

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62188

Application Status: Under LG Review

Applicant: Wesley McKnight , Kathy McKnight

Agent: Ducks Unlimited Canada

Local Government: Peace River Regional District

Local Government Date of Receipt: 01/20/2021

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

Proposal Type: Non-Farm Use (Placement of Fill)

Proposal: Ducks Unlimited Canada (DUC) is undertaking wetland restoration and enhancement work for BC Hydro (BCH) to help mitigate for the loss of wetlands affected by the construction of the Site C dam. As part of this mitigation work, DUC is partnering with Wes and Kathy McKnight to restore/enhance wetlands on their land holdings in the Upper Cache area of the Peace.

Habitat activities will include the construction of 1) three dams with water controls on the existing ditch system to establish three separate manageable wetland compartments, and 2) improvements to an approximately 1.3 km-long existing elevated farm access trail. Together, the three new dams will be 650 metres in length. The top width of the dams will be 4.0m wide with 4:1 side slopes, and their water control structures will be constructed using driven steel sheet piling material. The existing elevated farm trail is 6.0m wide with 2:1 side slopes, and improvements will include the replacement of one existing culvert and the addition of three more. An allowance for up to two additional access crossings with culverts is included.

The required rip-rap and granular materials for these works are planned to be trucked from a nearby quarry. The dam embankments will be built with material excavated from borrow sources within the pond's perimeter or the adjacent land. Access throughout will be along existing driveways or on trails through hayfields.

The use of the Property for agriculture will not change appreciably with our activities to establish more stable and secure wetlands on the Property. The low-lying areas are already covered by water or are wet for the early half of the growing season, making them difficult to cut. The wetlands will capture and retain seasonal water which would otherwise pass through the farm and eventually drain into the Peace River. Surplus water will be available for farm and farm purposes (preferably via hardened access points) or via off-site watering. By providing more secure sources of water for the farm and farm animals, the wetlands will actually make the farm more sustainable.

Wetlands are designed to support breeding birds rather than migrants, and consequently, fall crop depredation due to migrant birds is unlikely to increase.

The Property has been used for livestock grazing and pasture in this manner for at least the last 15 years, and according to the landowners will continue to be farmed that way. DUC also wishes to ensure that the lands continue to function as a traditional soil-based farm for the benefit of agriculture and for the benefit of waterfowl, unfragmented by new buildings, utilities and roads, and we believe our activities support that.

Agent Information

Applicant: Wesley McKnight , Kathy McKnight

Agent: Ducks Unlimited Canada

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 006-045-090

Legal Description: FRAC SEC 2 TP 84 R 22 W6M PEACE RIVER

Parcel Area: 259.8 ha

Civic Address: [REDACTED]

Date of Purchase: 07/23/2010

Farm Classification: Yes

Owners

1. **Name:** Wesley McKnight

[REDACTED]

2. **Name:** Kathy McKnight

Address:

[REDACTED]

-
2. **Ownership Type:** Fee Simple

Parcel Identifier: 006-042-333

Legal Description: W 1/2 OF SEC 1 TP 84 R 22 W6M PEACE RIVER

Parcel Area: 129.8 ha

Civic Address:

Date of Purchase: 07/23/2010

Farm Classification: Yes

Owners

1. **Name:** Wes McKnight

Address:

[REDACTED]

Applicant: Wesley McKnight , Kathy McKnight

[REDACTED]

Age Group	Percentage
18-24	85%
25-34	75%
35-44	65%
45-54	55%
55-64	45%
65-74	35%
75-84	25%
85+	10%

Both land parcels in this notice of intent are almost entirely used for livestock grazing and hay production. The bulk of the pastured area is actually a seasonal wetland used for cattle grazing. The property is generally flat with a gentle slope upwards along its northeastern border. Water runs from the west to an outlet in the northeast corner via a system of ditches which is not a recognized creek or stream. There are several large fenced pasture areas as well as hay-producing areas that are seeded to alfalfa.

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The western parcel has been mostly cleared for hay and pasture production (prior to purchase of farm by current landowners). Much of the property is low-lying, with saturated soils that generally make them either unproductive for hay or very difficult to cut, and historically, the property was ditched to facilitate drainage. Also, a 1.3 km-long dike was constructed (decades ago) near the western boundary to hold water to the west. The eastern parcel is approximately half-cleared.

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There is a farmhouse on PID 006-042-333. The other parcel has no non-agricultural activity.

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North

Specify Activity: Hay and pasture

Land Use Type: Agricultural/Farm

Specify Activity: Annual cropland

Land Use Type: Agricultural/Farm

Specify Activity: Highway 29 / Peace River valley

Land Use Type: Agricultural/Farm

Specify Activity: Mostly treed/wetland; some hayland

Applicant: Wesley McKnight , Kathy McKnight

Proposal

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

Yes

Notice of Intent (NOI) ID

61229

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

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3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.6 ha*

Maximum depth of material to be placed as fill *0.4 m*

Volume of material to be placed as fill *445 m³*

Estimated duration of the project. *2 Months*

4. 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.

