425, Section 31, Township 12, Range 5 Coast District.	Three-lot subdivision (subdivide off a ±1 ha lot, and a 2 ha lot off the main parcel). 1998.	Staff: Approval Board: Denial ALC: Denied
968	Section 18, Township 19, Range 5, Coast District.	Two-lot subdivision for a relative. 2003.	Staff: Approval Board: Approval ALC: Approved
995	Block A of Section 14 and Block A of Section 11, Township 19, Range 5, Coast District.	ALR inclusion as a condition for issuing a ten-year agricultural lease with a purchase option. 2005.	Staff: Approval Board: Approval ALC: Approved
1048	East 1/2 of Section 12, Township 18, Range 5,		Staff: Denial Board: Denial

	Coast District Except the Most Easterly 25 Metres and North 1/2 of Section 7, Township 19, Range 5 Coast District	Subdivide two parcels into four quarter sections. Date unknown. Missing file.	ALC: Approval (conditional)
1086	District Lot 790, Range 5, Coast District	The purpose of this application is to allow the subject property to be subdivided into two 16 ha lots and the remainder 33 ha in size. 2010.	Staff: Approval
			Board: Denial
			ALC: Approved (conditional)
1112	S 1/2 of Section 16, Township 19, Except Thereout The Most Southerly 66 Feet In Parallel Width Thereof & Except Plans 9764 & PRP43645 Range 5, Coast District	Two-lot subdivision for a relative. 2011.	Staff: Denial
			Board: Denial
			ALC: Denied (a lifetime lease be approved for the same 2-ha area)
1223	Block A, Sections 19 and 20, Township 19, Range 5, Coast District	Non-Farm Use (Removal of Soil). 2020.	Staff: Approval
			Board: Approval
			ALC: Approved
1236	The Northwest 1/4 of Section 10, Township 19, Range 5, Coast District Except Plans 6500, 9764 and PRP13375	Non-Farm Use to operate a sand and gravel pit. 2021.	Staff: Approval
			Board: Approval
			ALC: Denied

Surrounding Applications Map





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 105926
Application Type: Removal of Soil (Extraction) within the ALR
Status: Submitted to L/FNG
Name: Hill et al.
Local/First Nation Government: Regional District of Bulkley-Nechako

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description THE NORTH 1/2 OF SECTION 9 TOWNSHIP 19 RANGE 5 COAST DISTRICT EXCEPT THE MOST WESTERLY 25 METRES THEREOF AND EXCEPT PLAN 9764
Approx. Map Area 127.12ha
PID 015-665-895
Purchase Date Jul 8, 2005
Farm Classification Yes
Civic Address 10075 Geernaert Road Vanderhoof, BC V0J 3A2
Certificate Of Title State of Title Certificate_PID 015-665-895.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Cameron Hill	Not Applicable			
Heidi Hill	Not Applicable			

mail.com

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 Third-Party Agent
First Name Paul
Last Name Blattner
Organization (If Applicable) Van-Con Enterprises Ltd.

Phone 
Email 

4. Government

Local or First Nation Government: Regional District of Bulkley-Nechako

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). A 9 Ha area on the southern portion of the parcel is used to produce forage grass.

Describe all agricultural improvements made to the parcel(s). No improvements have been made to the parcel for agriculture aside from the clearing of vegetation to plant forage grasses in the 9 Ha area.

Describe all other uses that currently take place on the There is a small, approx. 3 Ha gravel pit in the northeast portion of the parcel. There is also a residence on the south central portion of the parcel,

parcel(s). otherwise the parcel consists of naturally vegetated lands.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Tame pasture
East	Unused	Forested
South	Unused	Forested
West	Agricultural / Farm	Tame pasture

6. Proposal

Are you removing soil and placing fill in order to build a structure? No

Has the ALC previously received an application or Notice of Intent for this proposal? Yes

Application or NOI ID 52285,104499

What is the purpose of the proposal? To expand an approx. 3 Ha gravel pit by 3 Ha area in the northeast corner of the parcel. The rate of extraction will be dependent on the demand for aggregate on a contract basis. The plan is to progressively reclaim the existing pit and any new development, working from southwest to northeast. Reclamation will aim to gain agricultural land along Eden Creek as the pit progresses.

Removal of Soil Project Duration 120 months

Soil to be Removed

Volume 100000 m³

Area 80000 m²

Maximum Depth 1.5 m

Average Depth 1.2 m

Soil Already Removed

Volume 30412 m³

Area 30000 m²

Maximum Depth 1.5 m

Average Depth 1.2 m

Describe the type of soil proposed to be removed. Aggregate, bank pitrun

What steps will be taken to reduce impacts to surrounding agricultural land? Phasing the development with progressive reclamation, berms to provide landscape screening, buffering, erosion and sediment control

Proposal Map / Site Plan TT202470-Site-R01-2025_Proposal Map-Site Plan.pdf

Cross Sections TT202470-Site-R01-2025_Cross Sections.pdf

Reclamation Plan MRMC_2025-032-AG_Agricultural Capability Report_Van Con NOI_VA.pdf

7. Optional Documents

Type	Description	File Name
Other files that are related	Spatial File 4	TT202470-Cam Hill Pit.shx
Other files that are related	Spatial File 3	TT202470-Cam Hill Pit.shp
Other files that are related	Spatial File 2	TT202470-Cam Hill Pit.prj
Other files that are related	Spatial File 1	TT202470-Cam Hill Pit.dbf