



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 68606

**Application Status:** Under LG Review

**Applicant:** Reg Norman Trucking Ltd

**Agent:** Tryon Land Surveying Ltd.

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 10/23/2023

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

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

**Proposal:** Unfortunately there are no benefits to agriculture. It is the nature of gravel pits that the land is greatly disturbed for a length of time.

The business produces gravel that contributes to construction and road maintenance in the region. The land owner (and his parents before him) has operated this gravel pit for years. It is his hope that he can continue to operate it until he retires, at which point he plans to reclaim the land and return it to a natural state.

The next question asks for the "Total material removal area".

Area 4 + 5 = 6.52ha

Proposed expansion area = 7.67

Total = 14.19ha remaining (68% of the NOI amount noted of 20.76ha)

Volume of material to be removed = 410,000 (= 68% of the NOI amount noted of 600,000m<sup>3</sup>)

## Agent Information

**Agent :** Tryon Land Surveying Ltd.

**Mailing Address :**

10201 17th Street

Dawson Creek, BC

V1G 4C3

Canada

**Primary Phone :** (519) 612-1171

**Email :** klush@tryongroup.ca

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 014-436-043

**Legal Description :** THE NORTH EAST 1/4 OF SECTION 29 TOWNSHIP 77 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

**Applicant:** Reg Norman Trucking Ltd

**Parcel Area :** 64.38 ha

**Civic Address :**

**Date of Purchase :** 01/01/1980

**Farm Classification :** No

**Owners**

1. **Name :** Reg Norman Trucking Ltd

**Address :**

[REDACTED]

**Phone :** [REDACTED]

**Cell :** [REDACTED]

**Email :** [REDACTED]

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### **Ownership or Interest in Other Lands Within This Community**

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 014-094-924

**Owner with Parcel Interest :** Reg Norman Trucking Ltd

**Parcel Area :** 54.52 ha

**Land Use Type :** Other

**Interest Type :** Full Ownership

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2. **Ownership Type :** Fee Simple

**Parcel Identifier :** 017-401-445

**Owner with Parcel Interest :** Reg Norman Trucking Ltd

**Parcel Area :** 9.53 ha

**Land Use Type :** Other

**Interest Type :** Full Ownership

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### **Current Use of Parcels Under Application**

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

*None.*

*Please note:*

*1. The actual purchase date of the property is unknown. It was approximately 1980, and noted earlier in the application as Jan 1, 1980.*

*2. A previous NoI application was submitted for this gravel pit, ALC File 52291, and 67409.*

**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).**

*Since the NOI was submitted in March 2023, the applicant did some reclamation work with the approval of EMLI. Areas 2 and 3 have now been graded and when the weather is appropriate, these 2 areas will be*

**Applicant:** Reg Norman Trucking Ltd

*seeded with alfalfa, thus completing reclamation for those 2 areas.*

*Existing gravel pit permit area: 12.77ha*

*Area 1, Fully reclaimed: 2.19ha*

*Areas 2 & 3, Regraded, to be seeded with native grasses in the fall of 2023: 4.06ha*

*Area 4, Long-term workspace for the storage of stockpiles and placement of the crusher that is contracted to come in periodically: 3.41ha*

*Area 5, Next excavation area: 3.11ha*

*Area 6, Leave strip: 0.09ha*

*>>> Remaining excavation & work areas (Areas 4+5): 6.52ha*

*Proposed expansion area: 7.9ha*

*Excavation area: 7.67ha*

*Leave strip: 0.23ha*

*Existing Oil & Gas activity (pipelines, access, wellsite): 9.33ha*

*Naturalized pond: 0.92ha*

*Natural forest: 29.16ha*

*Remainder (setbacks, pockets, possibly impacted): 4.5ha (approx.)*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Other

**Specify Activity :** Forested, agriculture, oil and gas operations

### **East**

**Land Use Type:** Other

**Specify Activity :** Forested, agriculture, oil and gas operations

### **South**

**Land Use Type:** Other

**Specify Activity :** Forested, agriculture, oil and gas operations, gravel pits

### **West**

**Land Use Type:** Other

**Specify Activity :** Forested, agriculture, oil and gas operations

## **Proposal**

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

*Yes*

**Notice of Work Tracking/Reference Number**

**Applicant:** Reg Norman Trucking Ltd

100400398

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

*Yes*

**Notice of Intent (NOI) ID**

67409

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

*Unfortunately there are no benefits to agriculture. It is the nature of gravel pits that the land is greatly disturbed for a length of time.*

