Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61546
Application Status: Under LG Review
Applicant: Arsen Hocha
Agent: Roy Northern Environmental
Local Government: Peace River Regional District
Local Government Date of Receipt: 10/13/2020
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Farm Use (Removal of Soil)
Proposal: The Landowner Mr. Arsen Hocha proposes to start a quarry to supply clay to both his property and Oil and Gas companies in the area. This location is a good place to take the clay since it is close to the surface, is located in an area where there is little topsoil, and the soils are considered to be of poor agricultural capability due to the shale in close proximity to the soil surface compounded by low fertility of the surface soils. These reasons have prevented any farm operations on the majority of this area, and the areas immediately adjacent to the proposed development are limited to perennial forage crops. Mr. Hocha plans to use his heavy equipment to extract the clay which includes an excavator, bulldozer, and trucks. This project will provide work and a supplementary income for the Landowner and his family.

Agent Information

Agent: Roy Northern Environmental
Mailing Address:
[redacted]
Primary Phone: [redacted]
Email: [redacted]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple
   Parcel Identifier: 027-560-341
   Legal Description: 16-83-25, W6M
   Parcel Area: 259 ha
   Civic Address:
   Date of Purchase: 02/03/2012
   Farm Classification: No
   Owners
   1. **Name:** Arsen Hocha
      Address:
      [redacted]

[redacted]
Phone: [redacted]
Email: [redacted]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
None

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
None

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
A residence, shop, and several gravel pads are present on the site. A wellsite and affiliated features are located on the property. There is also a shale and gravel pit on the property.

Adjacent Land Uses

North

Land Use Type: Industrial
Specify Activity: Oil and Gas,

East

Land Use Type: Agricultural/Farm
Specify Activity: Pasture and hay Land

South

Land Use Type: Unused
Specify Activity: Forested Crown

West

Land Use Type: Industrial
Specify Activity: Oil and Gas, Forestry

Proposal

1. Have you submitted a Notice of Work to the Ministry of Energy and Mines?
Yes
Notice of Work Tracking/Reference Number
100322242

2. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?
No

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

The Landowner Mr. Arsen Hocha proposes to start a quarry to supply clay to both his property and Oil and Gas companies in the area. This location is a good place to take the clay since it is close to the surface, is located in an area where there is little topsoil, and the soils are considered to be of poor agricultural capability due to the shale in close proximity to the soil surface compounded by low fertility of the surface soils. These reasons have prevented any farm operations on the majority of this area, and the areas immediately adjacent to the proposed development are limited to perennial forage crops. Mr. Hocha plans to use his heavy equipment to extract the clay which includes an excavator, bulldozer, and trucks. This project will provide work and a supplementary income for the Landowner and his family.

4. Proposal dimensions

Total material removal area (0.01 ha is 100 m^2) *4.25 ha*
Maximum depth of material to be removed *9 m*
Volume of material to be removed *299560 m^3*
Estimated duration of the project *5 Years*

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.
Clay

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.
A bulldozer, excavator, and trucks will be used to extract material from the proposed clay pit.

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

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.
Once extraction activities at this site are complete, the area should be re-contoured so that the pit naturally drains. Using overburden stored on the site, or clean fill that is trucked in, the slopes should be reclaimed to a maximum of 2:1 (run:rise) ratio. However, should slope stability be a concern at this location, a shallower slope angle, such as 3:1, may be considered. The overburden and fill material should be well compacted in small increments to help in slope stabilization. Once re-contouring is complete, any salvaged topsoil should be spread evenly over the surface. Salvaged topsoil should be returned to the proper depth distribution (80 % or more of the original topsoil depth). The topsoil should be spread evenly, should not be compacted, and the surface of the topsoil should be left somewhat rough. The rough surface allows non-uniform microsites to develop, which aids in the establishment of vegetative

growth and increases vegetative diversity. The rough surface will also help slow water runoff and reduce the erosion potential. The remaining minor wood debris (if still present) should then be spread over the topsoil to also help reduce erosion (excessive wood debris is not recommended however, as it will prevent

the growth of vegetation). Vegetation is the best protection against erosion; therefore, seeding should take place as soon as possible following topsoil replacement to prevent potential erosion due to surface runoff. Timing the reclamation activities to occur during spring or early summer will give the vegetation adequate time to establish prior to winter and the following spring melt. If sufficient topsoil is not present for adequate vegetation establishment, the reclaimed quarry pit slope soils may require additional amendments or fertilization.

