



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 69698

**Application Status:** Under LG Review

**Applicant:** Tam Nguyen

**Agent:** Tam Nguyen

**Local Government:** Fraser Valley Regional District

**Local Government Date of Receipt:** 11/02/2023

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

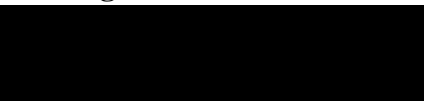
**Proposal Type:** Non-Farm Use (Placement of Fill)

**Proposal:** The proposed drawn and soil filled two areas are estimated about 0.65 acres or approximated to 1/4 of 2.59 acres. The two proposed soil filled areas (sketch is attached here and in email: (ALC.Portal@gov.bc.ca)) are soft, low and damp with about 200-300 cm of water covers which comes from the underground currently. It happens every year starting winter time. We propose the ALC to have the low area of the property filled at least 90 to 120 cm higher levelling the upper ground area with about or less than 0.65 acre of new soil. We estimated and propose to have this soil filling work start around June - 2023 and finished about Oct-2023 at the latest since the weather will be hot and dry. ALC Notice ID: 67748

## Agent Information

**Agent :** Tam Nguyen

**Mailing Address :**



Canada

**Primary Phone :**

**Email :**

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 009-824-898

**Legal Description :** LOT 10 EXCEPT: FIRSTLY: PART 2.59 ACRES SHOWN ON SKETCH 7103SECONDLY: PART SUBDIVIDED BY PLAN 30289, SECTION 28 TOWNSHIP 20 NEW WESTMINSTER DISTRICT PLAN 1723FILE NO. 170629P NGUYEN (2)

**Parcel Area :** 1.32 ha

**Civic Address :** 8309 Thompson Road, Deroche, BC V0M 1H0

**Date of Purchase :** 06/29/2017

**Farm Classification :** No

**Owners**

**Applicant:** Tam Nguyen

1. **Name :** Tam Nguyen

**Address :**



Canada

**Phone :** [Redacted]

**Email :** [Redacted]

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

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 009-824-898

**Owner with Parcel Interest :** Tam Nguyen

**Parcel Area :** 1.32 ha

**Land Use Type :** Residential

**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).**

*There exists one house, a bigger barn, front gate, back and front yard and the low ground area to be soil filled. Surrounding Neighborhood: - North: Jones Rd. & Thompson Rd. South: Mc. Intyre Rd. & Thompson. East: Neighbor fields. West: Neighbor field & Mc. Intyre Rd.*

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

*The proposed drawn and soil filled two areas are estimated about 0.65 acres or approximated to 1/4 of 2.59 acres. The two proposed soil filled areas (sketch is attached here and in email: (ALC.Portal@gov.bc.ca)) are soft, low and damp with about 200-300 cm of water covers which comes from the underground currently. It happens every year starting winter time. We propose the ALC to have the low area of the property filled at least 90 to 120 cm higher levelling the upper ground area with about or less than 0.65 acre of new soil. ALC Notice ID: 67748*

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

*The 2.59 Acres property includes: 1 house, 1 barn, front and back yard. There exists no public water pipes nor electricity power lines run inside the land nor house nor barn. There's no farming.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Agricultural/Farm

**Specify Activity :** North: Jones Rd. & Thompson Rd.

### **East**

**Applicant:** Tam Nguyen

**Land Use Type:** Agricultural/Farm  
**Specify Activity :** Neighbor fields

## **South**

**Land Use Type:** Agricultural/Farm  
**Specify Activity :** South: Mc. Intyre Rd. &Thompson.

## **West**

**Land Use Type:** Agricultural/Farm  
**Specify Activity :** Neighbor field & Mc. Intyre Rd.

## **Proposal**

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

*Yes*

#### **Notice of Intent (NOI) ID**

*67748*

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

*The proposed drawn and soil filled two areas are estimated about 0.65 acres or approximated to 1/4 of 2.59 acres. The two proposed soil filled areas (sketch is attached here and in email: (ALC.Portal@gov.bc.ca)) are soft, low and damp with about 200-300 cm of water covers which comes from the underground currently. It happens every year starting winter time. We propose the ALC to have the low area of the property filled at least 90 to 120 cm higher levelling the upper ground area with about or less than 0.65 acre of new soil. We estimated and propose to have this soil filling work start around June - 2023 and finished about Oct-2023 at the latest since the weather will be hot and dry. ALC Notice ID: 67748*

### **3. Proposal dimensions**

**Total fill placement area (0.01 ha is 100 m<sup>2</sup>)** *0.65 ha*

**Maximum depth of material to be placed as fill** *1 m*

**Volume of material to be placed as fill** *585 m<sup>3</sup>*

**Estimated duration of the project.** *3 Months*

### **4. 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.**

*No*

### **5. What alternative measures have you attempted before proposing to place fill?**

*We'll do leveling with a Bob Cat truck and other carrying soil trucks and other soil carrying vehicles...We'll work during the early morning: 6am - 5pm*

*Reduce vehicles roaring noise: stop engine during filling. Well provide soil sample test if necessary required.*

### **6. Describe the type of fill proposed to be placed.**

*The proposed drawn and soil filled two areas are estimated about 0.65 acres or approximated to 1/4 of 2.59 acres. The two proposed soil filled areas are soft, low and damp with about 200-300 cm of water covers which comes from the underground currently and to be filled with just dirt soil and be concreted later.*

**Applicant:** Tam Nguyen

**7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.**

*Non applicable*

**8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.**

*We'll do leveling with a Bob Cat truck and other carrying soil trucks and other soil carrying vehicles*

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

*We'll work during the early morning: 6am - 5pm. General dirt/ soil clean up on the adjacent road and neighbor areas.*

*Reduce vehicles roaring noise: stop engine during filling. Well provide soil sample test if necessary required.*

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

*Non applicable*

## **Applicant Attachments**

- Agent Agreement - Tam Nguyen
- Site Plan / Cross Section - 69698
- Proposal Sketch - 69698
- Site Photo - INVOICE
- Certificate of Title - 009-824-898

## **ALC Attachments**

None.

## **Decisions**

None.