



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65028

Application Status: Submitted to ALC

Applicant: Salinder Kullar

Agent: Mudhar Aspyr Homes Inc.

Local Government: District of North Cowichan

ALC Date of Receipt: 03/08/2022

Proposal Type: Notice of Intent (Placement of Fill)

Proposal: Purpose of this proposal is to advise the ALR that a new single family dwelling will be constructed on this land. All soil that is excavated will remain on the land. No soil will be brought into the land. No soil will leave the land.

The only fill that will be brought in will be aggregate material, such as crushed gravel and sand, to be placed inside the site footprint of the home and accessory buildings; it will serve as base material to the slab flooring.

Benefit of this development will be having the owners living on the land, they are able to maintain the harvesting of hay and to scale the possibilities of expanding the farming operation.

Agent Information

Agent: Mudhar Aspyr Homes Inc.

Mailing Address:

Primary Phone:

Email:

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 008-334-463

Legal Description: PARCEL A (DD 67328I) OF SECTION 9, RANGE 7, SOMENOS DISTRICT, EXCEPT: PLANS 504 BL, 45592, AND EPP1597

Parcel Area: 2.7 ha

Civic Address:

Date of Purchase: 09/12/2016

Farm Classification: Yes

Owners

1. **Name:** Salinder Kullar

Address:

Phone:

Email:

Ownership or Interest in Other Lands Within This Community

- Ownership Type:** Fee Simple
Parcel Identifier: 024-740-721
Owner with Parcel Interest: Salinder Kullar
Parcel Area: .167 ha
Land Use Type: Residential
Interest Type: Full Ownership
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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 current farming activities on the land consists of growing, harvesting and baling of hay.
- 2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**
No improvements have been made to the parcel.
- 3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
There is no non-agricultural uses that currently take place on the parcel.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: Residential home

East

Land Use Type: Residential
Specify Activity: Residential home

South

Land Use Type: Agricultural/Farm
Specify Activity: Hay harvesting

West

Land Use Type: Unused
Specify Activity: Vacant unused land

Proposal

- 1. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.**

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2. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.13 ha*

Maximum depth of material to be placed as fill *0.40 m*

Volume of material to be placed as fill *528 m³*

Estimated duration of the project. *1 Years 2 Months*

3. 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

4. What alternative measures have you attempted before proposing to place fill?

No alternative measures are possible. BC Building Code and the District of North Cowichan both require the slab to have a base of sand and crushed gravel.

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

Clear crushed gravel, sand and concrete.

6. 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 aggregate fill will be provided by local yard in the District of North Cowichan. The fill has not been qualified by a professional. The fill will only serve as a structural base for the SFD.

7. 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.

Excavator and slinger will place the fill into the locations required. Once complete, the machinery will be removed from site.

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

Soak the soil to avoid excessive dust. Safe use of the machinery and ensure maintenance is up to date to ensure no machinery oils or gasses are leaked.

9. 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.

All excavated soil to be redistributed over the land as natural nutrient soil fertilizer. This measure ensures that the soil stays on the land.

Applicant Attachments

- Agent Agreement-Mudhar Aspyr Homes Inc.
- Proposal Sketch-65028
- Site Plan / Cross Section-65028
- Certificate of Title-008-334-463

ALC Attachments

None.

Decisions

None