*The business produces gravel that contributes to construction and road maintenance in the region. The land owner (and his parents before him) has operated this gravel pit for years. It is his hope that he can continue to operate it until he retires, at which point he plans to reclaim the land and return it to a natural state.*

*The next question asks for the "Total material removal area".*

*Area 4 + 5 = 6.52ha*

*Proposed expansion area = 7.67*

*Total = 14.19ha remaining (68% of the NOI amount noted of 20.76ha)*

*Volume of material to be removed = 410,000 (= 68% of the NOI amount noted of 600,000m<sup>3</sup>)*

**4. Proposal dimensions**

**Total material removal area (0.01 ha is 100 m<sup>2</sup>)** *14.19 ha*

**Maximum depth of material to be removed** *10 m*

**Volume of material to be removed** *410000 m<sup>3</sup>*

**Estimated duration of the project** *30 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.**

*Gravel and sand, with a small amount of clay.*

*About half the material excavated is not suitable for sale and is retained on site and used for reclamation.*

**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.**

*Bulldozer/tractors: 2*

*Excavators: 2*

*Loaders: 3*

*Trucks: 6*

*Crushing takes place periodically, and only as necessary. The equipment is brought to the site by a sub-contractor.*

*There is no washing or blasting.*

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

*The applicant is a farmer also and understands the negative impacts that industrial activity might have on nearby agricultural land.*

*In the decades of operation on this parcel, the applicant has not noted any level of dust that would be concerning to neighbouring properties. There have also been no complaints about dust. If there was*

*excessive dust observed, or any complaints received, the operator would use water to lessen or eliminate the problem. Water could be brought in by truck, or possibly withdrawn from the meltwater collected in a low spot on site.*

**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.**

*Approximately 2.19ha has been reclaimed at the south (Area 1), and Areas 2 & 3 have been graded, with seeding of alfalfa to take place in the fall of 2023. That will bring the total area reclaimed to 6.25ha. Please see the attached site plan.*

*Ultimately, reclamation will involve redistributing the topsoil and overburden reserves, and recontouring the pit to gentle slopes, to be safe and to blend with the natural environment. The area will be seeded with native grasses and/or alfalfa. The land is too poor for agriculture so it will likely be retained as wildlife & pollinator habitat.*

## **Applicant Attachments**

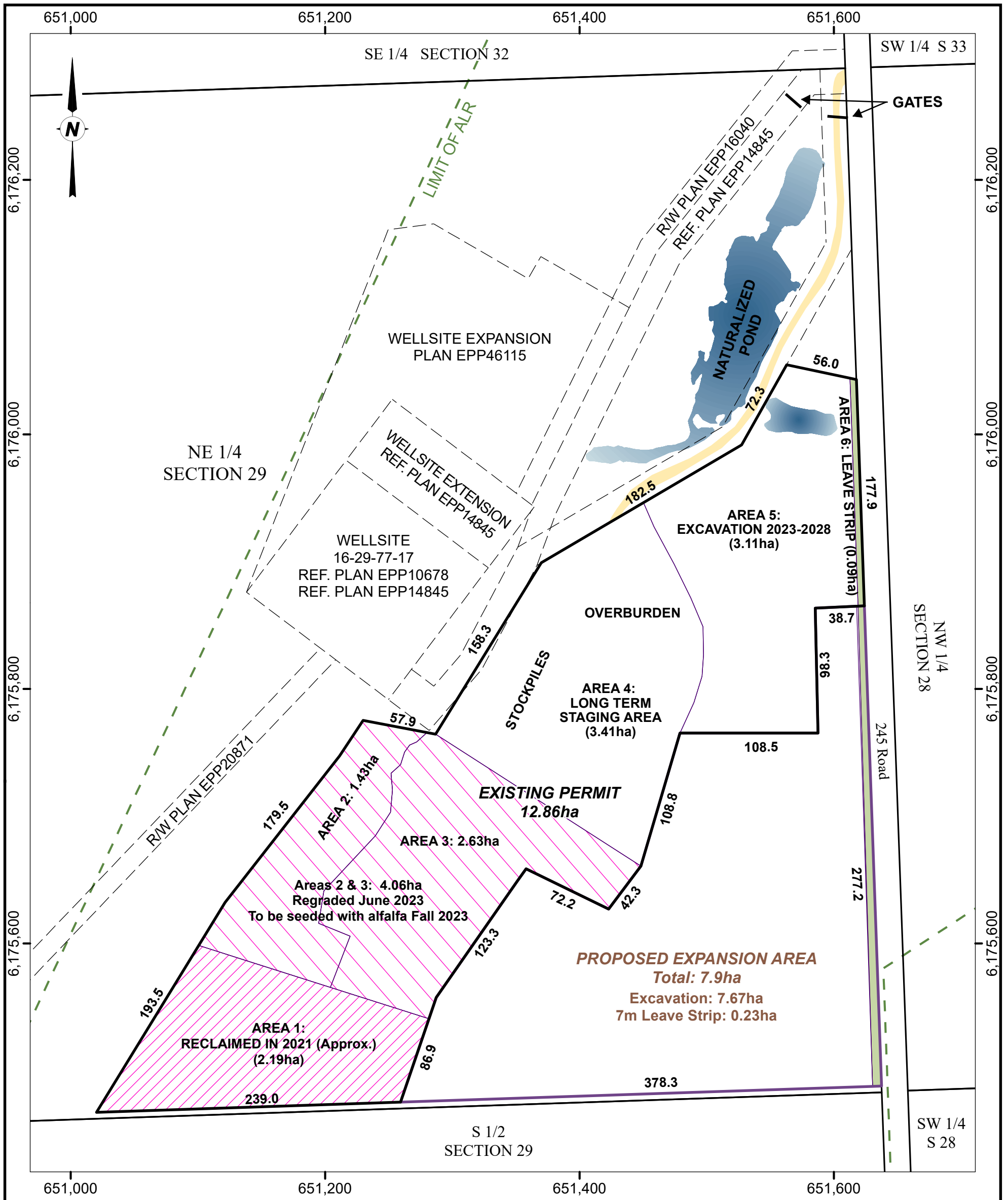
- Agent Agreement - Tryon Land Surveying Ltd.
- Agrologists Report - 68606
- Proposal Sketch - 68606
- Site Plan / Cross Section - 68606
- Other correspondence or file information - Site Plan with image
- Certificate of Title - 014-436-043