Applicant Attachments

- Agent Agreement - Simon Andrews
- Agrologists Report - 61546
- Proposal Sketch - 61546
- Site Plan / Cross Section - 61546
- Certificate of Title - 027-560-341

ALC Attachments

None.

Decisions

None.

Arsen Hocha

July 29, 2020

Roy Northern File # C200197

Attn: To Whom It May Concern

Re: **Notice of Intent by Land Owner to Remove Soil for a Specified Non-Farm Use**
Ministry of Mines – Notice of Work
Regarding Proposed Shale Pit within Sec. 16-83-25, W6M
Appointment of Agent to act on Behalf of the Landowners and Reclamation Plan Acknowledgement

Please be advised that the landowner(s) of Section 16, Township 83, Range 25 would like to give permission to Roy Northern Land and Environmental to act as agent on their behalf in association with the Agricultural Land Commission Notice of Intent to Remove Soil for a Specified Non-Farm Use as well as submission of the Ministry of Mines Notice of Work in regard to my proposed Clay Pit on the above mentioned property.

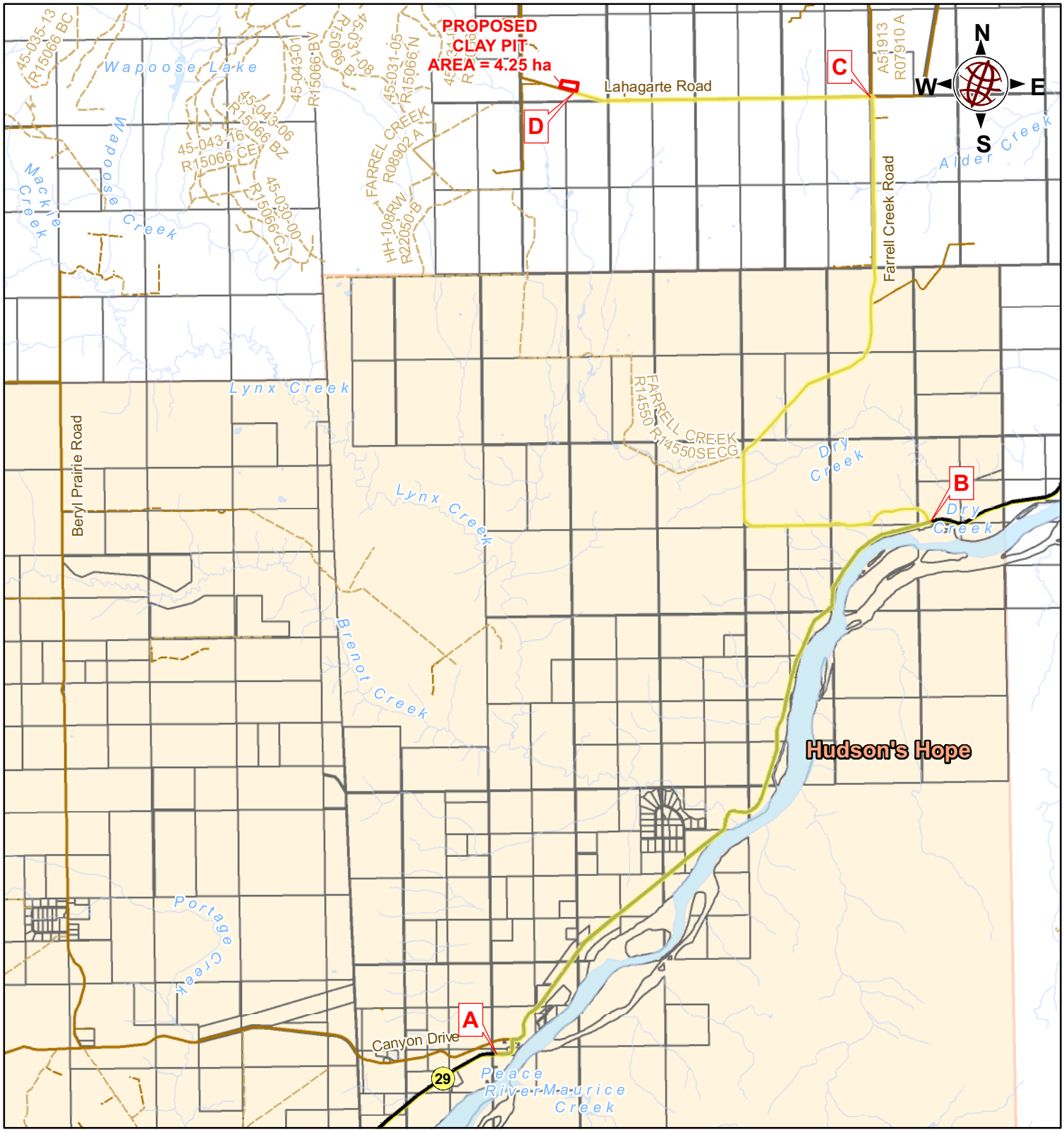
In addition, we have reviewed the Mine Operation and Reclamation Plan completed by Roy Northern Environmental and agree to follow the recommendations in order to reclaim the pits once the gravel and shale have been extracted in approximately five years.

