



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**PLANNING DEPARTMENT REFERRAL REPORT**  
**FILE NO. ALR 1256**

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**APPLICATION SUMMARY**

**Name of Agent/Owner:** Allnorth, agent for Canadian Forest Products Ltd.

**Electoral Area:** F (Vanderhoof Rural)

**Subject Property:** The Northeast ¼ of Section 6, Township 13, Range 5, Coast District (PID 015-852-326)

**Property Size:** 62.41 ha (154.22 ac)

**OCP Designation:** Agriculture (AG) in "Vanderhoof Rural Official Community Plan" (the OCP)

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

**Existing Land Uses:** Sand and gravel quarry

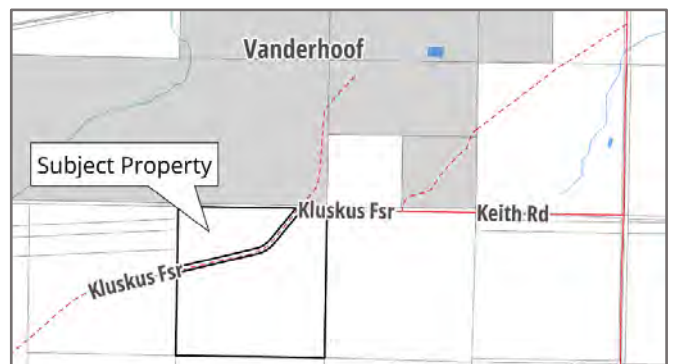
**Location:** The subject property is located approximately 14 km from the main community of the District of Vanderhoof, and 15 km from Noonla 6 IR. To the north is the Canfor Plateau sawmill. To the south and west is forest. To the east is forest and a farm. The closest residence is approximately 775 m from the property. The property is bisected by the Kluskus Forest Service Rd.

**Non-Farm Use Area:** 48 ha (~119 ac)



**PROPOSAL**

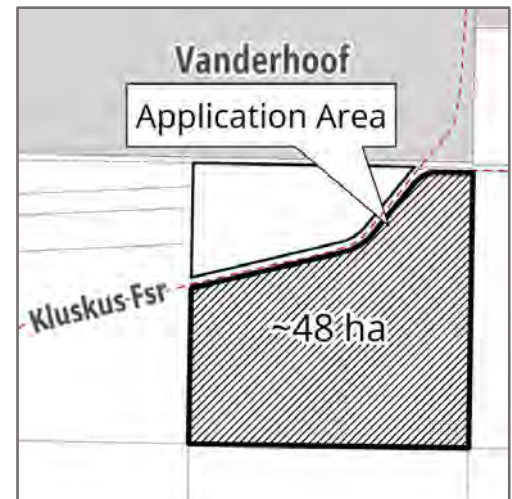
The application requests approval for the continued operation of the existing gravel pit on the subject property, which has been operating since 1998. The applicant proposes removing approximately 5,000 m<sup>3</sup> of sand and gravel annually for 20-to-25-years from a 48-ha area (see non-farm use area map)



below). The applicant indicates that the gravel pit will operate from March to October, Monday to Saturday from 6:00 am to 5:00 pm. The gravel is used primarily for the maintenance of roads operated by Canfor Forest Products.

The site plan provided by the applicant shows a proposed extraction area of approximately 12-ha area (see Applicant ALC Submission). The remaining portion of the 48-ha application area is proposed to be used for quarry expansion, material storage, and stockpiles.

The applicant has indicated an intent to start screening and crushing gravel in 2024. Staff informed the applicant that screening and crushing cannot occur without the Regional District's issuance of a Temporary Use Permit.



## DISCUSSION

### Official Community Plan (OCP)

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

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

*"(6) Severances for small lot residential (other than home site severances approved by the Agricultural Land Commission), institutional, commercial or industrial development shall be avoided. However, applications for subdivisions, non-farm uses and non-adhering residential uses within the Agricultural Land Reserve (ALR) may be supported if the proposed subdivision or use will not have a net negative impact on the agricultural use of the subject lands or surrounding agricultural lands."*

*"(14) The Regional District encourages the planting of native tree species that enhance biodiversity on non-arable land within the Agriculture Designation."*

### Zoning

The property is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. The Zoning Bylaw cannot regulate the removal or deposit of soil; however, zoning can regulate screening and crushing which is not permitted use in the Ag1 Zone.

## **Reclamation Plan and Mines Permit Application**

The applicant did not provide a reclamation plan for the subject property and stated it would be reclaimed to the standards required under the *Mines Act*, including a 2:1 ratio for sloping; topsoil and organics spreading; and seeding of the pit surface. Planning staff directed the applicant to information for reclamation plan requirements to meet the ALC's satisfaction. The applicant has applied for a Notice of Work under the *Mines Act*.

## **Referrals**

This application has been referred to the the Ministry of Agriculture and Food; the RDBN Agriculture Coordinator; the Electoral Area F Advisory Planning Commission, and the District of Vanderhoof.

## **ATTACHMENTS**

1. Appendix A – Agriculture Capability
2. Appendix B – Surrounding ALR Applications
3. Applicant ALC Submission

## Appendix A

### Agricultural Capability based on Canada Land Inventory Mapping

**16.2%** of the subject lands are:

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

**53.2%** of the subject lands are:

40% Class 5T (limited by topography).

60% Class 6TP (limited by topography and stoniness).

**1.3%** of the subject lands are:

Class 5T (limited by topography).

