



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101637
Application Type: Placement of Fill within the ALR
Status: Submitted to L/FNG
Applicant: Mennie et al.
Local/First Nation Government: Fraser Valley Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 12 SECTION 11 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN 3529
Approx. Map Area 4.36 ha
PID 001-867-211
Purchase Date Aug 16, 2013
Farm Classification No
Civic Address 10940 Stave Lake Rd
Certificate Of Title title-1923707.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Dawne Mennie	Not Applicable			Not Applicable
Sean Mennie	Not Applicable			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 John
Last Name Paul
Organization (If Applicable) No Data
Phone [REDACTED]
Email [REDACTED]

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). This property was historically used for hay production during the summer months, as it was historically flooded during the fall and winter. The present owner was able to produce hay on the fields in the first few years after purchasing it in 2013. The owner is no longer able to farm this property because of water inundation throughout the year.

In recent years, two changes have occurred that result in water inundation throughout the year, including the summer months.

1. the water table in the area is high during the summer months as well because of the need to keep water in Hatzic Lake resulting in water backing up in the streams, and

2. Legace Creek was last dredged in 2014 or 2015, and is now silted up as a result of soil erosion due to logging activity upstream.

As a result, there is no longer capability for any kind of agriculture on this property.

Describe all agricultural improvements made to the parcel(s).

Consistent with activity on neighbouring properties, the owner allowed fill to be imported on the property in an attempt to improve the land so that it could be farmed again. No applications were made for the imported fill, and the process was stopped. The land owner was unaware of the requirements of the Water Sustainability Act.

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

This is the primary residence for the owners of the property. Main home approximately 320 m2 including attached garage. 72 m2 detached shop.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Unused	land is too flooded for most of the year to allow any agricultural activity
East	Agricultural / Farm	appears to be some pasture or forage crops on some of the property. Some fill was added as well
South	Agricultural / Farm	appears to be blueberry farm
West	Agricultural / Farm	hay and pasture land

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 purpose of this proposal is to allow this property to be farmed. The present owners have farmed this property since 2013, however, changes in the management of Hatzic Lake and the lack of dredging Legace Creek have

resulted in this property being flooded throughout the year. The documented agricultural capability ranges from 3W to 6W. With the changes in the water level of Hatzic Lake during the summer, most of this property now has an agricultural capability of 5WI or 6WI. The purpose of this proposal is two-fold 1. Remediate the estimated 11,550 m² of fill that was imported without permission in 2022. The depth of this imported material averages approximately 1.5 m, is structural material, contains some large rocks and other debris, and cannot be used for agriculture. Approximately 50% of the imported material will be moved to the eastern side of the property, which would allow this area to be farmed as well. The relocation of this material, resulting in approximately 0.75 m depth of soil will allow the larger rocks and other debris to be removed from this material. 2. Add an estimated 6,500 m³ of topsoil to provide 0.5 m depth of topsoil on top of the previously imported structural fill. This will allow crops to be grown on this property. The works will also include compliance with the Water Sustainability Act.

Placement of Fill Project Duration Two years

Fill to be Placed

Volume	6500 m ³
Area	13000 m ²
Maximum Depth	0.5 m
Average Depth	0.5 m

Fill already Placed

Volume	11550 m ³
Area	7700 m ²
Maximum Depth	2 m
Average Depth	1.5 m

Describe the type of soil proposed to be removed.	<p>The 11,500 m3 of fill that was already placed without permission consists of structural fill containing some rocks and other debris. The larger rocks and debris will be removed.</p> <p>The 6,500 m3 of additional fill requested consists of topsoil from another industrial or residential development site.</p>
What alternative measures have you considered or attempted before proposing to place fill?	<p>The present owners have farmed this property in the first years that they owned it. The changes in management of Hatzic Lake to maintain higher water levels during the summer, and the lack of dredging in Legace Creek have resulted in year-round flooding of the property. There are no alternative measures possible given the streams and waterways that are on the land that are directly tied to Hatzic Lake. Dredging the creek will help remove some of the silt resulting from erosion following logging activities upstream, but this is beyond the owner's control.</p>
What steps will be taken to reduce impacts to surrounding agricultural land?	<p>The proposed fill will be in compliance with the Water Sustainability Act, and will not impact surrounding properties.</p>
Proposal Map / Site Plan	10940 Stave Lake plan view.jpg
Cross Sections	10940 Stave Lake plan view.jpg
Reclamation Plan	Professional Agrologist Report August 14 2024.pdf

7. Optional Documents

Type	Description	File Name
Professional Report	agrologists report	Professional Agrologist Report August 14 2024.pdf