



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

July 6, 2006

Reply to the attention of Simone Rivers

Floyd and Wanda Jackson  
PO Box 212  
Hixon, B.C. V0K 1S0

Dear Mr. and Mrs. Jackson:

**Re: Application #N-36721**  
**Part of the South West ¼ of District Lot 2922, Cariboo District**

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the above noted land (± 54.6 ha) into the Agricultural Land Reserve. The application was submitted pursuant to Section 17(3) of the *Agricultural Land Commission Act* (the "ALC Act").

The Commission writes to advise that it approved the application and the inclusion of the above noted land into the Agricultural Land Reserve. The land is now subject to the *ALC Act* and Regulation. The decision noted above is recorded as Resolution #338/2006 and shown on the attached map.

It is our understanding that the Integrated Land Management Bureau will inform the Registrar of Land Titles of the ALR status of the property when the title is transferred.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

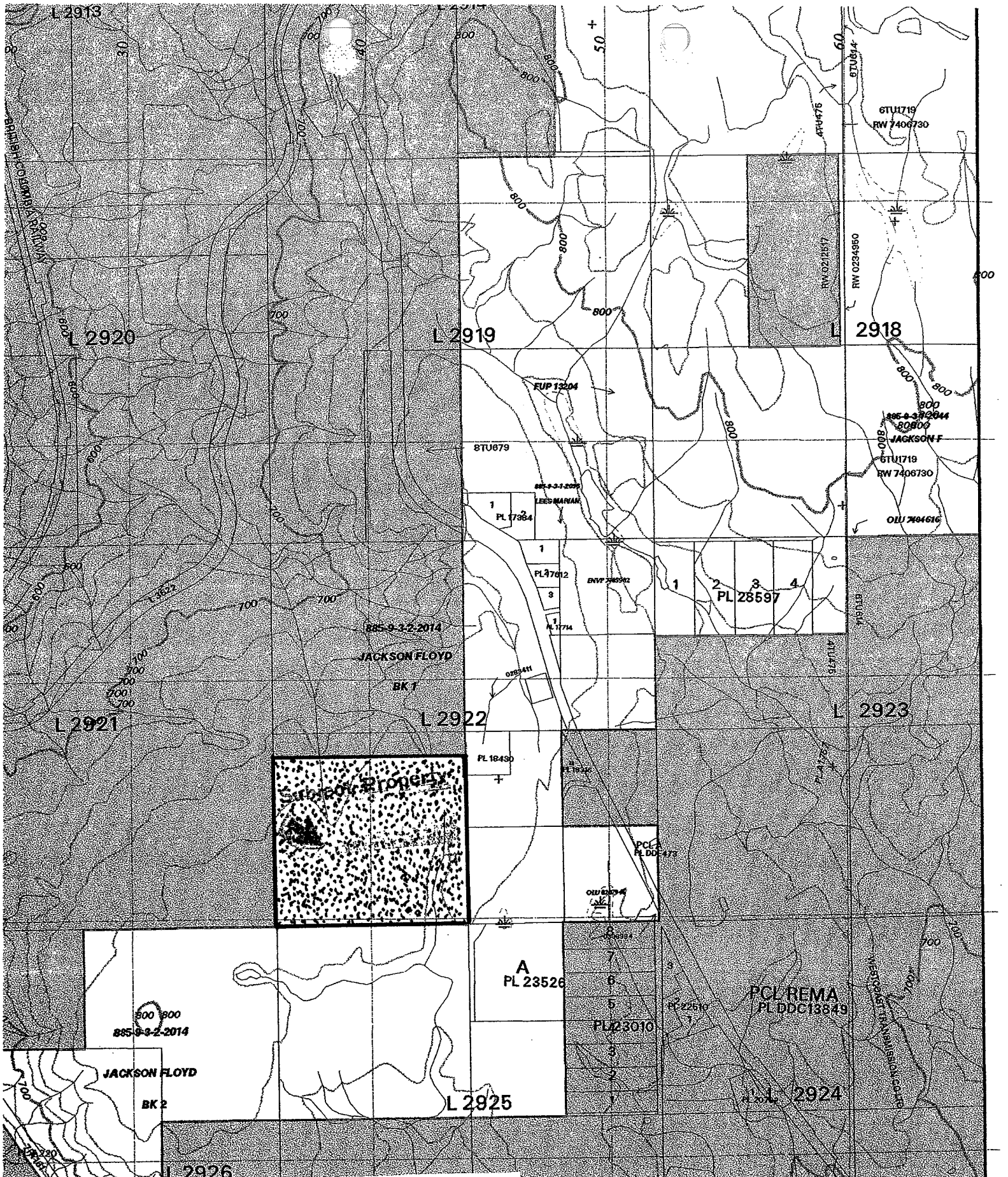
Per:

A handwritten signature in black ink, appearing to read "Erik Karlsen". The signature is written in a cursive, flowing style.