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No

5. What alternative measures have you attempted before proposing to place fill?

The aggregate fill we will use (road crush and rip-rap) is a critical structural element in constructing the licensed water control structures and part of the recommended best practices for erosion and sedimentation control.

6. Describe the type of fill proposed to be placed.

500 tonnes road crush < 20mm gravel Using DUC Construction Specification 410 Type A Class 1 - for traveling surfaces.

300 tonnes rip rap < 300mm rip rap - Using DUC Construction Specification 410 Type B Class 1 - for erosion protection.

7. 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 aforementioned aggregates will all come from the nearest pit to property, within maximum 1-hour distance. The quarry will be a government-recognized pit. The fill is for construction purposes only but is compatible with agricultural uses in the area. The dimensions listed above do not include earth fill. Any earth fill used in the project (approximately 40,000 m³) will derive from on-site sources.

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

200-series Hitachi excavator, 300-series Caterpillar excavator, Cat graders, John Deere grader, gravel trucks w/ trailers (tandem and/or tri-drive).

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

Travel will be restricted outside the work limits. Any minor disturbed areas will be re-claimed with constructed areas as part of project workplan. All slopes and borrow areas will be reconstructed to be safe, stable and compatible with adjacent landforms.

10. 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.

Reclamation measures will include grooming and re-seeding using regionally-appropriate native and/or non-invasive plant mixture as per Project Biologist recommendations, landscaped to match existing grade lines where possible. Germination or planting success will be monitored.

Applicant Attachments

- Agent Agreement-Ducks Unlimited Canada
- Other correspondence or file information-Draft trail profile
- Other correspondence or file information-Draft example of dam profile
- Site Plan / Cross Section-62188
- Proposal Sketch-62188
- Certificate of Title-006-045-090
- Certificate of Title-006-042-333

ALC Attachments

None.

