



REGIONAL DISTRICT OF BULKLEY-NECHAKO
PLANNING DEPARTMENT REFERRAL REPORT
FILE NO. ALR 1267

APPLICATION SUMMARY

Name of Agent/Owner: Ron Groot, R. Groot Contracting Ltd.

Electoral Area: Area G (Houston/Granisle Rural)

Subject property: Part of Primary: District Lot 4107, Range 5, Coast District

Property size: 130.96 ha (323.61 ac)

OCP Designation: Agriculture (AG) in "Regional District of Bulkley-Nechako Houston, Topley, Granisle Rural OCP Bylaw No. 1622, 2011" (the OCP)

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

Existing Land Use: Gravel pit

Location: Accessed from Walcott FSR off Bymac FSR and Morice River Rd, approximately 850 m west of the District of Houston's municipal boundary (see Location Map below).

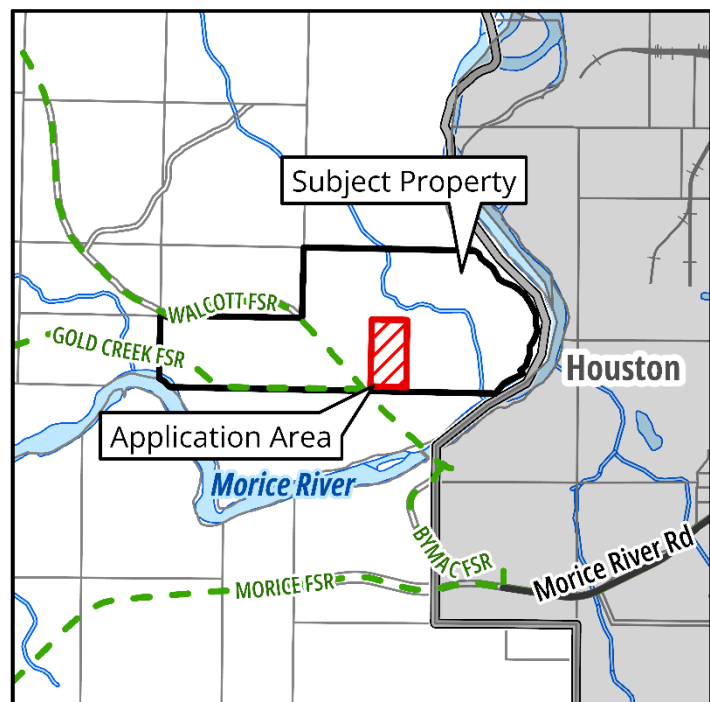
Non-Farm Use Area: 7.6 ha (≈18.8 ac)

Location Map:

PROPOSAL

The applicant is requesting Agricultural Land Commission (ALC) approval for a Non-Farm Use – Removal of Soil (NFU) application to continue operating an existing gravel pit on the subject property for an additional 10 years. The application states the existing pit has been operating for over 20 years.

The applicant is proposing to extract approximately 350,000 m³ of aggregate from a NFU area of 7.6 ha (18.8 ac), with a maximum annual



extraction rate of 46,000 m³. Operations would include deepening the existing pit floor by an additional 7 m. The application states that no additional logging, clearing or stripping of vegetation is required. The gravel pit is expected to operate intermittently from April to November, depending on demand, with hours of operation from 8 am to 6 pm, Monday to Saturday.