Thank you.

Yours truly,

[redacted]

Arsen Hocha



LEGEND

- Proposed Development
- District Lot
- Waterbody
- Watercourse
- Highway
- Road
- Forestry Road
- Oil and Gas Access Road

REFERENCES

Projection: NAD 1983 UTM Zone 10N

ACCESS TO PROJECT LOCATION		
A	km 00.0 = Hudson's Hope, BC	0.0 km
A - B	km 00.0 to km 13.9 = Highway No. 29	13.9 km
B - C	km 13.9 to km 26.7 = Farrell Creek Road	12.8 km
C - D	km 26.7 to km 32.3 = Lahagarte Road	5.6 km

ARSEN HOCHA

Access Map
CLAY PIT
WITHIN S 1/2 16-83-25, W6M

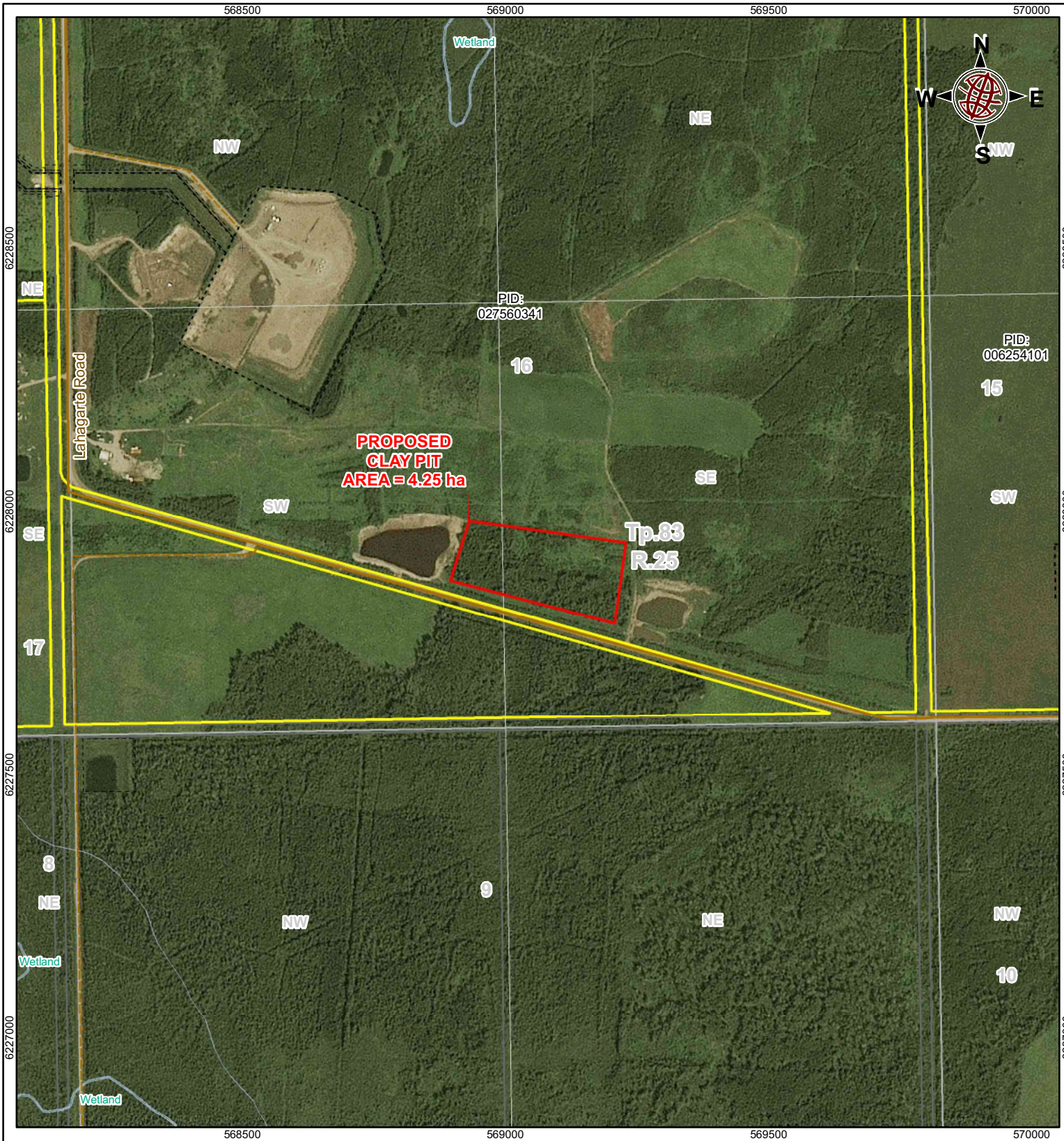
0 1 2 4 km
Scale: 1:100,000

GIS:	CM
Date:	Feb 19, 2020
Revision:	R0
Map ID:	200197OV1

FIGURE 1

ROY NORTHERN Land and Environmental
207, 10139 100 St.
Fort St. John, BC
V1J 3Y6
(250) 261-6644

Path: Y:\Projects\Arsen Hocha\2020 Files\200197\GIS\mxd\200197OV1_1_access_map.mxd



LEGEND

- Proposed Development
- Existing Development
- Private Land
- Road
- Oil and Gas Access Road
- Wetland
- Watercourse

REFERENCES

Projection: NAD 1983 UTM Zone 10N

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Overview Map
CLAY PIT
WITHIN S 1/2 16-83-25, W6M