## **ALC Attachments**

None.

## **Decisions**

None.



- |                                      |                         |                       |
|--------------------------------------|-------------------------|-----------------------|
| Limit of Current Operation (12.86ha) | Reclaimed               | Surveyed Right of Way |
| Proposed Expansion Area (7.9ha)      | Final Grading Completed | ALR                   |
| Surveyed Property Line               | Access                  |                       |
| Pond                                 | Existing Leave Strip    |                       |
|                                      | Proposed Leave Strip    |                       |

Map Revision 2 - September 2023

Date of air photo & surface survey: Sept 2022  
Source: Tryon Land Surveying

NORMAN PIT LOCATED WITHIN  
NE 1/4 SECTION 29 TOWNSHIP 77 RANGE 17 W6M  
PEACE RIVER DISTRICT  
- SITE PLAN -  
BCGS 93P.078 NTS 93P/10

REG NORMAN TRUCKING



TRYON LAND SURVEYING LTD.

Fort St John  
250-262-0031

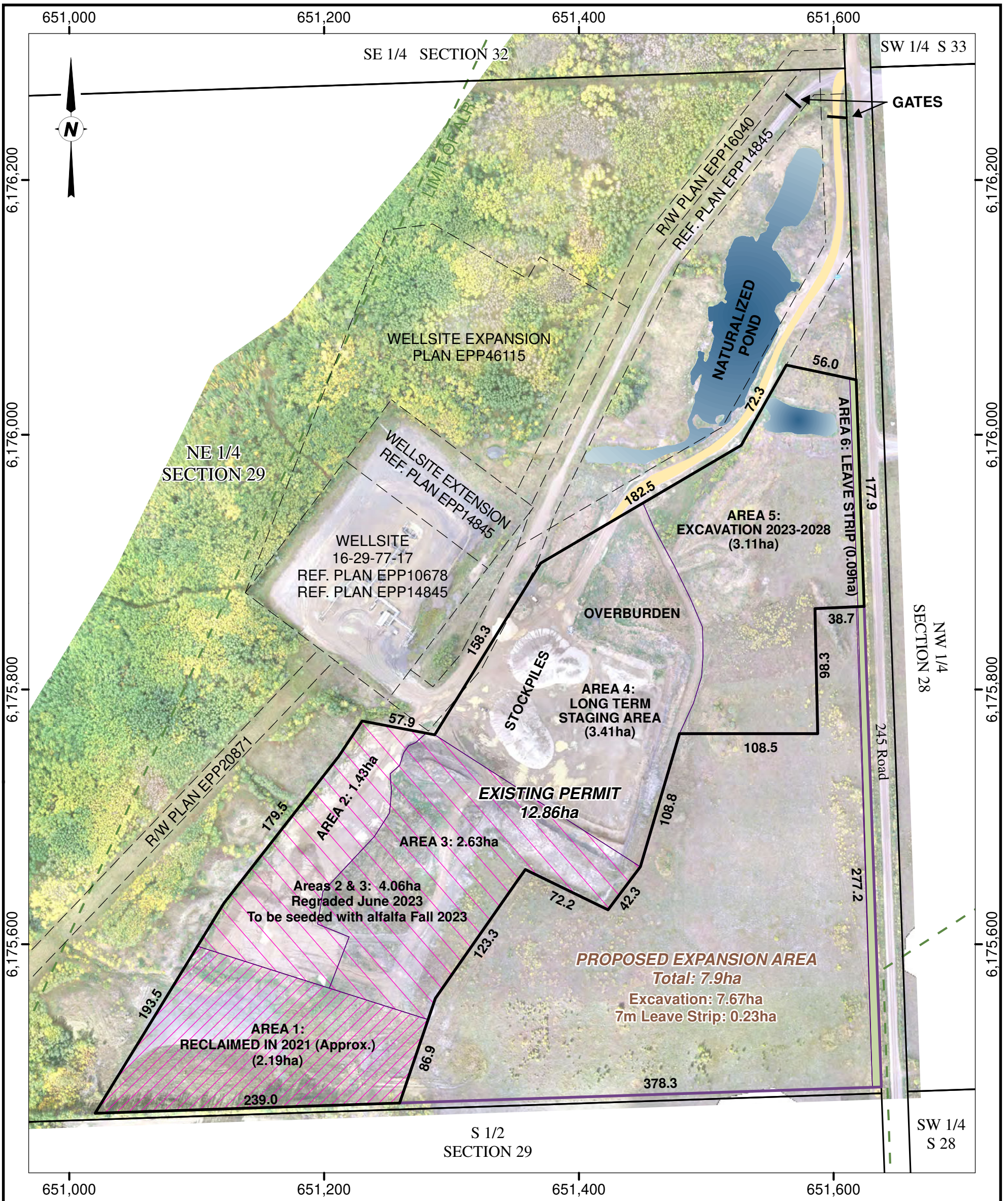
www.TryonGroup.ca

Dawson Creek  
250-782-5868

1:3,007



Projection: UTM Zone 10 NAD83 Map to scale when plotted on a page 280mm x 432mm (B size). All dimensions are in metres and decimals thereof.



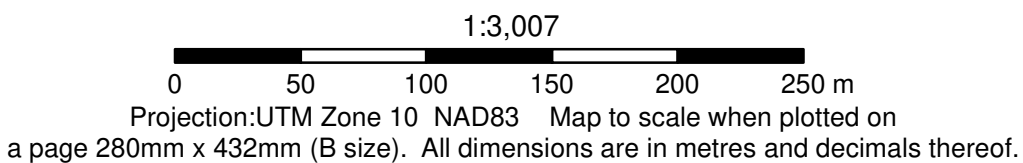
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REG NORMAN TRUCKING