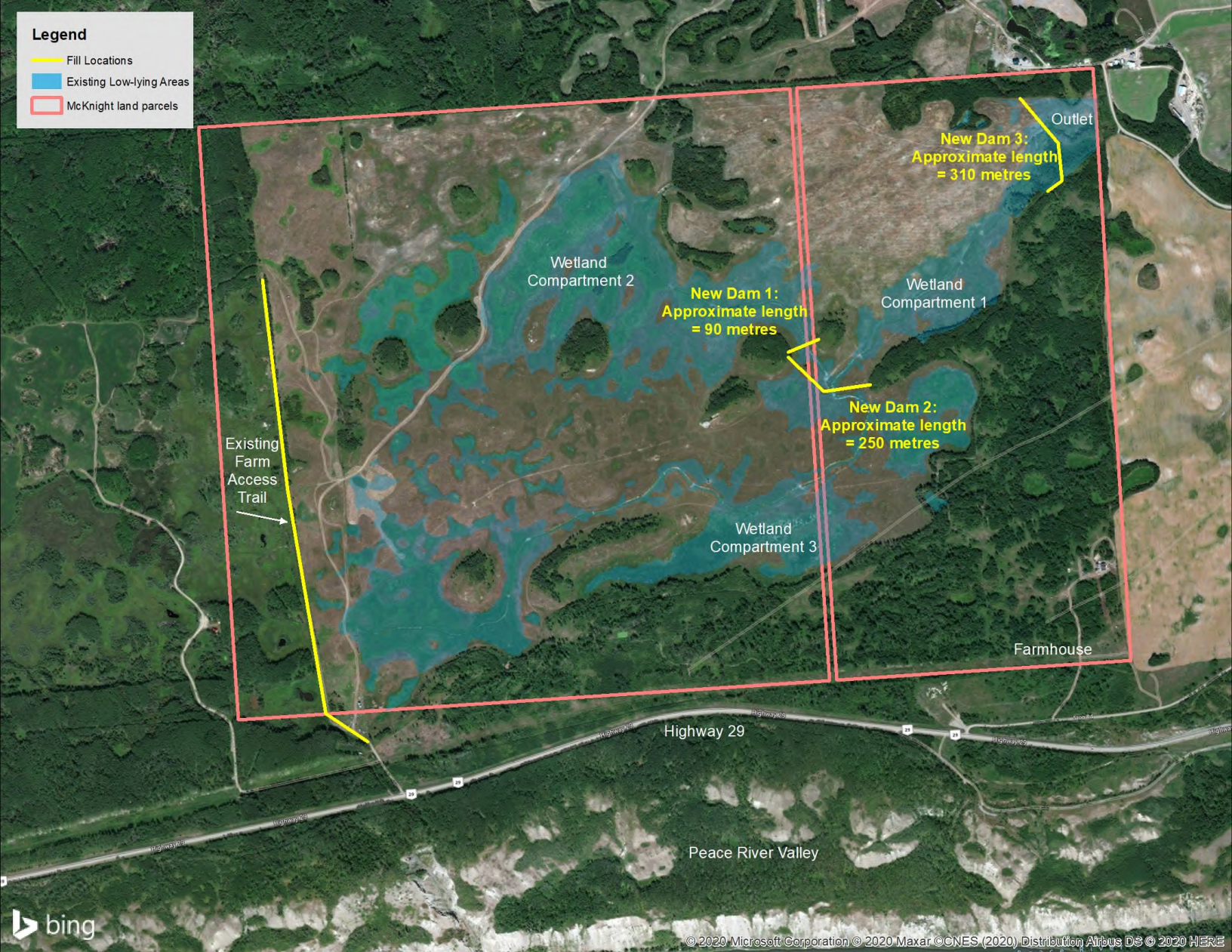
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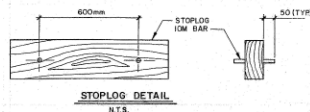
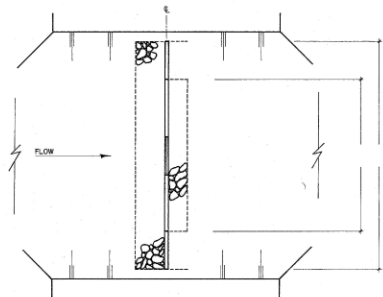
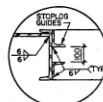
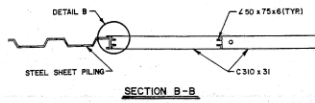
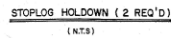
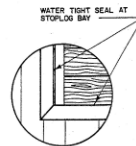
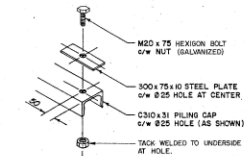
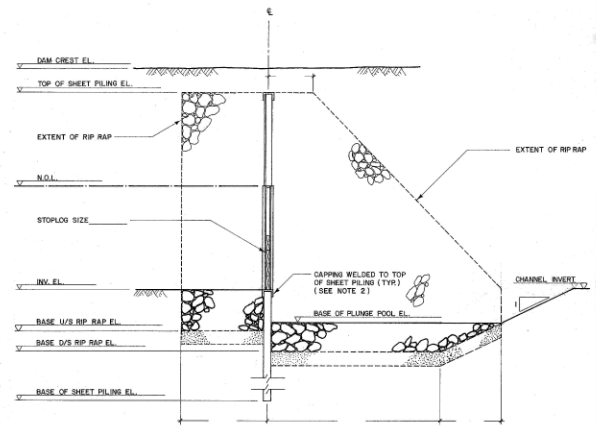
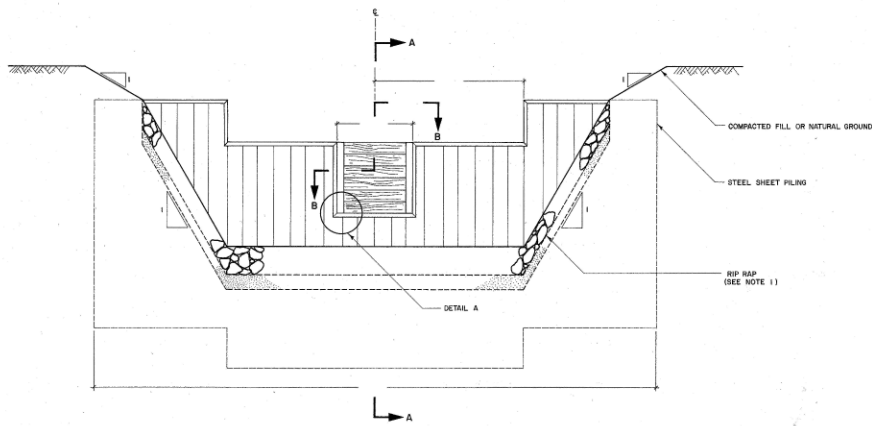
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None.

Legend

- Fill Locations
- Existing Low-lying Areas
- McKnight land parcels





VARIABLE CREST WEIR

REV	BY	DESCRIPTION	APPROVED
A			
B			
C			
D			
E			

SURVEYED BY
DATE SURV'D
DESIGNED BY
DRAFTED BY
DATE

APPROVED PROVINCIAL ENGINEER



STEEL SHEET PILING
TYP. WEIR INSTALLATION

DATE