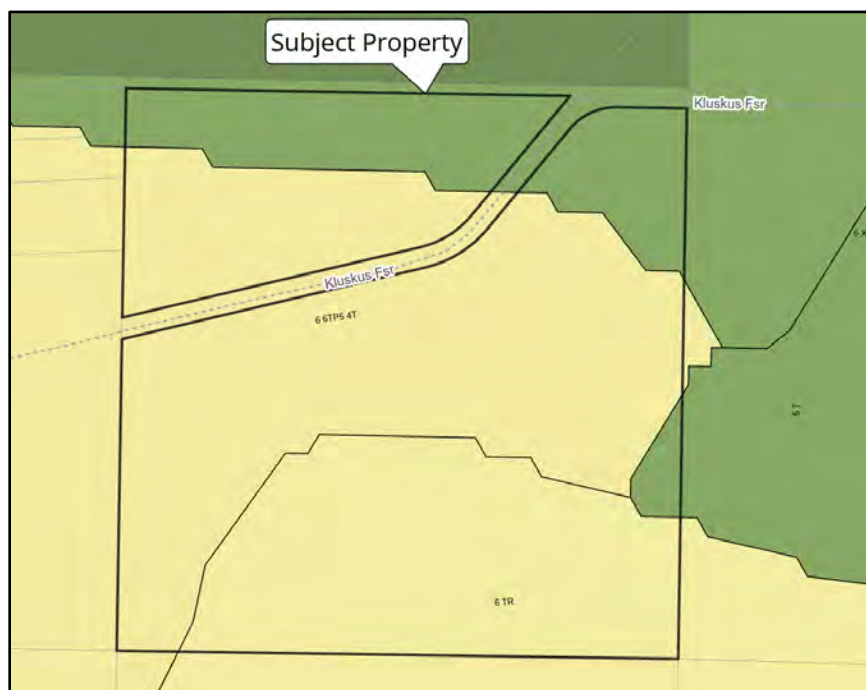
**29.3%** of the subject lands are:

Class 6TR (limited by topography and shallow soil over bedrock and/or bedrock outcroppings).

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

**Class 6** Land in this class is nonarable but is capable of producing native and or uncultivated perennial forage crops.

### Agricultural Capability Map

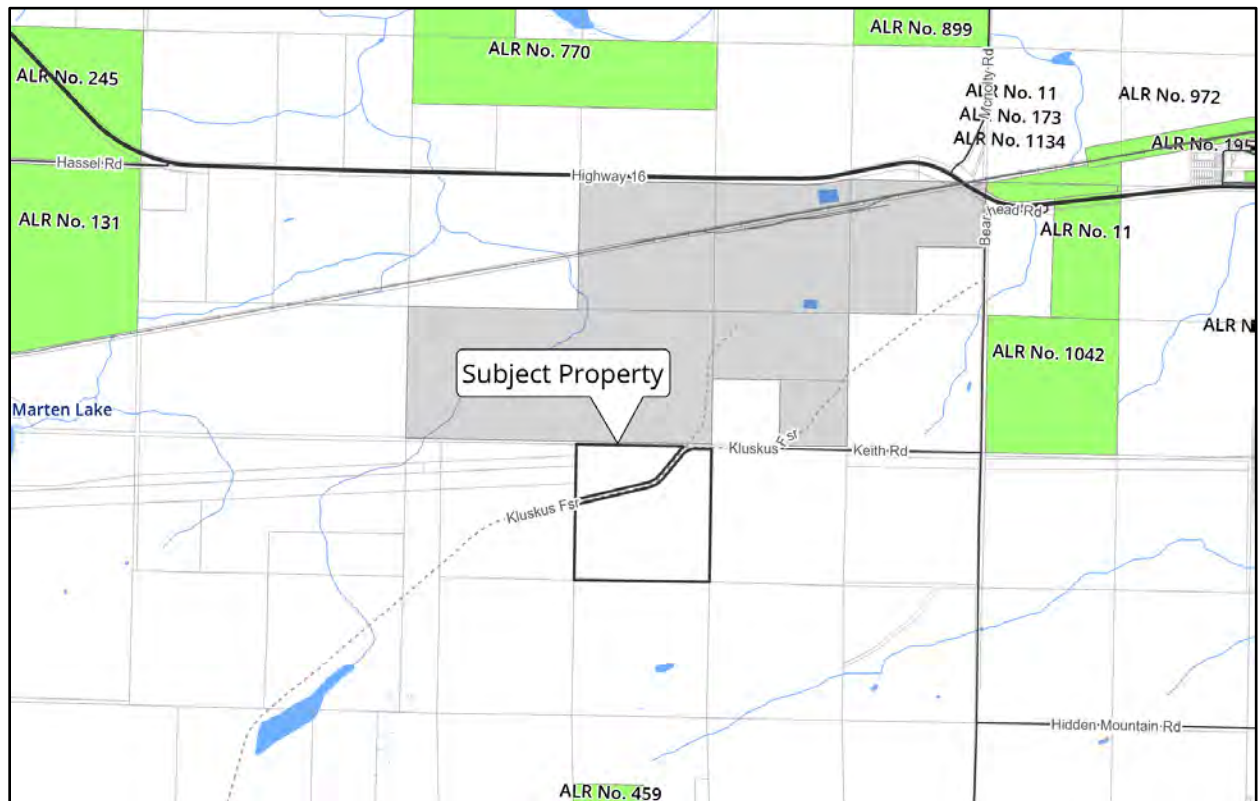


**APPENDIX B:****Surrounding Applications**

<b>ALR Application</b>	<b>Legal Description</b>	<b>Summary</b>	<b>Recommendation</b>
<b>11</b>	Lot A, NW 1/4, Sec. 9, Tp 13, R5, CD, lying south of the hwy; and that portion of Sec. 9, Tp 13, lying north of the hwy.	Application for non-farm use.	Staff: Denial
			Board: Denial
			ALC: Denied
<b>131</b>	Portion of E 1/2, Sec. 11, Tp 14, lying north of G.T.P.R, Plan 1150, except most northerly 50 feet, R5, CD	Application for subdivision of 5 ac from subject property.	Staff: Approval
			Board: Approval
			ALC: Denied
<b>173</b>	Lot A, Section 9, Township 13, Range 5, Coast District	Application for non-farm use to continue operating a restaurant.	Staff: Approval
			Board: Approval
			ALC: Approved
<b>195</b>	Lots 17 & 18, Plan 4068 and Lots 19 & 20, Plan 1199, Section 16, Township 13, Range 5, Coast District	Application to expand an existing non-farm use as a country store.	Staff: Denial
			Board: Approval
			ALC: Approved
<b>245</b>	Southeast 1/4 of Section 14, Township 14, Range 5, Coast District, except R/W Plan 4068	Application for subdivision of subject property along the highway.	Staff: Denial
			Board: Denial
			ALC: Approved
<b>459</b>	Block A, Northeast 1/4 of Section 31, Township 4, Range 4, Coast District	Application to convert 216' x 30' hog barn into 8 apartments.	Staff: Denial
			Board: Denial
			ALC: Denied
<b>770</b>	N 1/2 of the S 1/2 and the NW 1/4 of Sec. 18, Tp 13, R5, except the easterly 20 chains S of the NW 1/4	Application to subdivide the subject property.	Staff: Withdrawn
			Board: Withdrawn
			ALC: Withdrawn
<b>899</b>	Northeast 1/4 of Section 17, Township 13, Range 5, Coast District, except Bay A	Application for non-farm use to utilize 1.2 ha of subject property for a sawmill.	Staff: Approval
			Board: Approval
			ALC: Approved
<b>964</b>			Staff: Approval

