



# REPORT

To: Chair and Directors

Report Number: DS-BRD-030

From: Tyra Henderson, Corporate Officer

Date: May 20, 2020

**Subject: Application for Non-Farm Use in the ALR, PRRD File No. 20-008-ALRNFU, ALC ID 60761**

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

1. That the Regional Board support ALR Non-Farm Use application 20-008-ALRNFU (ALC ID 60761), to establish a new gravel pit on a 4.4 ha portion of the property identified as PID 017-001-463, 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 20-008-ALRNFU (ALC ID 60761), to allow a new gravel pit on a 4.4 ha portion of the property identified as PID 017-001-463, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To establish a new 4.4 ha gravel pit on the subject property, 10 m deep, for 10 years, with a total of 500,000 m<sup>3</sup> of material to be removed. An existing gravel pit on the property has been rendered unusable due to a pipeline right-of-way, and is planned to be reclaimed to agricultural standards. Access to the new gravel pit is via the existing gravel pit access, with an extension to the north.

### **File/Site Details**

Owner: Kurt Strachan  
Agent: Skye Blue Solutions Inc.  
Area: Electoral Area E  
Location: Sukunka Valley  
Legal: District Lot 2070 Peace River District  
PID: 017-001-463  
Civic Address: 8125 Hwy 29S  
Lot Size: 137.3 ha (339.2 ac)

### **Official Community Plan (OCP)**

Pursuant to PRRD West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018, the property is designated Agriculture and Agriculture-Resource. The proposed gravel pit is fully within the Agriculture designation. Section 3.1.2(1) of the OCP states that resource extraction is an acceptable land use within the Agriculture designation.

Therefore, the gravel pit use is consistent with the OCP.

**Land Use Zoning**

Pursuant to Chetwynd Rural Area Zoning Bylaw No. 506, 1986, the property is zoned A-2 (Large Agricultural Holdings Zone). Mining, including gravel extraction and processing facilities, is a permitted use in this zone.

Therefore, the gravel pit use complies with the Zoning Bylaw.

**Fire Protection Area**

The property is outside all fire protection areas.

**Mandatory Building Permit Area**

The property is outside the Mandatory Building Permit Area.

**Development Permit Areas**

The property is outside all Development Permit Areas.

**Development Cost Charge Area**

The property is outside the Development Cost Charge Area.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Non-Farm Use application 20-008-ALRNFU (ALC ID 60761), to allow a new gravel pit on a 4.4 ha portion of the property identified as PID 017-001-463, 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 60761)
3. Comments from Electoral Area Director