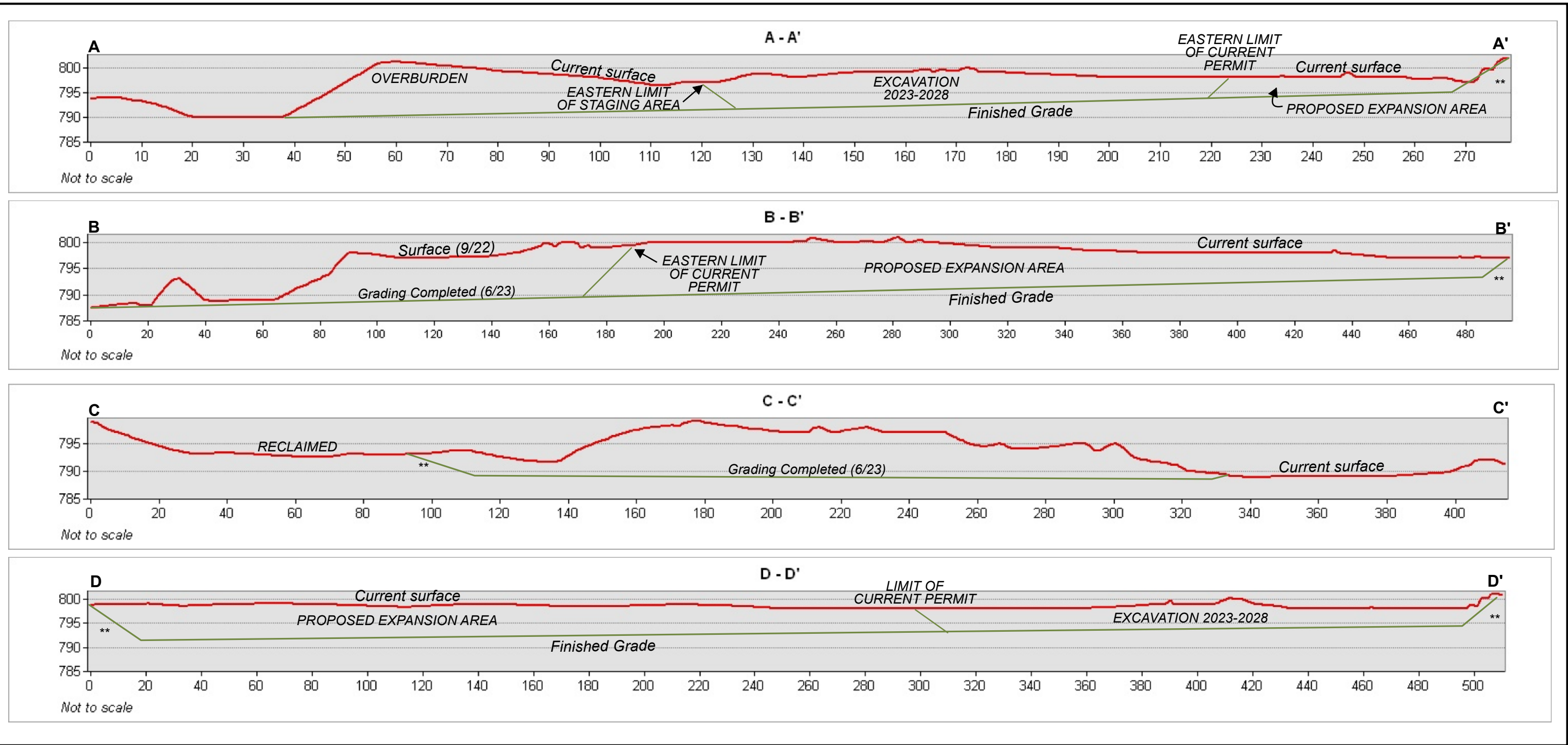


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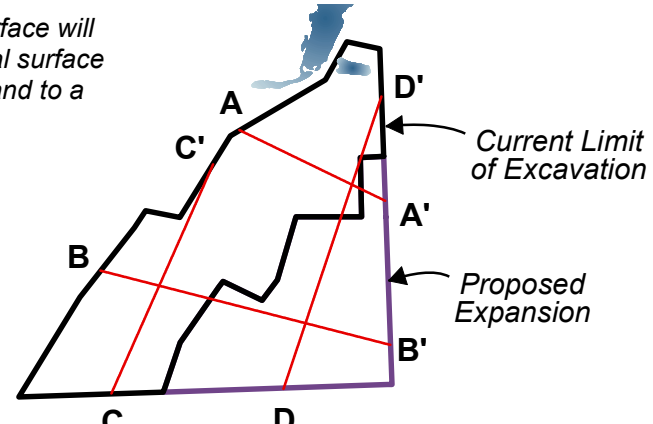
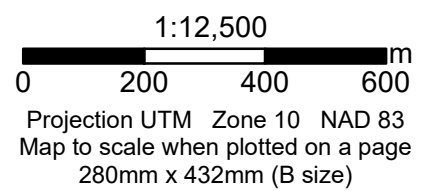


**REG NORMAN TRUCKING**

NORMAN PIT AND PROPOSED EXPANSION  
 LOCATED WITHIN NE 1/4 SECTION 29  
 TOWNSHIP 19 RANGE 17 W6M  
 PEACE RIVER DISTRICT  
 - SITE PROFILES -  
 BCGS 93P.078 NTS 93P/10

Note: Finished grades shown are approximate. The final surface will be graded to resemble the surrounding topography, a natural surface with gentle undulations. This will facilitate the return of the land to a natural state suitable for wildlife habitat.

\*\* Slope minimum 1.5 horizontal to 1 vertical



Rev.	Description	Date (d/m/y)	By
0	Original map prepared	25/10/22	KL
2	Adjustment of finished slope to 1.5:1	06/07/23	KL
3	Updated with Grading of June 2023	21/09/23	KL



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