	Part of N 1/2 of Section 34 and Part of N 1/2 of Section 35, Township 9, Range 4, Coast District	Application for inclusion of 54.1 ha (133.7 ac) into the ALR.	Board: Approval ALC: Approved
<b>1042</b>	SW 1/4 of Section 9, Township 13, Range 5, Coast District, Except thereout a strip of land being the most westerly 66 ft in parallel width	Application for subdivision of subject property into two 31.5 ha parcels.	Staff: Denial Board: Denial ALC: Denied
<b>1134</b>	Lot A. Section 9, Township 13, Range 5, Coast District, Plan 5911	Application for non-farm use to allow 0.4 ha (2 ac) to be used for a commercial use permitted in the existing C2 Zone.	Staff: Approval Board: Approval ALC: Approval (Conditions)

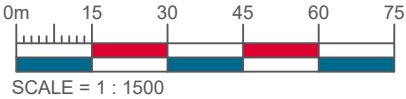
### Surrounding Applications Map







**SITE PLAN**  
SCALE: 1:1500



- SITE/SURVEY NOTES:**
1. CONTOURS FROM MULTIROTOR UAV DRONE SURVEY COMPLETED ON MARCH 29, 2022.
  2. COORDINATE SYSTEM BASED ON UTM ZONE 10N NAD83
  3. GENERAL SITE COORDINATES: E411361 N5985123 (UTM-10N).

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B	22/12/06	ISSUED FOR PERMIT	AA	TC	KY
A	22/06/21	ISSUED FOR REVIEW	GSB	TC	KY
REV	YY/MM/DD	DESCRIPTION	DRWN	CHKD	APVD

CLIENT:



CLIENT NO:	-	DRWN:	CLB	DATE:	22/06/21
PROJECT NO:	2102464	DSGN:	CLB	DATE:	22/06/21
DRAWING SIZE:	ANSI "B"	CHKD:	TC	DATE:	22/06/21
SCALE:	AS NOTED	APVD:	KY	DATE:	22/06/21

PROJECT:

**CANFOR PLATEAU PIT  
MINE PLAN**

TITLE:

**ORTHO IMAGERY**

DWG NO:	2102464-100-1100-001	REV:	C
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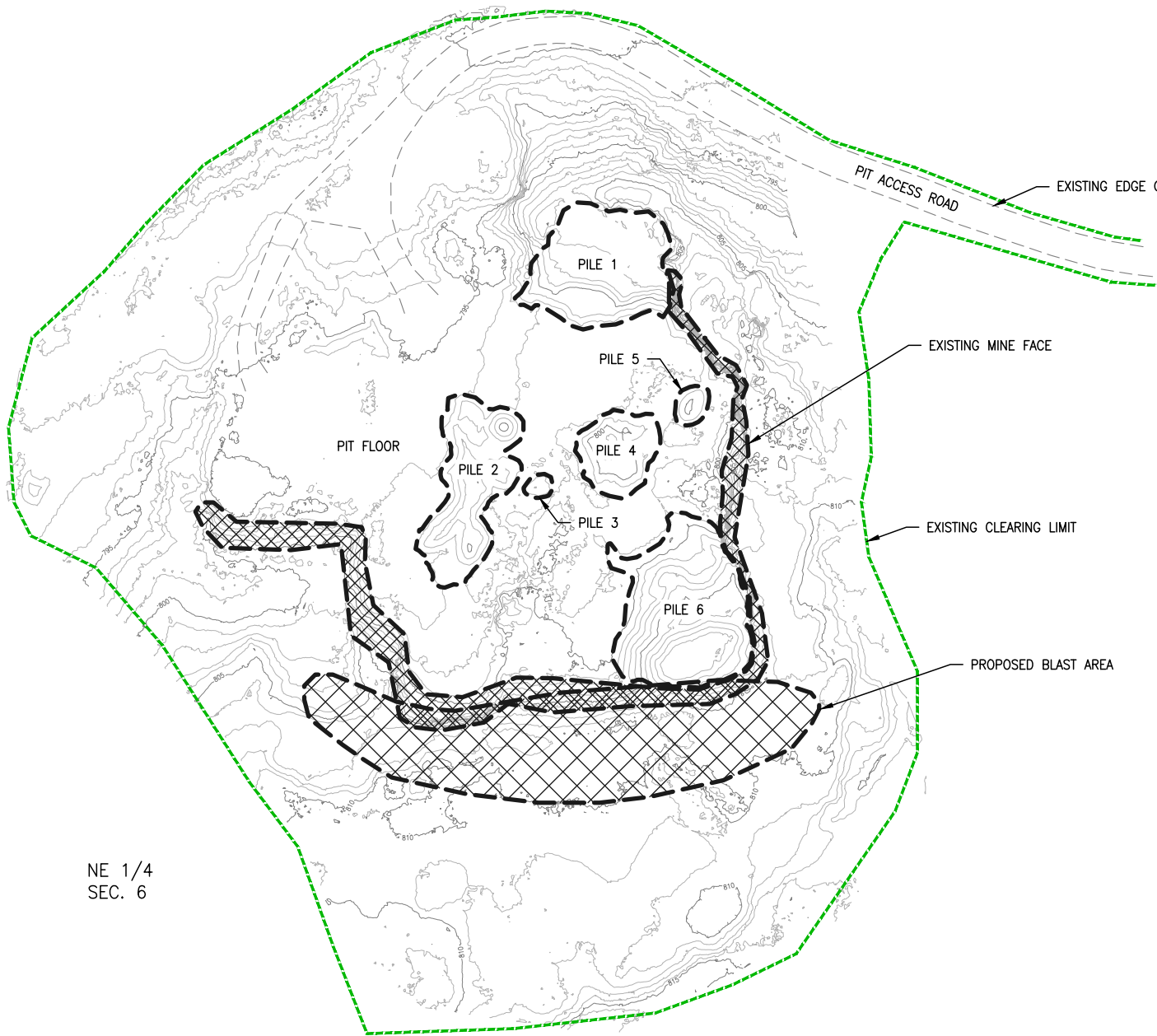




