



October 3, 2024

Local government file: 24-011 ALR NFU
ALC ID: 101922

Devin Croin
Planner 3
Peace River Regional District (PRRD)
VIA EMAIL: [REDACTED]

Re: ALC NFU 24-011 Application – gravel storage and loading site – 118 Rousell Road (230 Road) (PID: 017-036-135)

Dear Devin Croin,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the subject Agricultural Land Commission (ALC) Non-Farm Use application to allow for gravel storage and loading on a 63.23-hectare parcel south of the Peace River near the Alberta border.

Ministry staff offer the following comments:

- Large areas of ALR land surround the subject parcel throughout the region, with many parcels in active production. The project is proposed to take place on 2.55-hectares of the subject parcel (on the old homestead site), and away from existing agricultural activity currently taking place on the remainder of the parcel.
- The submitted reference package, however, does not reference any reclamation plans, or if/when, the project will end. The Regional District may want to confirm with the applicant the time frame of this project and if they have any reclamation plans, if not done so already.
- The reference package also does not reference the control of weeds. Weeds can greatly reduce the productivity of surrounding agricultural areas both on and off a parcel. Under the *Weed Control Act*, the land occupier has a legal obligation to control noxious weeds on the site. Given this project would require the movement of soil from one site to another, the land is at particularly high risk of spreading weed seeds or soil-borne diseases. The Regional District may also want to confirm

with the applicant what measures they may be taking to control weeds from spreading, if not done so already.

- Ministry staff recognize there may be a limited and indirect advantage for farmers in having nearby sources of gravel, and from a safety perspective, the project will lessen the amount of traffic on small farm roads during the challenging driving conditions of the winter period. Nevertheless, given the nature of the proposal, this project will not substantially contribute to agricultural production in the surrounding region in either the short or long term.

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Gregory Bartle, Land Use Planner
B.C. Ministry of Agriculture and Food
Phone: [REDACTED]
Email: [REDACTED]

Brenna Schilds, P. Ag
Regional Agrologist – Peace Region
Ministry of Agriculture and Food
Phone: [REDACTED]
Email: [REDACTED]

Email copy: Agricultural Land Commission, [REDACTED]



Peace River Regional District
1981 Alaska Avenue, PO Box 810
Dawson Creek, BC
V1G 4H8

Attn: Planning Services

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral on September 6, 2024, to convert an old home site into a gravel storage and loading site, located at 118 Rousell Road (230 Road), on THE SOUTH WEST 1/4 OF SECTION 6 TOWNSHIP 82 RANGE 13 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLAN 21596, PID 017-036-135, approximately 470 meters East of intersection with 203 Road (Sewell Road). Section 505 of the Local Government Act applies and will require MoTI formal approval.

The Ministry is in support of the proposal however the following conditions must be met prior to formal approval of the proposed project:

1. Property is located within the Agricultural Land Reserve, applicant must obtain approval from the Agricultural Land Commission prior to converting lot.
2. MOTI has no record of an access permit issued to this property for industrial/commercial activity. The owner is required to apply to MOTI for an access permit online here: [Highway Use Permits - Province of British Columbia \(gov.bc.ca\)](https://www.gov.bc.ca/highway-use-permits/)
3. Gravel storage and loading adjacent to Rousell Road (230 Road) needs to be set back from the property line, a minimum of 4.5 meters.
4. All landscaping is to be on private property. No landscaping is permitted in the Rousell Road (230 Road) dedication.
5. No storm drainage shall be directed toward Rousell Road (230 Road). This would include but is not limited to collection/run-off of the internal road system or development run-off. All surface and subsurface drainage/storm water from the development is to be dealt with onsite.
6. The applicant should be aware that there is a chance that the area may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property

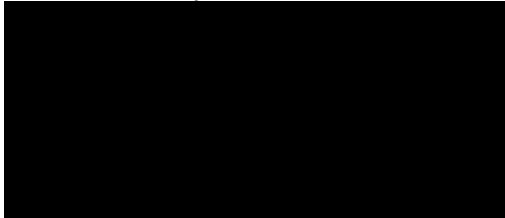


Ministry of
Transportation
and Infrastructure

Our file: 2024-04603
Your file: 24-011 ALR NFU
Date: October 3, 2024

Thank you for the opportunity to comment. If you or the applicant have any questions, I encourage you to contact me at [REDACTED] or by email at [REDACTED]

Sincerely,



Sarah Trouwborst
Development Services Technician