

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61544

Application Status: Under LG Review

Applicant: Paul Thorpe

Agent: Cody Thorpe

Local Government: Peace River Regional District

Local Government Date of Receipt: 10/15/2020

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

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

Proposal: The purpose of this proposal is to improve and expand the farmable land on the parcel in question. The south west corner of the parcel is becoming unfarmable due to loss of land eroding into the creek. The land is sloughing away causing a large dip in the land, making a large section of that field unable to be farmed safely. The fill is being proposed to level out and stabilize the eroding bank to allow for more land to be farmed for hay.

Agent Information

Agent: Cody Thorpe

Mailing Address:

[REDACTED]

Primary Phone:

Email:

[REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 014-330-580

Legal Description: SW 1/4 OF SEC 15 TP 79 R 16 W6M PEACE RIVER EXC PL 23887

Parcel Area: 65.5 ha

Civic Address: 3986 214RD

Date of Purchase: 05/25/2007

Farm Classification: Yes

Owners

1. **Name:** Paul Thorpe

Address:

[REDACTED]

Phone:

Email:

[REDACTED]

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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).

The parcel of land of which the fill is being proposed to be placed is 11 acres of hay field. The land is farmed for square hay bales. Previously, it was also used to summer 3 horses.

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

The entrance into the parcel has been properly built to allow easier access by farm equipment and vehicles. The land has been removed of trees and rocks to make for a more efficient hay field. The fill is being added to the southwest corner of the lot because the bank is sloughing into the creek, making that section of land unfarmable. The fill is being requested to be placed into the corner the flatten the area to make it farmable again.

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

There is a double wide modular that is on this section of land. The house owner has a small lawn measuring about 0.5 of an acre and a small vegetable garden for growing tomatoes, spinach, raspberries and strawberries.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Cow and horse farmer

East

Land Use Type: Agricultural/Farm

Specify Activity: Cow farmer

South

Land Use Type: Agricultural/Farm

Specify Activity: Hay field

West

Land Use Type: Agricultural/Farm

Specify Activity: Cow pasture

Proposal

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

No

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

The purpose of this proposal is to improve and expand the farmable land on the parcel in question. The south west corner of the parcel is becoming unfarmable due to loss of land eroding into the creek. The land is sloughing away causing a large dip in the land, making a large section of that field unable to be

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farmed safely. The fill is being proposed to level out and stabilize the eroding bank to allow for more land to be farmed for hay.

3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.11 ha*

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

Volume of material to be placed as fill *30 m³*

Estimated duration of the project. *1 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 attempted to rebuild the fence and clear and deadbrush to allow and promote new tree growth hoping to stabilize the bank with roots. Unfortunately with all the rain and flooding in the last few years and the volume of snow we get during the winter the tree roots are unable to provide any form of stability.

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

The fill is clean, plain soil from the side of the 214 road where we live. The soil is primarily dirt with a small amount of clay which is natural in the type of farmland soil in northern bc Dawson creek area.

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.

The fill is from the side of the rest of the 1/4 section owned by Paul Thorpe. All of the soil was thoroughly checked and cleared of all rocks, plants and debris, to ensure cleanliness and integrity of the soil.

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.

There will be two types of equipment that will be located on the parcel for placement and distribution of the proposed fill. The first piece of equipment will be a dump truck. The dump truck will carry the fill to the edge of the sloughing bank and be dumped accordingly. The second piece of equipment being used is a tractor and scoop bucket. The tractor and scoop bucket will be used to pick up and meticulously place the fill as well as spreading and flattening the fill by back blading of the bucket.

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

The unsure there is no negative effects or impacts on any of the neighbouring land as well as the local creek bank and bed, many measures will be put into place. First, make sure the dump truck stays on its designated path as to not disrupt or damage any of the crop field it will be driving across. Secondly, we will be using oil pads to catch any potential brake or hydronic line leakage to ensure the soil doesn't get contaminated. Thirdly, all the soil will be checked and inspected prior to both loading and dumping, to ensure no unwanted or contaminated soil. Next, both the dump truck and trailer will be washed prior to entry onto all land to ensure nothing else can be brought onto the land, such as invasive plant species or contaminated substances. Finally, the tractor will only place small amounts of soil at a time to prevent and spillage of soil down into the embankment and the creek.

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.

As stated previously, all the soil is already coming from the edge of the same parcel of land that is currently being farmed with the same hay product. Secondly, all the soil will be raked and hand picked through to remove and large rocks, weeds, bushes, garbage and any other potential substances not native to the soil. Once all the soil has been loaded into the dump truck and dumped, the soil will once again be checked before loading up in the tractor and checked a third time once it's being spread and levelled on the

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area in question.

Applicant Attachments

- Agent Agreement - Cody Thorpe
- Proposal Sketch - 61544
- Site Plan / Cross Section - 61544
- Certificate of Title - 014-330-580

ALC Attachments

None.

Decisions

None.