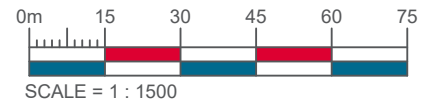
MINE PERMIT BOUNDARY  
5m BUFFER (YELLOW)

NW 1/4  
SEC. 6

NE 1/4  
SEC. 6



SITE PLAN  
SCALE: 1:1500



- SITE/SURVEY NOTES:**
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  2. COORDINATE SYSTEM BASED ON UTM ZONE 10N NAD83
  3. GENERAL SITE COORDINATES: E411361 N5985123 (UTM-10N).
  4. STATIONING AND CONTOURS ARE IN METERS.
  5. CONTOUR INTERVAL: 1m

**APPROXIMATE STOCKPILE VOLUMES\*:**

- PILE 1 (MEDIUM SIZE AGGREGATE) = 3,063m<sup>3</sup>  
PILE 2 (MEDIUM SIZE AGGREGATE) = 697m<sup>3</sup>  
PILE 3 (MEDIUM SIZE AGGREGATE) = 12m<sup>3</sup>  
PILE 4 (SMALL SIZE AGGREGATE) = 380m<sup>3</sup>  
PILE 5 (MEDIUM SIZE AGGREGATE) = 51m<sup>3</sup>  
PILE 6 (MEDIUM SIZE AGGREGATE) = 4,319m<sup>3</sup>

\*STOCKPILE VOLUME BASED ON ASSUMED BASE SURFACE, WHICH IS DERIVED FROM STOCKPILE PERIMETER AND ASSUMED TO BE FLAT.

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CLIENT:



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SCALE:	AS NOTED	APVD:	KY	DATE:	22/06/21

PROJECT:

**CANFOR PLATEAU PIT  
MINE PLAN**

TITLE:

**EXISTING SITE PLAN**

DWG NO:	2102464-100-1100-002	REV:	C
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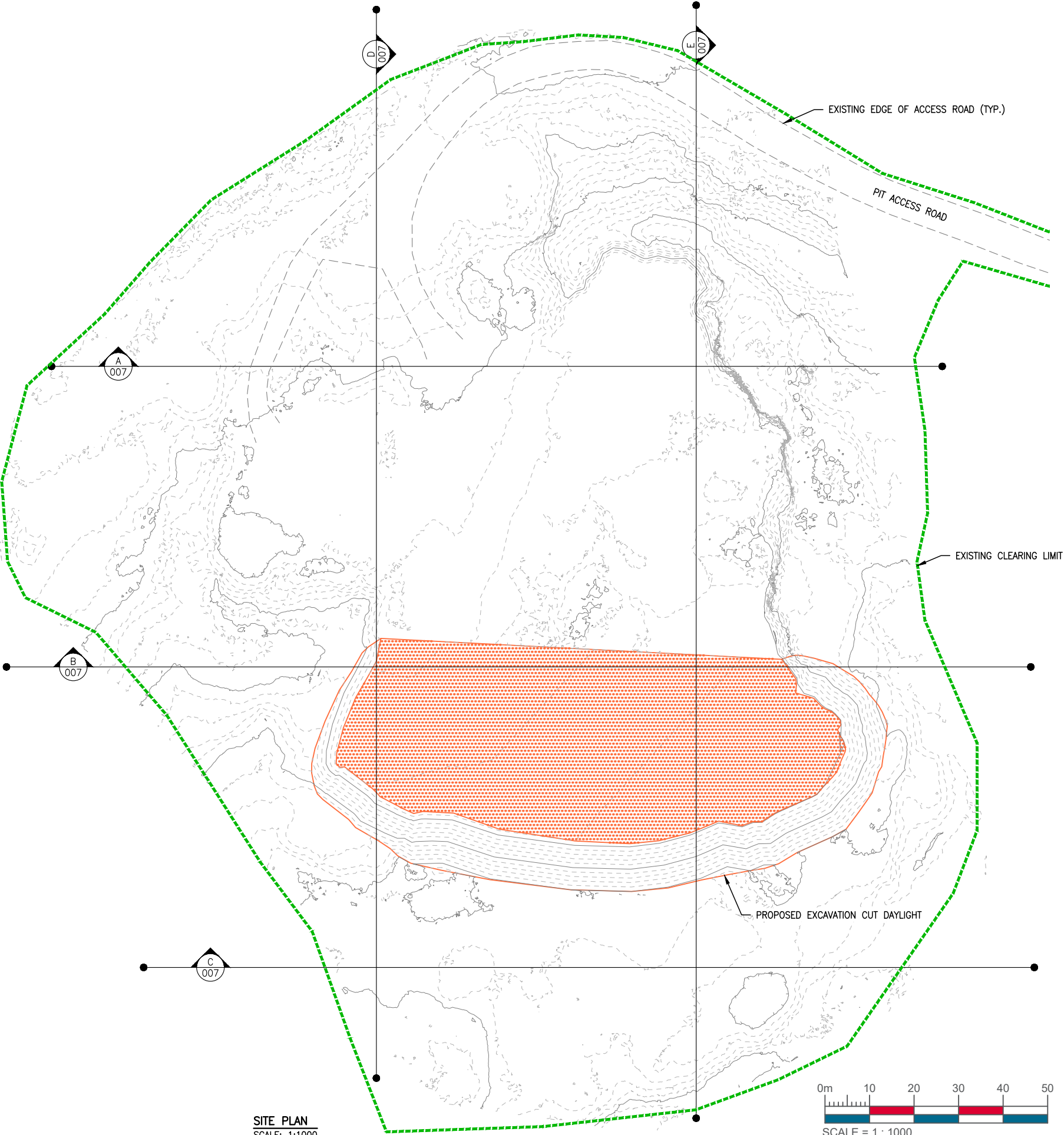
MINE PERMIT BOUNDARY