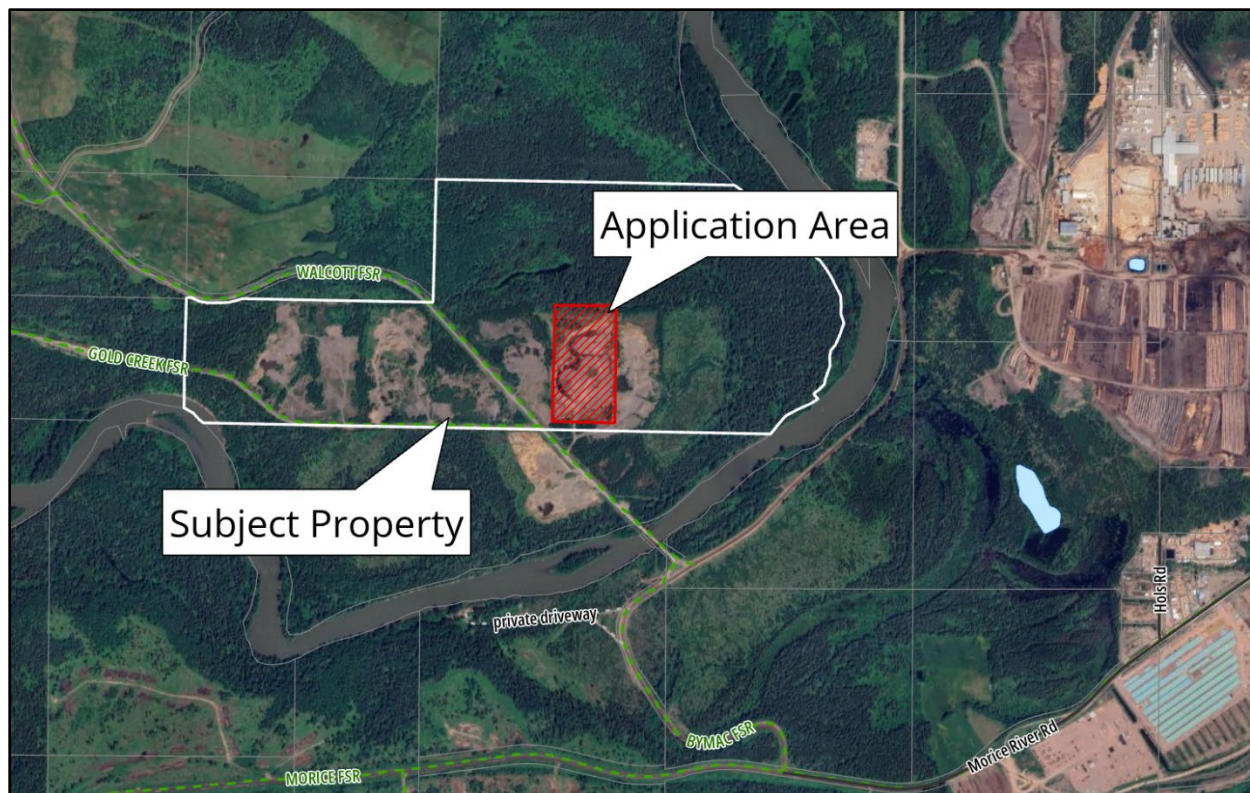
DISCUSSION

Site and Location Details

The proposed NFU area is located on a parcel of Crown land that contains several other active gravel pits. To the north and northwest is a ranch, several forage/hay fields and forest; to the east is a gravel pit, forest and the Canfor mill complex; to the south and southeast is a laydown yard, forest and industrial park; and to the west are several other gravel pits and forest (see ALC Submission and Reclamation Plan for site photos).

That application states the proposed NFU area has not been used for agriculture and no agricultural improvements have been made besides tree clearing.

The nearest dwellings are located approximately 2.1 km from the application area.



Official Community Plan (OCP)

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 related activities. Section 3.1.2 contains the following OCP policies relevant to the application:

“(2) Silviculture practices and aggregate extraction that allows for the restoration of land for agriculture are supported within the Agricultural (AG) designation.”

“(6) Applications for exclusions, subdivisions, and non-farm uses to allow industrial development within the Agricultural Land Reserve may be supported if:

- (a) there is limited agricultural potential within the proposed area;*
- (b) soil conditions are not suitable for agriculture;*
- (c) neighbouring uses will not be compromised;*
- (d) there is a demonstrated need for the proposed development; and,*
- (e) the community benefits outweigh the value of the land for agriculture.”*

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, zoning can regulate aggregate processing, such as the screening and crushing of gravel, which is not a permitted use in the Ag1 Zone.

Reclamation and Agricultural Capability

The applicant has provided a reclamation plan to reclaim the proposed NFU area for an end land use of agriculture (grazing). Reclamation activities would include stockpiling soil; sloping the final pit walls to a 3:1 gradient; and ripping, levelling, tilling, rolling and revegetating the site. Details on invasive plant management, erosion control and long-term stability are also included.

Both Canada Land Inventory mapping and the applicant's Land Capability Assessment indicate that the application area has an agricultural capability of class 5P, limited by stoniness (see Appendix A for more details). The applicant's Land Capability Assessment indicates the capability is improvable to class 4A, limited by soil moisture deficiency.

Referrals

This application has been referred to the Ministry of Agriculture and Food, the Electoral Area G Advisory Planning, the RDBN Agriculture Coordinator and the District of Houston.