0 100 200 400 m

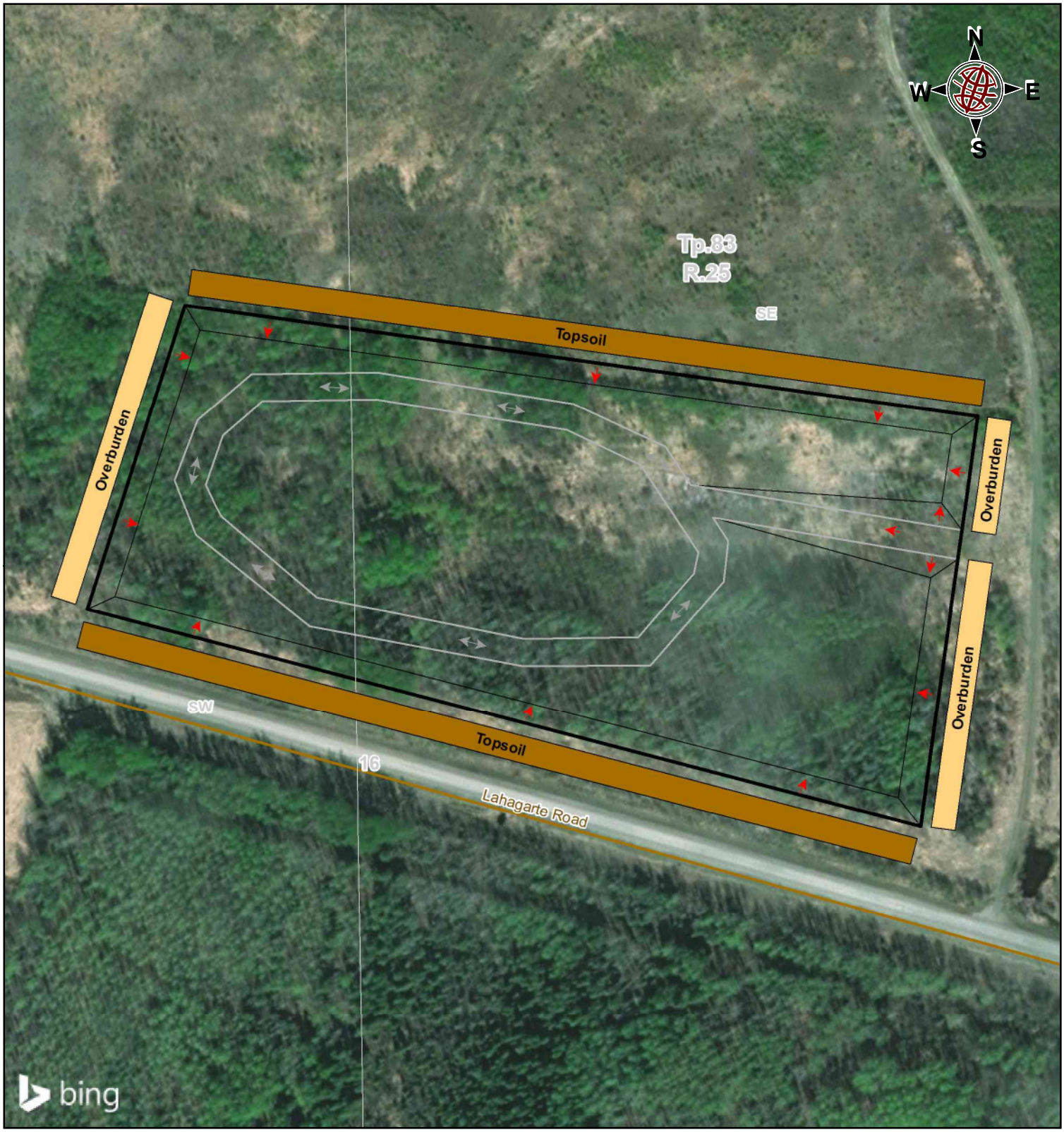
Scale: 1:10,000

GIS:	CM
Date:	Feb 19, 2020
Revision:	R0
Map ID:	200197OV1

FIGURE 2

ROY NORTHERN Land and Environmental
207, 10139 100 St.
Fort St. John, BC
V1J 3Y6
(250) 261-6644

Path: Y:\Projects\Arsen Hocha\2020 Files\200197\GIS\mxd\200197OV1_2_overview.mxd



LEGEND

- Road Direction
- Slopes
- Excavation Area
- Proposed Pit Road
- Overburden
- Top Soil
- Road