5m BUFFER (YELLOW)

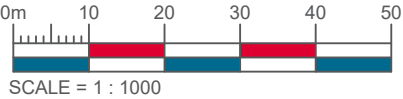
20 YEAR PROPOSED PIT VOLUMES

YEARS 1 TO 5  
PROPOSED CUT VOLUME: 25,918m<sup>3</sup>

CUMULATIVE CUT VOLUME = 25,918m<sup>3</sup>



SITE PLAN  
SCALE: 1:1000



SITE/SURVEY NOTES:

1. CONTOURS FROM MULTIROTOR UAV DRONE SURVEY COMPLETED ON MARCH 29, 2022.
2. COORDINATE SYSTEM BASED ON UTM ZONE 10N NAD83
3. CONTOUR INTERVAL:1m

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PROJECT:

CANFOR PLATEAU PIT  
MINE PLAN

TITLE:

PROPOSED EXCAVATION PLAN  
YEARS 1 TO 5

DWG NO:	2102464-100-1100-003	REV:	C
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MINE PERMIT BOUNDARY

5m BUFFER (YELLOW)

20 YEAR PROPOSED PIT VOLUMES

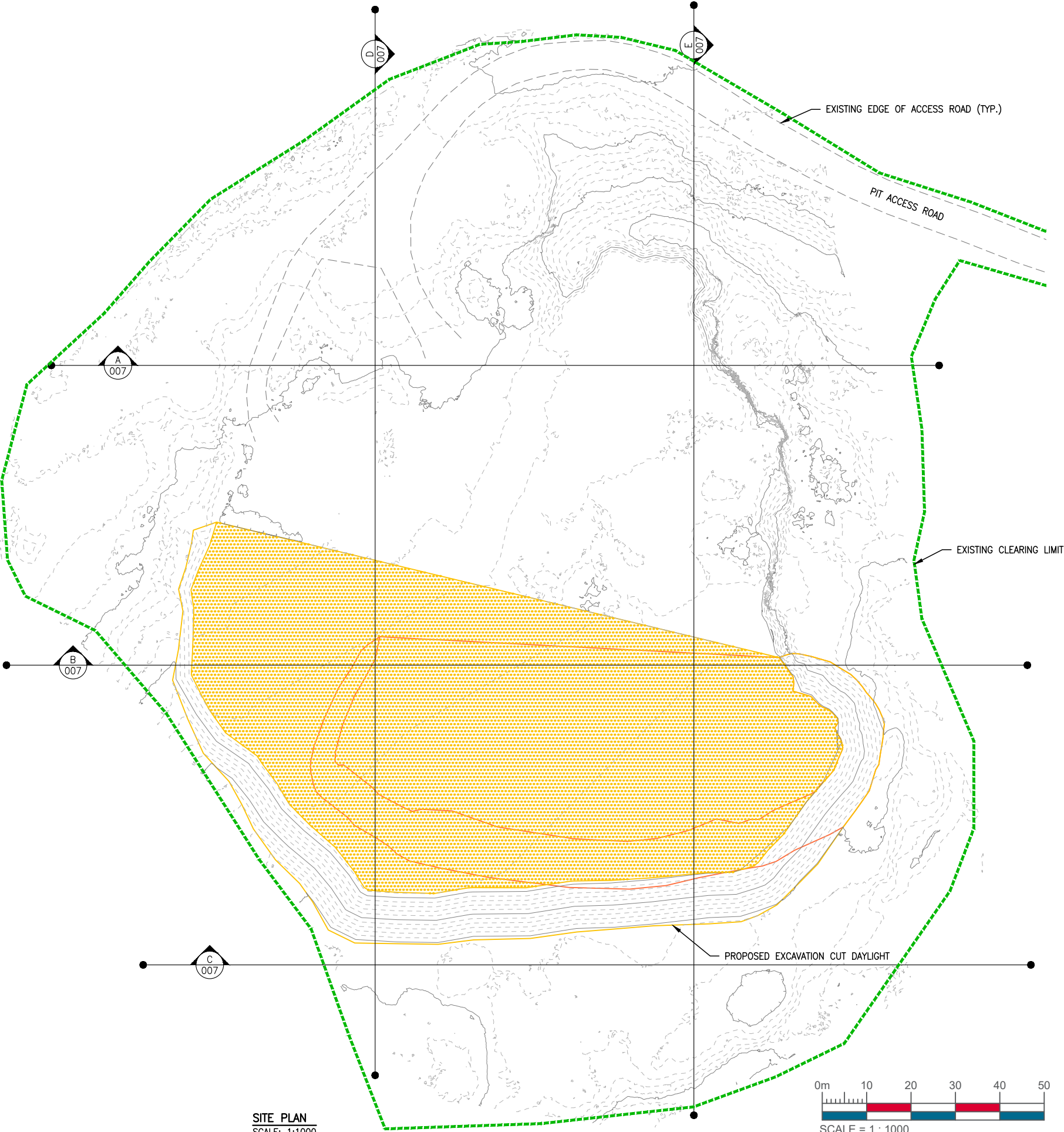
YEARS 1 TO 5  
PROPOSED CUT VOLUME: 25,918m<sup>3</sup>



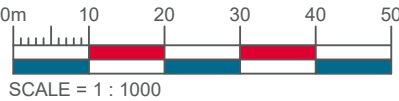
YEARS 6 TO 10  
PROPOSED CUT VOLUME: 23,300m<sup>3</sup>



