



Provincial Agricultural Land Commission - Applicant Submission

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|--------------------------------|---|
| Application ID: | 104786 |
| Application Type: | Removal of Soil (Extraction) and Placement of Fill within the ALR |
| Status: | Submitted to L/FNG |
| Name: | Higgins et al. |
| Local/First Nation Government: | Fraser Valley Regional District |

1. Parcel(s) Under Application

Parcel #1

| | |
|----------------------|--|
| Parcel Type | Fee Simple |
| Legal Description | LOT 17 SECTION 8 TOWNSHIP 22 NEW WESTMINSTER DISTRICT PLAN 51689 |
| Approx. Map Area | 8.81 ha |
| PID | 004-982-878 |
| Purchase Date | Jun 30, 2017 |
| Farm Classification | Yes |
| Civic Address | 1162 Iverson Road, Columbia Valley, BC |
| Certificate Of Title | TITLE-HB9620-PID-004-982-878.pdf |

| Land Owner(s) | Organization | Phone | Email | Corporate Summary |
|----------------|----------------|-------|-------|-------------------|
| Robert Higgins | Not Applicable | | | Not Applicable |
| Sharon Higgins | 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 Tayler
Last Name Rodriguez
Organization (If Applicable) Tuya Construction Ltd.
Phone 6047988565
Email tayler@tuyaconstruction.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). The property at 1162 Iverson Road in Columbia Valley is primarily utilized for grain (hay) farming.

Describe all agricultural improvements made to the parcel(s). No improvements have been made to 1162 Iverson Road.

Describe all other uses that currently take place on the parcel(s). There is also a residential home on the property.

Choose and describe neighbouring land uses

| | Main Land Use Type | Specific Activity |
|-------|---------------------|-------------------------|
| North | Agricultural / Farm | Residential / Farm Land |
| East | Agricultural / Farm | Residential / Farm Land |
| South | Agricultural / Farm | Residential / Farm Land |
| West | Agricultural / Farm | Residential / Farm Land |

6. Proposal

Are you removing soil and placing fill in order to build a structure? No

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

Application or NOI ID 103220

What is the purpose of the proposal? Fill was brought into site that was requested by the landowner to bring the area to grade and landscape it. Once the material was already placed we were notified that we needed to obtain a permit for importing soil. The purpose of this proposal is to request to leave the already imported, landscaped and seeded material on site.

Placement of Fill Project Duration 0

Removal of Soil Project Duration 0

| | Soil to be Removed | Fill to be Placed |
|---------------|--------------------|-------------------|
| Volume | 0 m ³ | 0 m ³ |
| Area | 0 m ² | 0 m ² |
| Maximum Depth | 0 m | 0 m |
| Average Depth | 0 m | 0 m |

| | Soil already Removed | Fill already Placed |
|---|---|----------------------------|
| Volume | 0 m ³ | 400 m ³ |
| Area | 0 m ² | 400 m ² |
| Maximum Depth | 0 m | 2 m |
| Average Depth | 0 m | 1 m |
| Describe the type, origin and quality of fill proposed to be placed. | Top soil from Maple Falls Road and Kosikar Road. Quality sediment from the local Blue Creek kettle. All fill is deemed not contaminated and is being used to level the property to prevent flooding and run offs. Top soil has been levelled out and grass seed planted as per attached photos. | |
| Describe the type of soil proposed to be removed. | No soil intended to be removed | |
| What alternative measures have you considered or attempted before proposing to place fill? | We evaluated whether the site could be regraded using existing on-site materials without the need to import fill. However, the native soils lacked the necessary volume and structural stability to achieve the desired grade and compaction, making this option unfeasible. Given these considerations, the placement of fill was determined to be the most effective and practical solution to level the property for its intended use, while still complying with applicable regulations and minimizing environmental disturbance. | |
| What steps will be taken to reduce impacts to surrounding agricultural land? | Minimal amount of fill was placed to backfill an old driveway along the road and is not near any agriculturally sensitive areas. | |
| Proposal Map / Site Plan | 1162_Iverson Site-Plan - R11.pdf | |
| Cross Sections | 1162_Iverson Site-Plan - R11.pdf | |
| Reclamation Plan | Reclamation plan 1162.docx | |

Is your proposal for aggregate extraction or placer mining? No

7. Optional Documents

| Type | Description | File Name |
|-------------------------------|--|------------------|
| Photo of the Application Site | Photo of grass seed on top of top soil | IMG_2945001.heic |
| Photo of the Application Site | Site photo of grass seeded on top of topsoil | IMG_2946.heic |