

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60761

Application Status: Under LG Review

Applicant: Kurt Strachan

Agent: Skye Blue Solutions Inc

Local Government: Peace River Regional District

Local Government Date of Receipt: 04/28/2020

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

Proposal Type: Non-Farm Use (Removal of Soil)

Proposal: A gravel pit was approved on this property by the ALC in 2013, and was subsequently operated to supply gravel to many local projects in support of local industry. With profits from the gravel sales, the Owners have been developing the rest of the farmable land on this property. This pit ('Phase 1' pit) has been rendered unusable by the Coastal GasLink project, which has a right-of-way passing through the property and directly through the existing pit footprint. This application is pursuant to the preparation of a replacement pit ('Phase 2' pit) on the property, adjacent to the original pit and within an area of poor quality farmland (high boulders, thin topsoil), to enable continuity of gravel supply to the Owner's local buyers. The volume of material to be removed from the Phase 2 pit is consistent with the previously approved Phase 1 pit numbers.

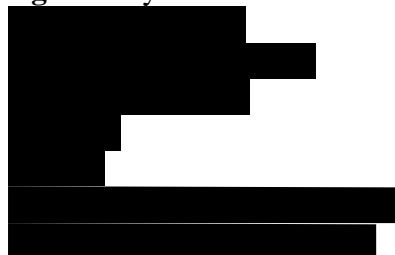
The Phase 1 pit footprint will be reclaimed by the Coastal GasLink project to agricultural standards. The Phase 2 pit will be operated consistent with MEM requirements and a professional technical reclamation plan.

Access to the pit will use existing access to with a short addition of access road to the area to be mined. As outlined in the reclamation plan, topsoil will be stripped and stockpiled on the edge of the pit for future reclamation upon closure of the pit permit. Where the pit is proposed there are natural vegetation barriers from any neighboring properties. The pit will have a final depth of 10 meters. When the gravel is extracted the land will be sloped back to recreate the original contours and the stockpiled overburden will be spread out to plant grass and return the land to pasture land.

The plan for operation is to operate in daylight hours only no weekends or holidays. Crusher and trucks will run during the day and will gain access through the residents driveway noise will be minimized due to remote locations. In the instance that dust control is needed, the owners have a fully functioning water truck to control spark or dust control. There will be no full time employees or schedule. The product would be loaded out as needed by customers. The pit location is out of line of sight for all neighbors including the resident's home.

Agent Information

Agent: Skye Blue Solutions Inc



Applicant: Kurt Strachan

Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 017-001-463
Legal Description: DL 2070 Peace River District
Parcel Area: 137.9 ha
Civic Address: 8125 Hwy 29S
Date of Purchase: 04/05/2012
Farm Classification: Yes
Owners

- 1. Name:** Kurt Strachan



Current Use of Parcels Under Application

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

80 ac of active hay crop

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

80 ac (24%) active hay crop, 120 ac (35%) inactive hay crop, 140 ac unsuitable for crop production (boulders)(40%). NOTE: Gravel extraction is proposed on 'unsuitable' land.

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

Residential development (4ac), pipeline ROW construction (scheduled for completion 2020/2021; restoration to agricultural land)

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Forage crop

East

Land Use Type: Unused

Specify Activity: Highway 29, forested

South

Land Use Type: Agricultural/Farm

Applicant: Kurt Strachan

Specify Activity: Forested, some forage crop

West

Land Use Type: Unused

Specify Activity: Sukunka River, forested

Proposal

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

Yes

Notice of Work Tracking/Reference Number

1641170-201901

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

Yes

Notice of Intent (NOI) ID

59862

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

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4. Proposal dimensions

Total material removal area (to one decimal place) *4.4 ha*

Maximum depth of material to be removed *10 m*

Volume of material to be removed *500000 m³*

Estimated duration of the project *10 Years*

Applicant: Kurt Strachan

5. 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.

Yes

6. Describe the type of material proposed to be removed.

Sand and gravel. No topsoil removal.

7. Describe the type of equipment to be used to remove material. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

Gravel trucks, loaders, excavators, and conveyors will be utilized onsite. A crusher may also be utilized.

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

The potential impact to surrounding agricultural land includes dust generation and noise production. In the instance that dust control is needed, the owners have a fully functioning water truck to control spark or dust control. A thick vegetated boundary is maintained between the pit and neighbouring properties for noise mitigation.

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

See report, attached.

When the gravel is extracted the land will be sloped back to recreate the original contours and the stockpiled overburden will be spread out to plant grass and return the land to pasture land.

Applicant Attachments

- Agent Agreement - JODY WATSON
- Agrologists Report - 60761
- Proposal Sketch - 60761
- Site Plan / Cross Section - 60761
- Other correspondence or file information - Letter from Owner
- Certificate of Title - 017-001-463

ALC Attachments

None.

Decisions

None.