CUMULATIVE CUT VOLUME = 49,218m<sup>3</sup>



SITE PLAN  
SCALE: 1:1000



- SITE/SURVEY NOTES:
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  2. COORDINATE SYSTEM BASED ON UTM ZONE 10N NAD83
  3. CONTOUR INTERVAL:1m

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CLIENT:



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SCALE:	AS NOTED	APVD:	KY	DATE:	22/06/21

PROJECT:

CANFOR PLATEAU PIT  
MINE PLAN

TITLE:

PROPOSED EXCAVATION PLAN  
YEARS 6 TO 10

DWG NO: 2102464-100-1100-004  
REV: C



MINE PERMIT BOUNDARY

5m BUFFER (YELLOW)

### 20 YEAR PROPOSED PIT VOLUMES

YEARS 1 TO 5  
PROPOSED CUT VOLUME: 25,918m<sup>3</sup>



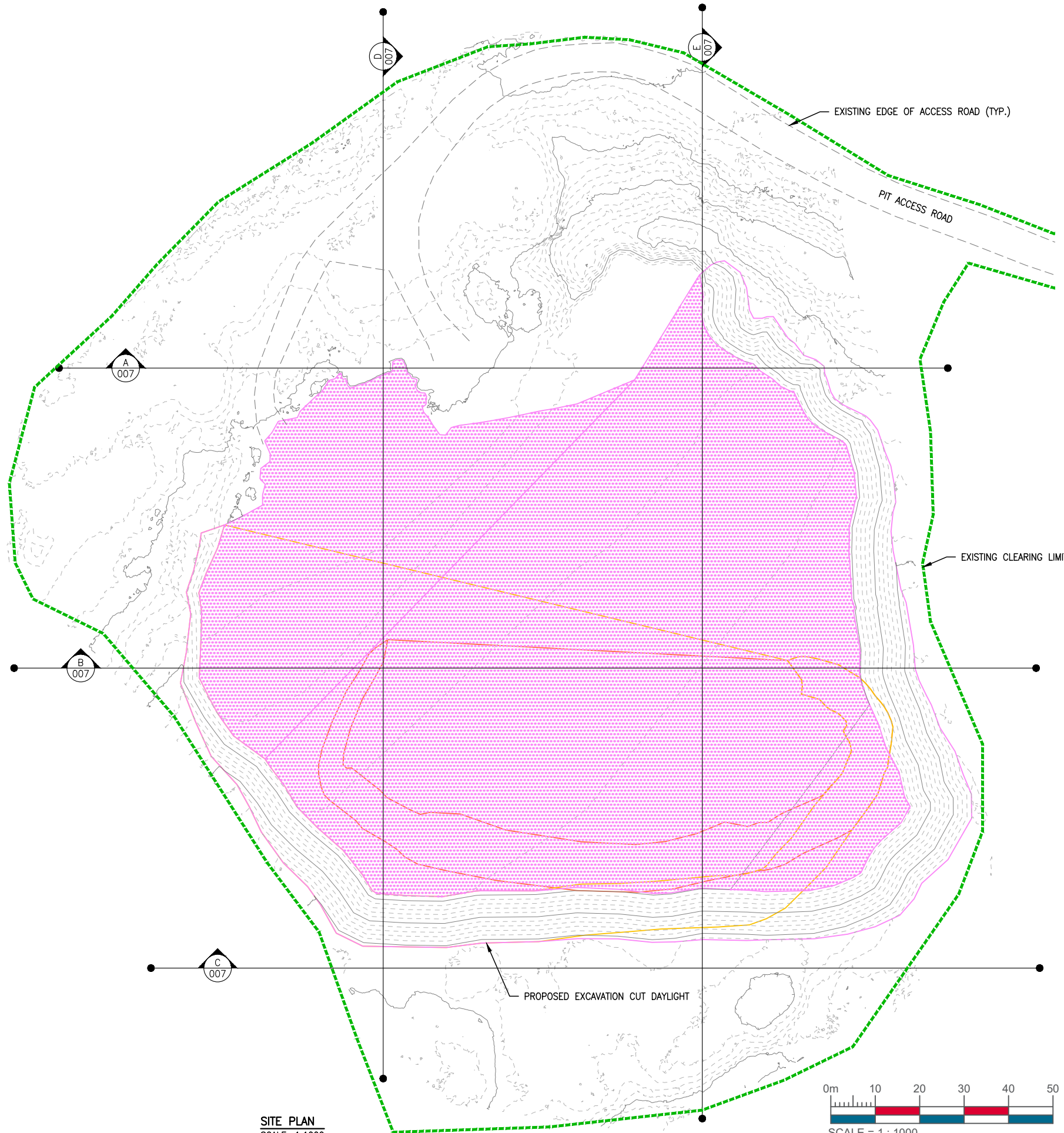
YEARS 6 TO 10  
PROPOSED CUT VOLUME: 23,300m<sup>3</sup>



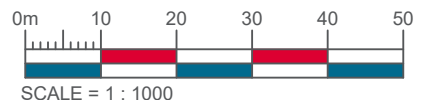
YEARS 11 TO 15  
PROPOSED CUT VOLUME: 25,094m<sup>3</sup>



CUMULATIVE CUT VOLUME = 74,312m<sup>3</sup>



SITE PLAN  
SCALE: 1:1000



### SITE/SURVEY NOTES:

1. CONTOURS FROM MULTIROTOR UAV DRONE SURVEY COMPLETED ON MARCH 29, 2022.
2. COORDINATE SYSTEM BASED ON UTM ZONE 10N NAD83
3. CONTOUR INTERVAL: 1m

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SCALE:	AS NOTED	APVD:	KY	DATE:	22/06/21

PROJECT:

**CANFOR PLATEAU PIT  
MINE PLAN**

TITLE:

**PROPOSED EXCAVATION PLAN  
YEARS 11 TO 15**

DWG NO: **2102464-100-1100-005** REV: **C**





MINE PERMIT BOUNDARY

5m BUFFER (YELLOW)

