Provincial Agricultural Land Commission - Applicant Submission

Application ID:	101771
Application Type:	Placement of Fill within the ALR
Status:	Submitted to L/FNG
Name:	Hancock et al.
Local/First Nation Government:	Fraser Valley Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type	Fee Simple
Legal Description	LOT 2 EXCEPT: FIRSTLY: PARCEL "B" (REFERENCE PLAN 7565) SECONDLY: PARCEL "A" (EXPLANATORY PLAN 17194); SECTION 11 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN 4333
Approx. Map Area	1.86 ha
PID	011-062-355
Purchase Date	Aug 24, 2023
Farm Classification	No
Civic Address	35225 Dale Road, Fraser Valley, BC V2V 0B7
Certificate Of Title	STSR4056585.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Doug Hancock	Not Applicable	[redacted]	[redacted]	Not Applicable

Sheri Hancock	Not Applicable	[redacted]	[redacted]	Not Applicable

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	Renee
Last Name	Larsen
Organization (If Applicable)	Associated Engineering
Phone	2502754412
Email	larsenr@ae.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).	No agricultural practices currently take place on parcel.
Describe all agricultural improvements made to the parcel(s).	No agricultural improvements on parcel.
Describe all other uses that	residential

currently take place on the parcel(s).

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Other	Directly to North is Lagace creek Slough
East	Residential	Directly East is a residential property
South	Other	Dale Road ROW
West	Other	Lagace Creek/Lagace Creek Slough

6. Proposal

Has the ALC previously received an application or Notice of Intent for this proposal? No

What is the purpose of the proposal? The Hancock's are planning on developing the parcel as a home/business, with a new house on the southern portion and a tree farm on the North portion of the parcel. This proposal will directly benefit agriculture as this land is currently under utilized and generally floods in wetter seasons. With bringing in fill material, the Hancock's can develop the land into a tree farm. The grading design represents raising the current parcel elevation to minimize flooding of lower lying lands.

Placement of Fill Project Duration Up to 1 year of fill placement

	Fill to be Placed
Volume	17000 m^3
Area	11265 m^2
Maximum Depth	2.3 m
Average Depth	1.2 m

	Fill already Placed
Volume	0 m^3
Area	0 m^2
Maximum Depth	0 m
Average Depth	0 m

Describe the type of soil proposed to be removed.	Before bringing in fill material, the existing topsoil on the parcel will be stripped, stockpiled, and then replaced on top of the fill material. The fill material will be coming from contractor excavated material at Doug Hancock's discretion. The specifics are yet to take place, but the expectation is to take material from a construction site within the valley and be placed on this parcel. It is expected that material will be a mix glacial/fluvial sands and gravels and rock. The fill material will be tested for any contamination before placement onto the parcel.
What alternative measures have you considered or attempted before proposing to place fill?	Due to the low topography of this parcel it is susceptible to flooding. Fill material is the only way to ensure that structures and farming practice could be viable.
What steps will be taken to reduce impacts to surrounding agricultural land?	To avoid sediment entering the creek, silt fencing will be placed along the boundary of the parcel. Grading of the lot has also considered drainage pathways as to avoid and unnecessary pooling on surrounding parcels.
Proposal Map / Site Plan	C-101.pdf
Cross Sections	C-102.pdf
Reclamation Plan	Hancock_reclamation_rpt.pdf

7. Optional Documents

Type	Description	File Name
Other files that are related	kmz of parcel location	011062355.kmz

Other files that are related	Existing topography survey	7177-TOPO FINAL 24-06-27.pdf