ATTACHMENTS

- Appendix A – Agricultural Capability
- Appendix B – Surrounding ALR Applications
- [Applicant ALC Submission \(Link\)](#)
- [Reclamation Plan \(Link\)](#)

Appendix A

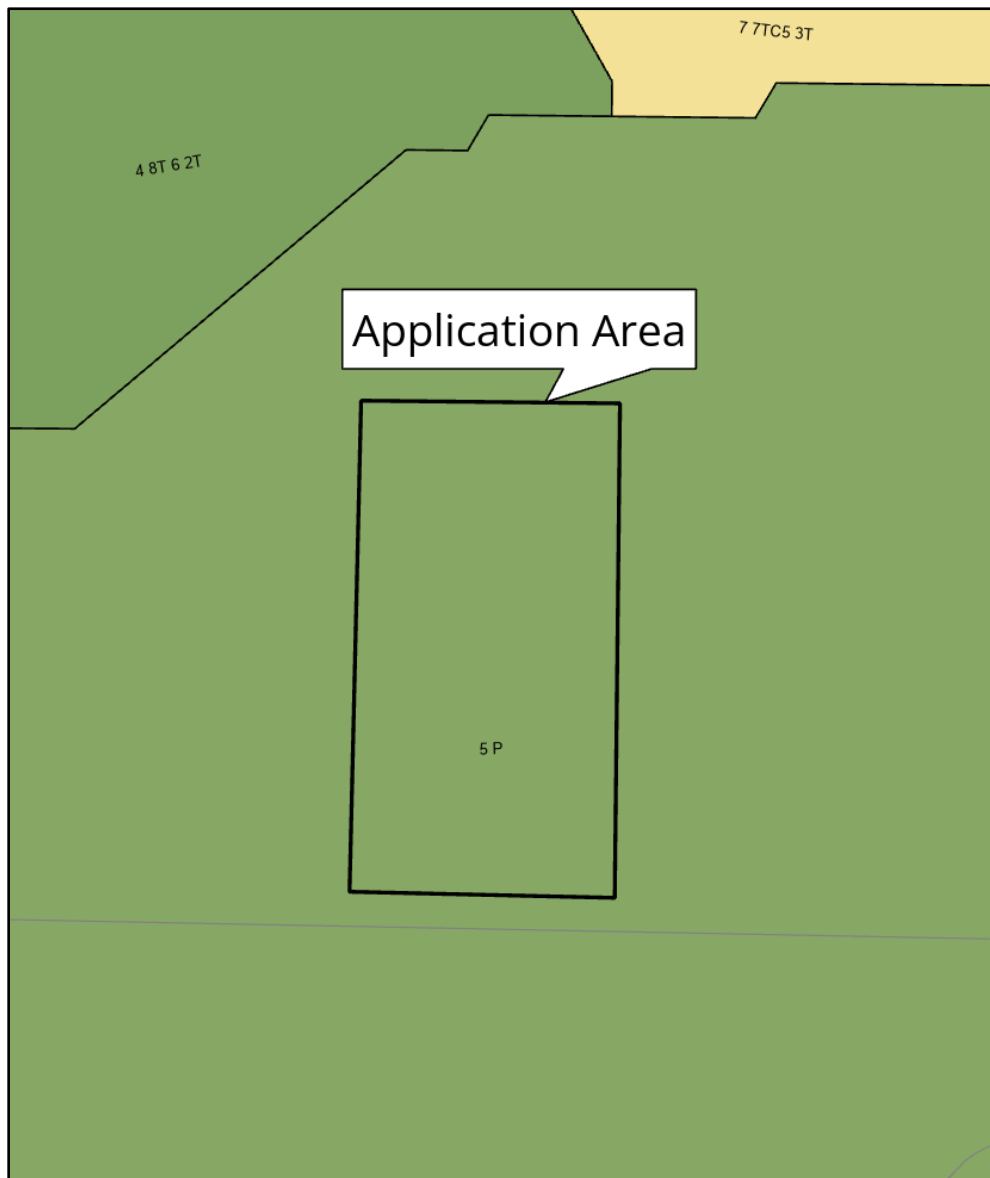
Agricultural Capability based on Canada Land Inventory Mapping

100% of the subject lands are:

Class 5P (limited by stoniness).

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

Agricultural Capability Map



APPENDIX B:

Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
534	Portions of District Lots 738, 741, 742, 2602, 5828, 6591 and unsurveyed Crown Land; all of Range 5, Coast District as well as District Lots 711A, 1949, 2601, 2604, 2605, 2606, 2613, 2614, 2615, 2616, 3468, 4107, 4108, 5413, 5414, and 5415	Applications for inclusion into ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
1111	Block A, District Lot 5104, Range 5, Coast District	Application for inclusion into ALR.	Staff: Interests unaffected
			Board: Interests unaffected
			ALC: Approved

Surrounding Applications Map