20 YEAR PROPOSED PIT VOLUMES

YEARS 1 TO 5  
PROPOSED CUT VOLUME: 25,918m<sup>3</sup>



YEARS 6 TO 10  
PROPOSED CUT VOLUME: 23,300m<sup>3</sup>



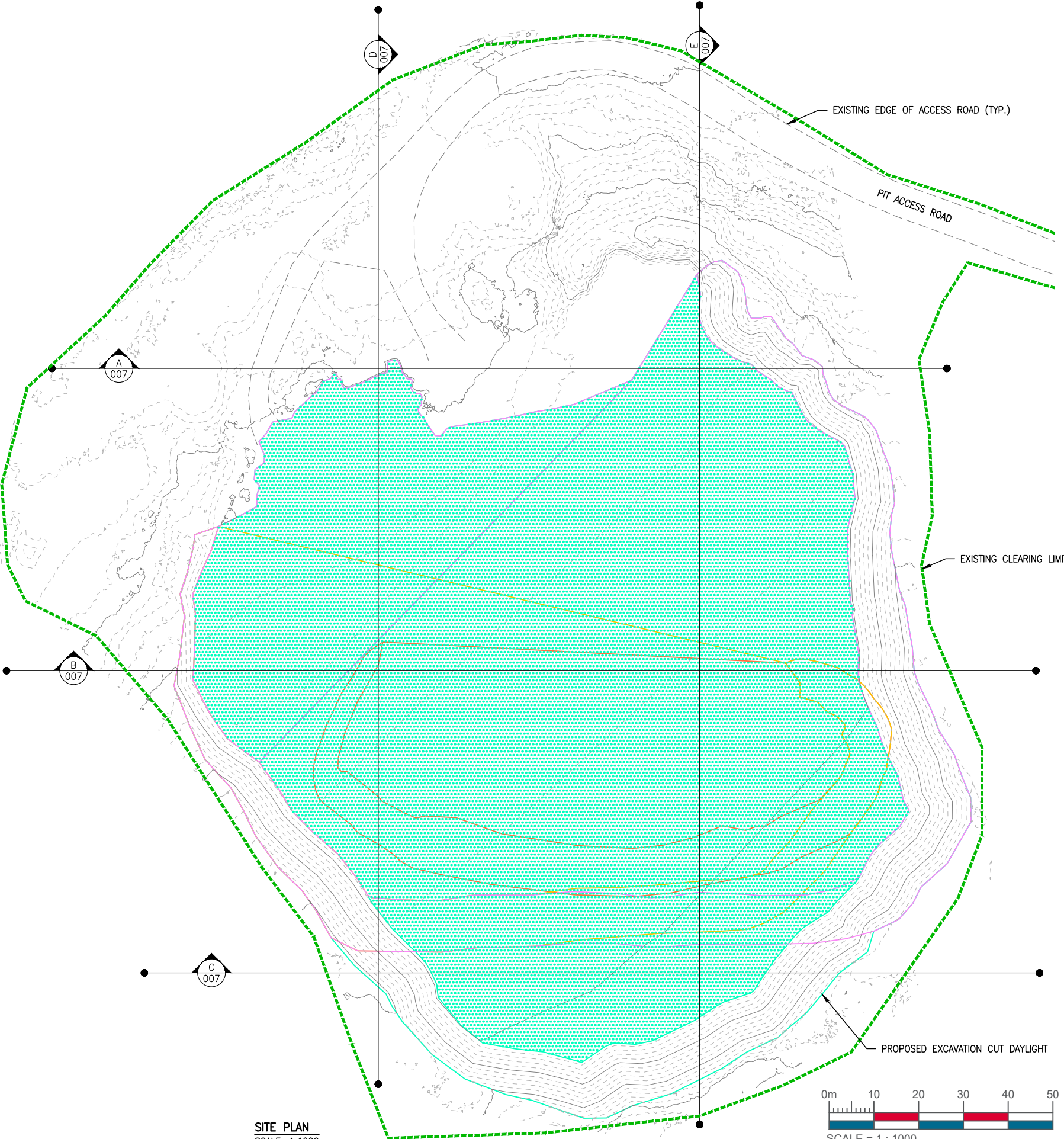
YEARS 11 TO 15  
PROPOSED CUT VOLUME: 25,094m<sup>3</sup>



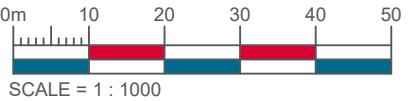
YEARS 16 TO 20  
PROPOSED CUT VOLUME: 28,429m<sup>3</sup>



CUMULATIVE CUT VOLUME = 102,741m<sup>3</sup>



SITE PLAN  
SCALE: 1:1000



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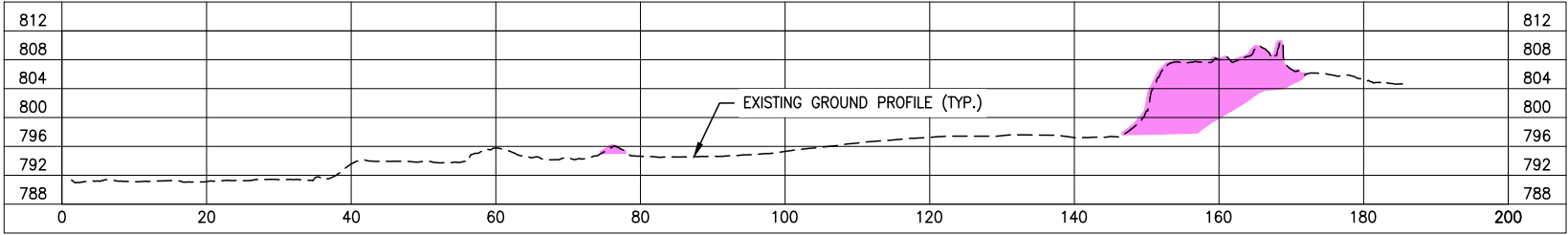
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CANFOR PLATEAU PIT  
MINE PLAN