K+J Strachan Pit - Rev B



Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parcels
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
- Driveway
- PRRD_Sewer_Systems
 - Sewer Line
 - Water Line
- Streams/Rivers
- Locality
 - ☒ Municipal Boundary
 - ☐ Regional District Boundary
- DC City
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- North Peace Fringe
 - Red: Band_1
 - Green: Band_2

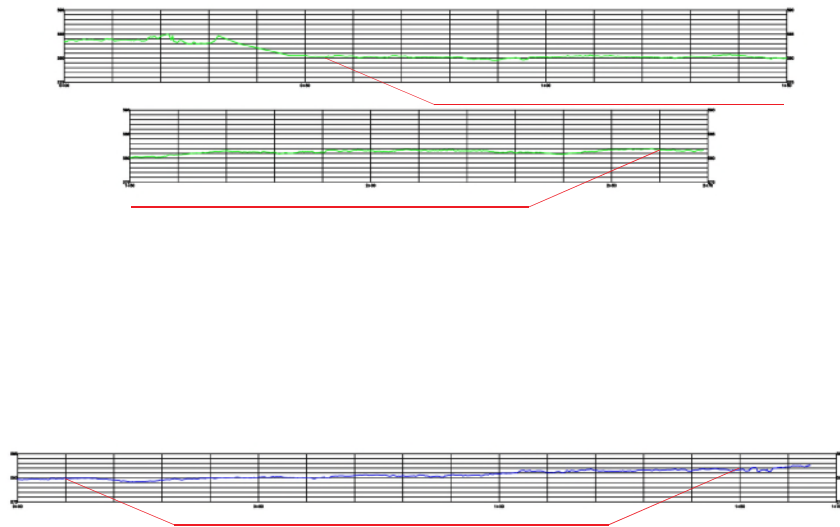
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254.0 0 127.00 254.0 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

Original Ground —

Original Ground —

Final Elevation (approx) —

'Final Elevation' has been added by SkyeBlue Aug19.
Approx final pit depth = 10m. Pit slopes = 2:1

Survey Notes:
 - Horizontal coordinates are in UTM (Zone 10 NAD83)
 - Elevations are orthometric (CGVD28 HT 2.0)
 - Background image from drone flight is for reference only



KPA Oilfield Services

Drawn By: Z.S.C.

Drawing #: 0810-02

Scale: 1:750

Strachan Property
Proposed Pit Area
Cross Sections

Surveyed on:
Aug. 10, 2019



April 22, 2020

Agricultural Land Commission
201 - 4940 Canada Way
Burnaby, British Columbia V5G 4K6
ATTN: Tory Lawson
VIA EMAIL: alc.north@gov.bc.ca

RE: K+J Strachan Pit – Phase 1 Closure (ALC File: 53201)

As detailed within our recent application (NOI, ALC File 59862), our approved pit ('Phase 1 Pit', ALC File 53201) located at 8125 Highway 29 has been rendered unusable due to the construction of the Coastal GasLink Project – which has a right-of-way alignment directly through the pit. We are requesting permission to relocate the gravel pit on our property to an adjacent 'Phase 2' location.

We understand from the Decision Document (File 59862) that the ALC had concerns over lack of reporting pertaining to the use and layout of the Phase 1 pit. We express our apologies for misinterpreting the approval documents, and we were unaware that reporting was required. As the Phase 1 Pit no longer exists, we hope to be able to supply the following information pertaining to its use and operation, to satisfy ALC requirements:

- The area of gravel extraction within the Phase 1 pit was limited to 2ha. Some ground disturbance occurred around the pit boundary to facilitate safe operation.
- All available topsoil (very limited) was salvaged and we kept the stockpile vegetated. The soil stockpile was located near the pit perimeter during operation. Prior to the pipeline construction, we relocated the soil to the vicinity of the proposed Phase 2 pit for use in future reclamation.
- The overburden stockpile remained at the pit perimeter, for use in construction of the pipeline ROW.
- The aggregate extraction depth did not reach the design depth that was approved within our original application. We estimate the maximum depth was approximately 5 m at the east end, and 3-4 m at the west end.
- We did not import any fill material during pit operation.
- We practiced manual management of invasive plants at the pit location, disturbed areas, and throughout our fields on the property.
- Only the access trail as shown on the approval documents was utilized during pit operation.
- A treed buffer area was maintained along our property line to limit dust, but we did not have significant dust generation from the pit.
- A final professional closure report was not completed prior to the pipeline construction, however if required we will have a report prepared following completion of the pipeline through the pit footprint to document the area's reclamation.
- Extraction commenced immediately following the approval from ALC (2014).

**RE: K+J Strachan Pit – Phase 1 Pit Closure
Agricultural Land Commission**

Following completion of the gasline project, we have been assured by Coastal GasLink that our property (including the Phase 1 pit footprint) will be restored to agricultural land use standards. We do not have any further details of their reclamation plan at this time.

Gravel from our property pit has been utilized within many local projects, and supports local industry. As our approved Phase 1 pit has been rendered unusable by the Coastal GasLink project, we are trying to follow all appropriate processes to ensure the ALC has approved and is aware of the precise location of gravel extraction activities on our property. The Phase 2 pit will be operated consistent with MEM requirements and a professional technical reclamation plan, as detailed within our application.

We hope that this letter provides adequate information to accommodate the closure of our Phase 1 pit file, and supports our Phase 2 pit application.

Sincerely,

Kurt Strachan

PHOTOS:

