



# REPORT

To: Chair and Directors

Report Number: DS-BRD-040

From: Tyra Henderson, Corporate Officer

Date: July 29, 2020

**Subject: Application for Non-Farm Use in the ALR, PRRD File No. 20-010, ALC ID 61029**

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## **OPTIONS: [Corporate Unweighted]**

1. That the Regional Board support ALR Non-Farm Use application 20-010-ALRNFU (ALC ID 61029), to develop a 14 ha borrow source site for aggregate material on the properties identified as PID 014-654-211 & PID 014-654-229, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Non-Farm Use application 20-010-ALRNFU (ALC ID 61029), to develop a 14 ha borrow source site for aggregate material on the properties identified as PID 014-654-211 & PID 014-654-229, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To develop a borrow source for aggregate material for the construction of access roads and causeways on the north bank of the Peace River for the Site C Project. The project will temporarily affect approximately 14 ha of agricultural land that is not actively farmed. Activities on the site will include minor clearing of vegetation, development of temporary access roads, removal and storage of overburden material, excavation of suitable aggregate material, and crushing and screening aggregate on-site. The estimated volume of required aggregate material from the area is 100,000 m<sup>3</sup>.

The borrow source will be required only for the construction of reservoir access roads. BC Hydro will not continue to use it as a gravel source once construction of reservoir access roads is complete. The site will be reclaimed and re-vegetated to re-establish self-sustaining ecosystems by replacing the topsoil previously removed, approximately 20 cm deep, from a temporarily stockpile.

### **File/Site Details**

Owner: BC Hydro and Power Authority  
Agent: Eugene Lim  
Area: Electoral Area B  
Location: Attachie

### **Parcel 1**

Legal: The fractional East ½ of Section 29 Township 83 Range 22 W6M Peace River District  
PID: 014-654-211  
Lot Size: 129.96 ha (318.66 ac)

**Parcel 2**

Legal: Parcel A (J26236) of the South West ¼ of Section 29 Township 83 Range 22 W6M  
Peace River District  
PID: 014-654-229  
Lot Size: 14.91 ha (36.83 ac)

**Official Community Plan (OCP)**

Pursuant to *PRRD Rural Official Community Plan Bylaw No. 1940, 2011*, the properties are designated Agriculture-Rural. Section 7 Policy 2 of the OCP states land within this designation should generally be used for agriculture, and businesses compatible with the agriculture industry. However, Section 15 Policy 12 of the OCP states the PRRD recognizes that sand and gravel deposits are under provincial jurisdiction.

Approximately 2% of the Non-Farm Use site is also within the Preservation Area. Section 17 of the OCP states the objective of the Preservation Area is to help protect people and development from hazardous conditions. Section 17 Policy 1 states that development should be directed away from these areas.

Therefore, the borrow source is consistent with the OCP.

**Land Use Zoning**

Pursuant to *PRRD Zoning Bylaw No. 1000, 1996*, the properties are zoned A-2 (Large Agricultural Holdings Zone). Section 36.1 of the bylaw states gravel extraction and processing is a permitted principal land use in the A-2 Zone.

Therefore, the borrow source complies with the zoning regulations.

**Fire Protection Area**

The properties are outside all fire protection areas.

**Mandatory Building Permit Area**

The properties are outside the Mandatory Building Permit Area.

**Development Permit Areas**

The properties are outside all Development Permit Areas.

**Development Cost Charge Area**

The properties are outside the Development Cost Charge Area.

**School District 60 School Site Acquisition Charge Area**

The property is within the School Site Acquisition Charge Area, but it is not applicable since no new residential lots are proposed.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Non-Farm Use application 20-010-ALRNFU (ALC ID 61029), to develop a 14 ha borrow source site for aggregate material on the properties identified as PID 014-654-211 & PID 014-654-229, and authorize the application to proceed to the Agricultural Land Commission with recommended conditions of approval.
2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the agent.

**OTHER CONSIDERATION(S):**

None at this time.

Attachments:

1. Maps
2. ALC Application (ALC ID 61029)
3. Comments from Electoral Area Director