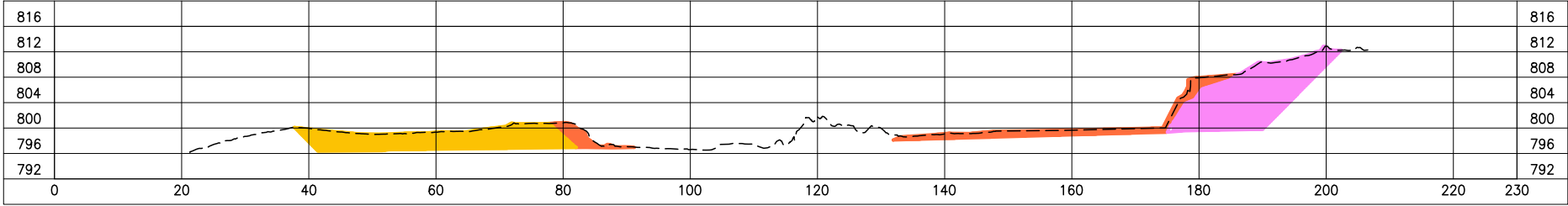
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**PROPOSED EXCAVATION PLAN  
YEARS 16 TO 20**

DWG NO: **2102464-100-1100-006** REV: **C**

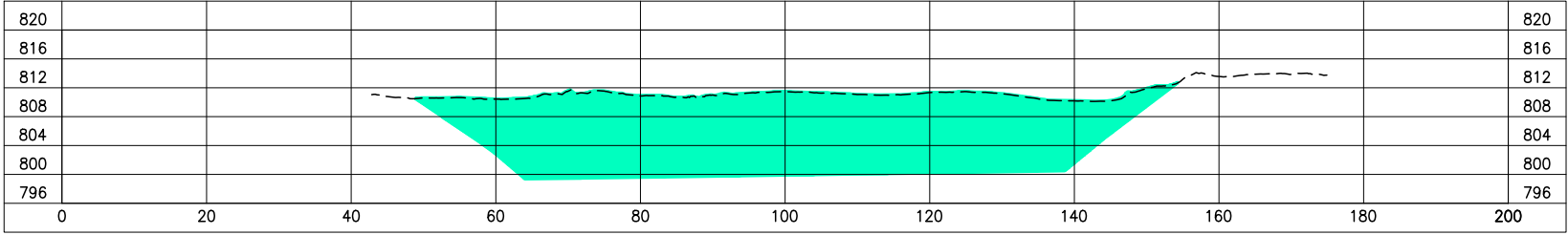
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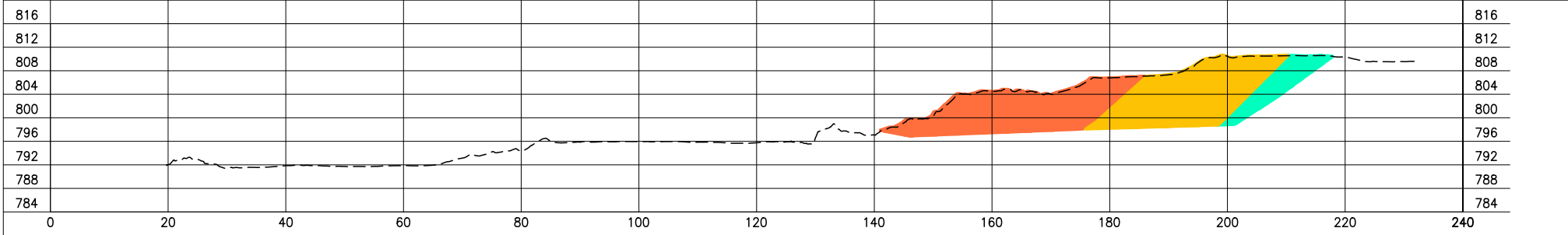
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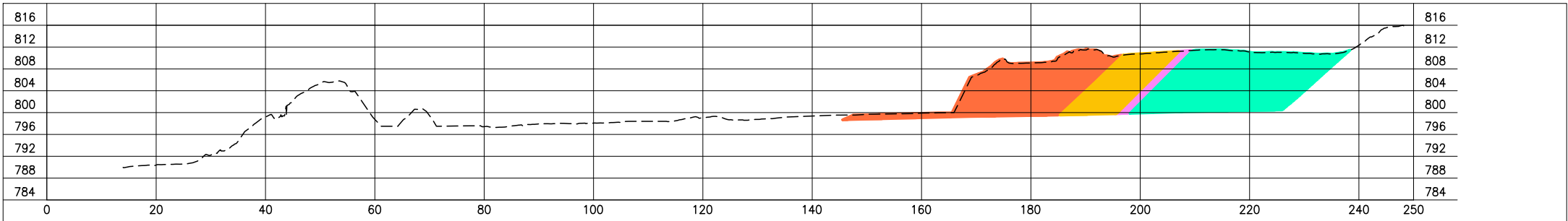
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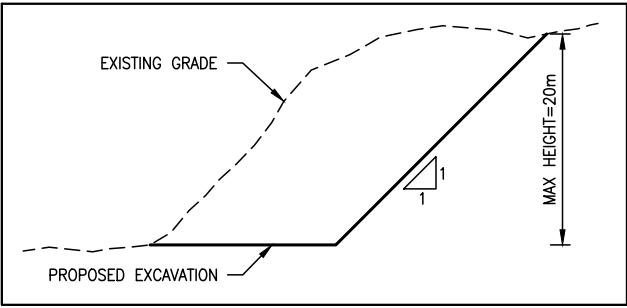
SECTION C  
SCALE: 1:1000



SECTION D  
SCALE: 1:1000



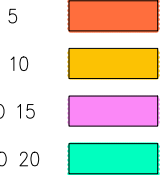
SECTION E  
SCALE: 1:1000



TYPICAL SECTION: PROPOSED EXCAVATION  
SCALE: N.T.S

20 YEAR PROPOSED EXCAVATION

- YEARS 1 TO 5
- YEARS 6 TO 10
- YEARS 11 TO 15
- YEARS 16 TO 20



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SCALE:	AS NOTED	APVD:	KY	DATE:	22/06/21

PROJECT:  
**CANFOR PLATEAU PIT  
MINE PLAN**

TITLE:  
**SECTIONS**

DWG NO:	2102464-100-1100-007	REV:	C
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