REFERENCES

Projection: NAD 1983 UTM Zone 10N

ARSEN HOCHA

Sketch Showing Proposed Final Slopes
CLAY PIT
WITHIN S 1/2 16-83-25, W6M

0 25 50 100 m

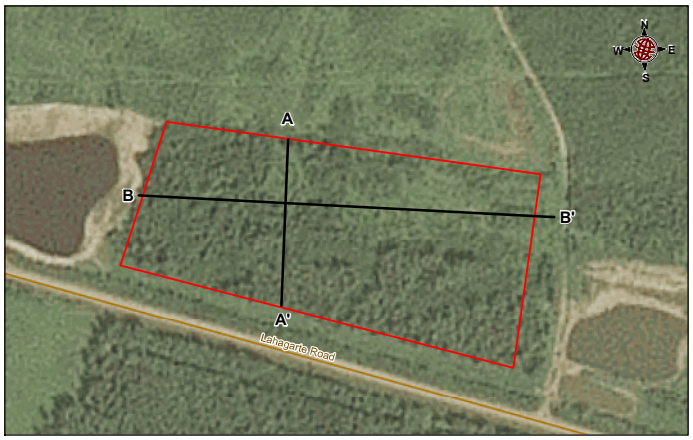
Scale: 1:2,000

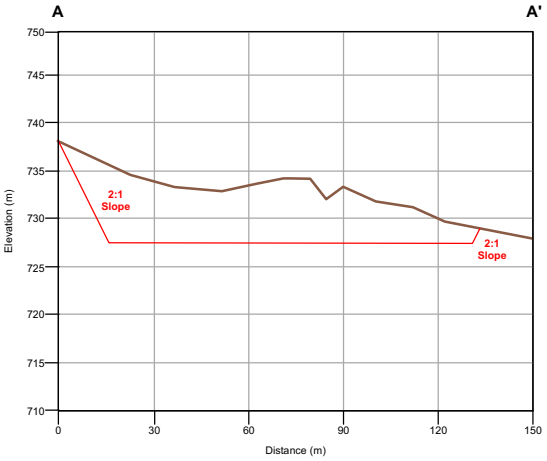
GIS:	CM
Date:	Feb 19, 2020
Revision:	R0
Map ID:	200197OV1

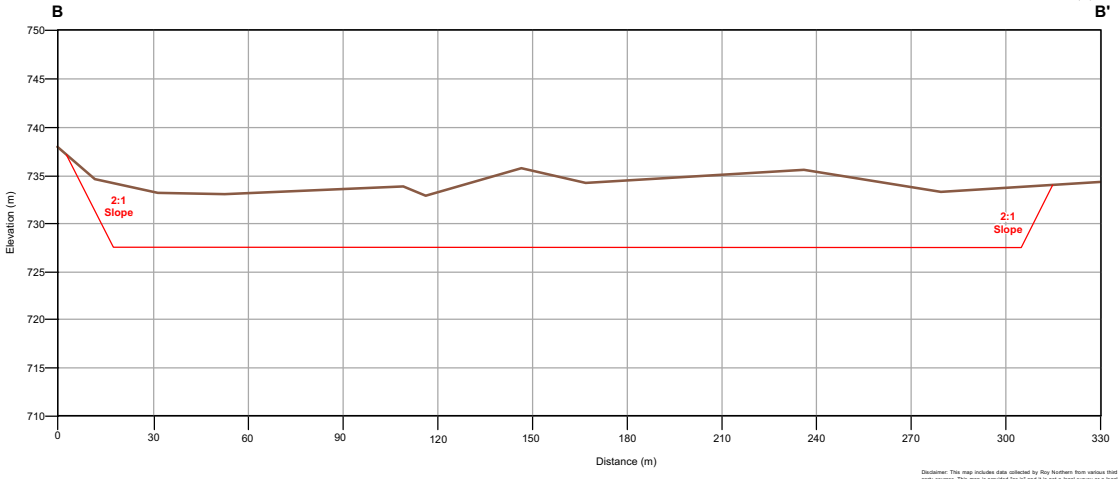
FIGURE 3

ROY NORTHERN Land and Environmental
207, 10139 100 St.
Fort St. John, BC
V1J 3Y6
(250) 261-6644

Path: Y:\Projects\Arsen Hocha\2020 Files\200197\GIS\mxd\200197OV1_3_mine_plan.mxd







Cross-Section Profile Horizontal Scale: 1:3,000
Vertical Exaggeration: 3
Projection: NAD 1983 UTM Zone 10N

ARSEN HOCHA

CROSS-SECTION PROFILES OF CLAY PIT
WITHIN S 1/2 16-83-25, W6M

GIS:	CM
Date:	Feb 19, 2020
Revision:	R0
Map ID:	200197OV1

FIGURE 4

ROY NORTHERN Land and Environmental
207, 10139 100 St.
Fort St. John, BC
V1J 3Y6
(250) 261-6644

Path: Y:\Projects\Arsen Hocha\2020 Files\200197\GIS\mxd\200197OV1_4_cross_section.mxd