



# REPORT

To: Chair and Directors

Report Number: DS-BRD-434

From: Development Services

Date: October 17, 2024

**Subject: Non-Farm Use within the ALR, PRRD File No. 24-011 ALR NFU, ALC ID: 101922**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board support Agricultural Land Reserve Non-Farm Use Application No. 24-011 ALR NFU (ALC ID: 101922), to convert an old homesite into a gravel storage and loading site, on the property identified as PID: 017-036-135, and authorize the application to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is seeking approval to use 2.55 ha (6.3 acres) of the subject property as a gravel storage and loading site.

### **Rationale**

Support of this application is recommended as Mining, including Gravel Extraction and Processing is a permitted use in the Large Agricultural Holdings Zone (A-2). Additionally, the use is consistent with the OCP designation of Agriculture-Rural (Ag-Rural).

### **File Details**

Owner: Hutterian Brethren Church of Doe River  
Agent: Joe Walter & Leonard Walter  
Area: Electoral Area D  
Location: Doe River  
Legal: THE SOUTH WEST ¼ OF SECTION 6 TOWNSHIP 82 RANGE 13 WEST OF THE 6<sup>TH</sup> MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLAN 21596  
PID: 017-036-135  
Civic Address: 118 230 Road  
Lot Size: 63.23 ha (156.24 ac)

### **Site Context**

The property is approximately 20.5 kilometres north east of Rolla and located along 230 Road. The surrounding parcels to the property are zoned A-2 (Large Agriculture Holdings Zone) in all directions.

### Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Ag-Rural (Agriculture Rural). Land within this designation should be used for Agriculture

uses. The minimum parcel size should be 63 ha (155 ac). The proposal is consistent with the Official Community Plan.

#### Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 479, 1986, the subject property is zoned A-2 (Large Agriculture Holdings Zone). Land within this zone may be used for Mining, including Gravel Extraction and Processing Facilities. The minimum parcel size is 63 ha (155 ac). The proposed shale pit extraction use complies with the zoning bylaw.

#### **Impact Analysis**

##### Context

The proposed land use is consistent with the surrounding parcels of land, which is agriculture.

##### Population & Traffic

Associated trucks and equipment related to the gravel storage and loading site are anticipated to increase activity on 230 Road.

##### Sewage & Water

There are no current or proposed sewage or water systems on the subject property.

#### **Site Features**

##### Land

There is an existing residential home site on the property, which includes a shop, power shed and granaries. The property is being used for a grain farm and grain storage.

##### Structures

There is an existing residential home site on the property, which includes a shop, power shed and granaries.

##### Access

The property is accessed via 230 Road.

##### Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 2<sup>6</sup>c<sup>3</sup>4<sup>t</sup>. Class 2 Soils have moderate limitations that restrict the range of crops or require moderate conservation practices, whereas Class 3 Soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass “c” and “t” denotes adverse climate and topography.

The property also has traces of Class 4 & 6 soils. Class 4 Soils have severe limitations that restrict the range of crops or require special conservation practices. Class 6 Soils are capable only of producing perennial forage crops, and improvement practices are not feasible.

**Comments & Considerations**Applicant

Convert an old home site into a gravel storage and loading site. Doe River Sand and Gravel (a division of Hutterian Brethren Church of Doe River PID 017-036-135) has a gravel pit located 22-82-14-W6M. Doe River Sand and Gravel would like to stockpile gravel on 017-036-135 during the summer months to eliminate any gravel hauling in the winter months, as the Golata access is very steep. This is a safety factor for truck drivers due to snow and ice.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area; however Building Permits are still available on a voluntary basis.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is outside the School District 60 School Site Acquisition Charge Area.

**Comments Received from Municipalities & Provincial Agencies**BC Energy Regulator

The BCER has reviewed this application, including associated documents, and has no concerns at this time with the proposal to convert an old home site into gravel storage and loading site.

County of Saddle Hills

Saddle Hills County has no concerns with the proposed development.

Ministry of Agriculture and Food

See attached letter.

Ministry of Transportation and Infrastructure

See attached letter.

PRRD Bylaw and Enforcement

Interests unaffected.

**ALTERNATIVE OPTIONS:**

1. 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 applicant.

**OTHER CONSIDERATION(S):**

None at this time.

Attachments:

1. Maps, PRRD File No. 24-011 ALR NFU
2. Application, PRRD File No. 24-011 ALR NFU
3. Comments Received from Municipalities and Provincial Agencies, PRRD File No. 24-011 ALR NFU