



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 62778

**Application Status:** Under LG Review

**Applicant:** Peace View Colony

**Agent:** Tryon Land Surveying Ltd

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 03/29/2021

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm use (Removal of Soil & Placement of Fill)

**Proposal:** The purpose of the proposal is to expand the existing gravel pit (ALC file 52457) from 9.83 ha to 22.95 ha.

## Agent Information

**Agent:** Tryon Land Surveying Ltd



**Primary Phone:** [Redacted]

**Mobile Phone:** [Redacted]

**Email:** [Redacted]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 014-335-671

**Legal Description:** Section 29 Township 81 Range 3 16 West of the 6th Meridian Peace River District

**Parcel Area:** 258.4 ha

**Civic Address:** Dawson Creek Rural

**Date of Purchase:** 12/16/2015

**Farm Classification:** Yes

#### Owners

1. **Name:** Peace View Colony

**Address:**

Box 194

Farmington, BC

V0C 1N0

Canada

**Phone:** [Redacted]

**Cell:** [Redacted]

2. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 003-924-548  
**Legal Description:** Section 30 Township 81 Range 16 West of the 6th Meridian Peace River District, Except the Most Southerly and the Most Westerly 4/883 Metres in Parallel Widths Thereof  
**Parcel Area:** 254.4 ha  
**Civic Address:** 228 Road Tower Lake  
**Date of Purchase:** 12/16/2015  
**Farm Classification:** Yes  
**Owners**  
1. **Name:** Peace View Colony  
**Address:**  
Box 194  
Farmington, BC  
V0C 1N0  
Canada  
**Phone:** [REDACTED]  
**Cell:** [REDACTED]
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#### **Ownership or Interest in Other Lands Within This Community**

1. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 003-924-661  
**Owner with Parcel Interest:** Peace View Colony  
**Parcel Area:** 256.5 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership
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2. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 014-357-119  
**Owner with Parcel Interest:** Peace View Colony  
**Parcel Area:** 258.9 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership
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3. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 014-357-135  
**Owner with Parcel Interest:** Peace View Colony  
**Parcel Area:** 258.8 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership
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4. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 014-335-697  
**Owner with Parcel Interest:** Peace View Colony  
**Parcel Area:** 258.5 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership
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5. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 014-383-403  
**Owner with Parcel Interest:** Peace View Colony  
**Parcel Area:** 257.8 ha

**Applicant:** Peace View Colony

**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership

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6. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 014-383-390  
**Owner with Parcel Interest:** Peace View Colony  
**Parcel Area:** 259.2 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership

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7. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 014-337-215  
**Owner with Parcel Interest:** Peace View Colony  
**Parcel Area:** 255.3 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership

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### **Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*The land is used for grazing in areas other than the gravel pit location*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*None*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*The properties are currently used as a gravel pit (ALC file 52457). This application is to expand the size of the pit.*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Grazing

#### **East**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Grazing

#### **South**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Grazing

#### **West**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Grazing

### **Proposal**

**Applicant:** Peace View Colony

**1. Have you submitted a Notice of Work to the Ministry of Energy and Mines?**

*Yes*

**Notice of Work Tracking/Reference Number**

*100238738*

**2. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?**

*No*

**3. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.**

*The purpose of the proposal is to expand the existing gravel pit (ALC file 52457) from 9.83 ha to 22.95 ha.*

**4. Removal of Material Proposal Dimensions**

**Total material removal area (0.01 ha is 100 m<sup>2</sup>)** *11.2 ha*

**Maximum depth of material to be removed** *20 m*

**Volume of material to be removed** *1400000 m<sup>3</sup>*

**Estimated duration of the project** *10 Years*

**5. Describe the type of material proposed to be removed.**

*Sand and gravel.*

**6. Placement of Fill Proposal Dimensions**

**Total fill placement area (0.01 ha is 100 m<sup>2</sup>)** *11.2 ha*

**Maximum depth of material to be placed as fill** *2.3 m*

**Volume of material to be placed as fill** *257600 m<sup>3</sup>*

**Estimated duration of the project** *10 Years*

**7. Describe the type of fill proposed to be placed.**

*Topsoil and overburden will be placed throughout the lifespan of the pit as reclamation activities take place. The placed topsoil will then be seeded with grass and use for grazing purposes.*

**8. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.**

*The topsoil and overburden placed will be the same soil stripped from the pit areas during the excavation process. The topsoil and overburden stockpiles will be sprayed as necessary to control weeds.*

**9. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.**

*No*

**10. What alternative measures have you considered or attempted before proposing to remove material and place fill?**

*Replacement of the topsoil and overburden is the only method to effectively reclaim the site. Topsoil and overburden will be spread evenly and sloped effectively to ensure stormwater drainage*

**11. Describe any processing to take place on the parcel(s) and the type of equipment to be used for the removal of material and placement of fill.**

*Equipment used on site will consist of bulldozers/crawler tractors, excavators and loaders. This equipment will be used in the course of material extraction, and to create stockpiles of the processed material.*

**Applicant:** Peace View Colony

*A crusher will be used to process the raw material.*

**12. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?**

*Site operations will be conducted in daytime hours only. The nearest residence is approximately 5km away from the pit, meaning that there will be minimal noise impact from pit activities. Dust will be controlled by the use of water trucks as required. Visual impacts of the pit are minimal due to the remote location of the pit. The site is also partially surrounded by treed land, which further reduces the visual impact. Stormwater will be controlled onsite, so that neighboring properties will not be impacted.*

**13. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.**

*The pit will be reclaimed using topsoil and overburden removed from the pit during the process of material extraction. overburden and topsoil will be placed evenly and sloped to ensure effective stormwater drainage. The topsoil will then be seeded with grass and used for grazing purposes.*

**Applicant Attachments**

- Agent Agreement-Tryon Land Surveying Ltd
- Proposal Sketch-62778
- Site Plan / Cross Section-62778
- Other correspondence or file information-Approved Notice of Work
- Certificate of Title-014-335-671
- Certificate of Title-003-924-548

**ALC Attachments**

None.

**Decisions**

None.