



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 102184  
**Application Type:** Placement of Fill within the ALR  
**Status:** Submitted to L/FNG  
**Name:** [REDACTED]  
**Local/First Nation Government:** Fraser Valley Regional District

## 1. Parcel(s) Under Application

### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** PARCEL "A" (REFERENCE PLAN 5701) NORTH WEST QUARTER SECTION 35  
TOWNSHIP 20 NEW WESTMINSTER DISTRICT  
**Approx. Map Area** 12.15 ha  
**PID** 000-535-532  
**Purchase Date** Nov 15, 1999  
**Farm Classification** Yes  
**Civic Address** 39088 Hawkins Pickle Road, Deroche BC V0M 1G0  
**Certificate Of Title** title-1977063.pdf

| Land Owner(s) | Organization                         | Phone      | Email                    | Corporate Summary                                    |
|---------------|--------------------------------------|------------|--------------------------|--|
| [REDACTED]    | VANDEBURGT FARMS LTD., INC.NO.310487 | [REDACTED] | [REDACTED]<br>[REDACTED] | [REDACTED]<br>Farms Ltd.<br>Corporate<br>Summary.pdf |

**Parcel #2**

**Parcel Type** Fee Simple

**Legal Description** PARCEL "B" (REFERENCE PLAN 14699) NORTH EAST QUARTER SECTION 34  
TOWNSHIP 20 NEW WESTMINSTER DISTRICT

**Approx. Map Area** 11.45 ha

**PID** 000-535-524

**Purchase Date** Nov 15, 1999

**Farm Classification** Yes

**Civic Address** 39088 Hawkins Pickle Road, Deroche BC V0M 1G0

**Certificate Of Title** title-1977050.pdf

| Land Owner(s) | Organization             | Phone        | Email                               | Corporate Summary                              |
|---------------|--------------------------|--------------|-------------------------------------|--|
| [REDACTED]    | [REDACTED]<br>[REDACTED] | [REDACTED] 5 | [REDACTED]@[REDACTED]<br>[REDACTED] | Vandeburgt Farms Ltd.<br>Corporate Summary.pdf |

**Parcel #3**

**Parcel Type** Fee Simple

**Legal Description** PARCEL "A" (REFERENCE PLAN FEE DEPOSITED 20641E) SOUTH WEST QUARTER  
SECTION 2 TOWNSHIP 21 NEW WESTMINSTER DISTRICT

**Approx. Map Area** 3.66 ha

**PID** 000-535-541

**Purchase Date** Nov 15, 1999

**Farm Classification** Yes

**Civic Address** 39088 Hawkins Pickle Road, Deroche BC V0M 1G0

**Certificate Of Title** STSR4079245.pdf

| Land Owner(s) | Organization | Phone | Email | Corporate Summary |
|---------------|--------------|-------|-------|-------------------|
|---------------|--------------|-------|-------|-------------------|

Vandeburgt Farms Ltd.  
Corporate Summary.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

|                              |                          |
|------------------------------|--------------------------|
| Type                         | Third-Party Agent        |
| First Name                   | Patrick                  |
| Last Name                    | Dobbyn                   |
| Organization (If Applicable) | Leif Sustainability Ltd. |
| Phone                        | 6047272134               |
| Email                        | pdobbyn@shaw.ca          |

4. Government

Local or First Nation Government: Fraser Valley Regional District

5. Land Use

Land Use of Parcel(s) under Application

|   |   |
|---|---|
| Describe all agriculture that currently takes place on the parcel(s). | All 3 properties within the ALR are currently seeded to rye and grass mixture. A 4th property, not in the ALR, PID 000-535-583 is also seeded to rye and grass. |
| Describe all agricultural improvements made to the parcel(s).         | No Agricultural Improvements.   |

**Describe all other uses that currently take place on the parcel(s).**

A portion of 000-535-524 is currently being utilized as a temporary stockpiling area for ongoing work at Norrish Creek. The project involves clearing the creek to ensure bridge safety and restore fish habitats, with full authorization from Fisheries and support from local Indigenous communities.

**Land Use of Adjacent Parcels**

|              | <b>Main Land Use Type</b>  | <b>Specific Activity</b>                  |
|--------------|----------------------------|---|
| <b>North</b> | Transportation / Utilities | Railway line                              |
| <b>East</b>  | Unused                     | Nicomén Slough                            |
| <b>South</b> | Unused                     | Norrish Creek                             |
| <b>West</b>  | Unused                     | Norrish Creek and Norrish Creek spill out |

**6. Proposal**

**Has the ALC previously received an application or Notice of Intent for this proposal?** Yes

**Application or NOI ID** 64718

**What is the purpose of the proposal?**

The purpose of this proposal is to enhance the agricultural potential of the land through soil importation, which will create a more consistent and productive farming area with a uniform grade and improve drainage by managing excess water. By raising the land's elevation, we aim to reduce the risk of water overflow from Nicomen Slough and Norrish Creek, protecting crops and increasing productivity. Additionally, the project will reclaim 0.61 hectares of overgrown land that has become inaccessible to machinery, allowing for its reintegration into active agricultural use. The topsoil will be stripped and stockpiled, and subsoils will be imported and distributed to create a more consistent grade overall. Following regrading, stockpiled soils will be re-applied in preparation for agriculture operations. This will allow for greater yields and more success with existing crops and to create the possibility for other crops to be grown including perennials. Once this project is completed the land capability is expected to be improved from a 4IWT to a 2W on the 18.5 hectare area and from a 5EIW to a 2W on the 1.1 hectare portion.

**Placement of Fill Project Duration** 2 years

#### **Fill to be Placed**

**Volume** 185000 m<sup>3</sup>

**Area** 185000 m<sup>2</sup>

**Maximum Depth** 1 m

**Average Depth** 1 m

#### **Fill already Placed**

**Volume** 0 m<sup>3</sup>

**Area** 0 m<sup>2</sup>

**Maximum Depth** 0 m

**Average Depth** 0 m

**Describe the type of soil proposed to be removed.** A mixture of clay, hardpan, and silt amended with organic matter. Prior to arrival on to the land, all fill will be tested and records of testing will be kept for the duration of the project. There will be no prohibited fill placed on the properties.

**What alternative measures have you considered or attempted before proposing to place fill?** Currently, the land is plowed to expose wet soils in an effort to accelerate drying before seeding. Lower areas that retain too much moisture are not seeded to prevent equipment from becoming stuck. Over the years, various makeshift methods have been employed to reinforce the watercourses in an attempt to prevent overflow and control flooding.

**What steps will be taken to reduce impacts to surrounding agricultural land?** This field is naturally enclosed by watercourses on the east, south, and west, with a railway bordering the north. The proposed work poses no negative impacts on surrounding agricultural land.

**Proposal Map / Site Plan** Proposal Map and Site Plan.pdf

**Cross Sections** Cross Section Note.pdf

**Reclamation Plan**

Final Report - 39088 Hawkins Pickle\_September 4, 2024.pdf

## 7. Optional Documents

**Type**

**Description**

**File Name**