Erik Karlsen, Chair

cc: Attn: Eileen Kostian - Integrated Land Management Bureau,  
200 - 1488 - 4<sup>th</sup> Avenue, Prince George, BC V2L 4Y2 (#7408164)  
Regional District of Fraser-Fort George (ALR2922)

SR/lv/Encl.  
36721d1.



Provincial Agricultural Land Commission  
Application: N-36721  
Resolution # 338/2006

 ± 54.6 ha area to be included into the ALR

BCG5 930-047

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 29, 2006 at the George Dawson Inn, 11705 8<sup>th</sup> Street, Dawson Creek, B.C.

**PRESENT:** Frank Read                                      Chair  
                John Kendrew                                Commissioner

**ABSENT:** Grant Huffman                                Commissioner

**STAFF:** Simone Rivers, Land Use Planner  
                Martin Collins, Regional Planner  
                Brian Underhill, Director, Strategic Planning and Corporate Policy

For Consideration

Simone Rivers presented the staff report dated June 6, 2006 regarding application #N-36721.

Site Inspection

A site inspection was not conducted.

Commission Discussion

The Commission had no objection to the proposed inclusion on the grounds that the land is being Crown granted for agricultural purposes and the application is consistent with the long-standing Memorandum of Understanding (MOU) between the Commission and the Integrated Land Management Bureau (ILMB) (and its predecessors)

**IT WAS**

**MOVED BY:** Commissioner Kendrew

**SECONDED BY:** Commissioner Read

THAT the staff report be received and the application to include 54.6 ha of land described as Part of the South West ¼ of District Lot 2922, Cariboo District be approved on the grounds the proposal was consistent with the long-standing MOU between the Commission and the ILMB.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # N – 36721**  
**Applicant: Floyd & Wanda Jackson**  
**Agent: Integrated Land Management Bureau**

**DATE RECEIVED:** May 25, 2006

**DATE PREPARED:** June 6, 2006

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To include 54.6 ha of land into the ALR

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The application states the following:

This Crown land has approximately 38.2 ha of marginally arable land, i.e. mostly Class 5 soils. The Jacksons have demonstrated that they can successfully cultivate similar soils on their private property and have greater than 50% of their private arable land in cultivation. Further, this agricultural property is a logical addition to the Jacksons' farm operation.

**Local Government:**

Regional District of Fraser-Fort George

**Legal Description of Property:**

Part of the South West ¼ of District Lot 2922, Cariboo District

**Location of Property:**

Brownscombe Road, Hixon

**Size of Property:**

54.6 ha

**Present use of the Property:**

Agriculture

**Surrounding Land Uses:**

**WEST:** Large undeveloped property with railroad running through it. (ALR)  
**SOUTH:** Agricultural property owned by the applicants (non-ALR)  
**EAST:** Treed rural properties and Highway 97 South (non-ALR)  
**NORTH:** Agricultural property owned by the applicants (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93G/7  
The majority of the property is identified as having Secondary ratings.

**Zoning Bylaw and Designation:**

Woodpecker-Hixon Rural Land Use By-law designates the property as Agriculture/Resource (Ag/Res)  
Minimum Parcel Size 60 ha.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

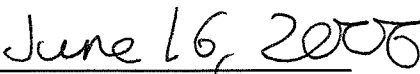
**Fraser-Fort George Regional District Board:** The Regional Board forwarded the application with a recommendation of approval.

**Local Government Planning Staff:** Planning staff noted the following: According to the Canada Land Inventory, the soils on the property are rated 70% Class 5 with moisture deficiency and stoniness and 30% Class 4 with moisture deficiency as a limiting factor. One of the conditions of the purchase is that the subject property be bound by title to one of the applicants' current agricultural holdings, thereby making a larger farm parcel.

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**END OF REPORT**

  
Signature

  
Date