



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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October 5, 2006

Reply to the attention of Simone Rivers  
ALC File # D-36793

Norann Ranching Ltd.  
P.O. Box 159  
Hanceville, B.C. V0L 1K0

Attention: Norman and Ann Lee

Dear Mr and Mrs. Lee:

**Re: Application to to Subdivide land in the Agriculture Land Reserve**

Please find attached the Minutes of Resolution #461/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-K048)

SBR/lvEncl.: Minutes  
Skech Plan

36793d1.



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on September 18, 2006 by telephone conference call

<b>PRESENT:</b>	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Frank Read	Commissioner
	Simone Rivers	Staff

### For Consideration

Application # D- 36793

Applicant: Norann Ranching Ltd.

Proposal: To subdivide approx 4.0 ha from the 48.5 ha parcel.

Legal: 1. PID: 013-308-505  
District Lot 497, Lillooet (Formerly Cariboo) District, Except Plan 18949 and 37692

Location: Hanceville

### Site Inspection

A site inspection was conducted on September 13, 2006. Those in attendance were:

- Grant Huffman – Chair, Interior Panel
- Norman and Anne Lee, Applicants

The Commission discussed the length of time the land had been in the family. The Lee family ranch was assemble beginning in the land eighteen hundreds until the 1940's. Parts of the ranch were sold in 1989, and the DL in question, plus several others, were transferred from the Lee estate to the applicants. While the purchase date of 1990 is shown on the title, it had been in the Lee family for many years.

The Commission also discussed the size of the proposed homesite lot. The applicants have been advised that 4 ha would be a preferred size for a homesite however the Commission suggested that 2 ha would keep the new parcel totally off the arable portion of the DL while being large enough to accommodate existing buildings and sewage disposal. The applicants had wanted to keep the lot as small as possible.

Mr. Lee confirmed that he received the staff report dated July 25, 2006 and did not identify any errors.

### Commissioner Eligible to Vote

Commissioner Read was not present at the site inspection and confirms that he is eligible to vote on the application as he was given a summary of the site inspection.

**Discussion**

The Commission believed that the applicants qualified for consideration under the Commission's *Homesite Severance Policy* based on the length of time the land had been in the Lee family and the length of time that the applicants had lived in the house to be subdivided.

The Commission discussed the location and size of the proposed homesite lot. It was noted that a 2 ha lot would not encroach on the arable portions of the District Lot yet allow the retention of the existing buildings and sewage system while having the minimal impact on the agricultural ability of the remainder.

**IT WAS**

**MOVED BY:** Commissioner Huffman

**SECONDED BY:** Commissioner Read

THAT the application to subdivide be refused as proposed on the grounds that a 4 ha lot would encroach onto the arable portions of the property.

AND THAT the Commission would allow the subdivision of a 2 ha homesite lot

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- compliance with the Homesite Severance Policy

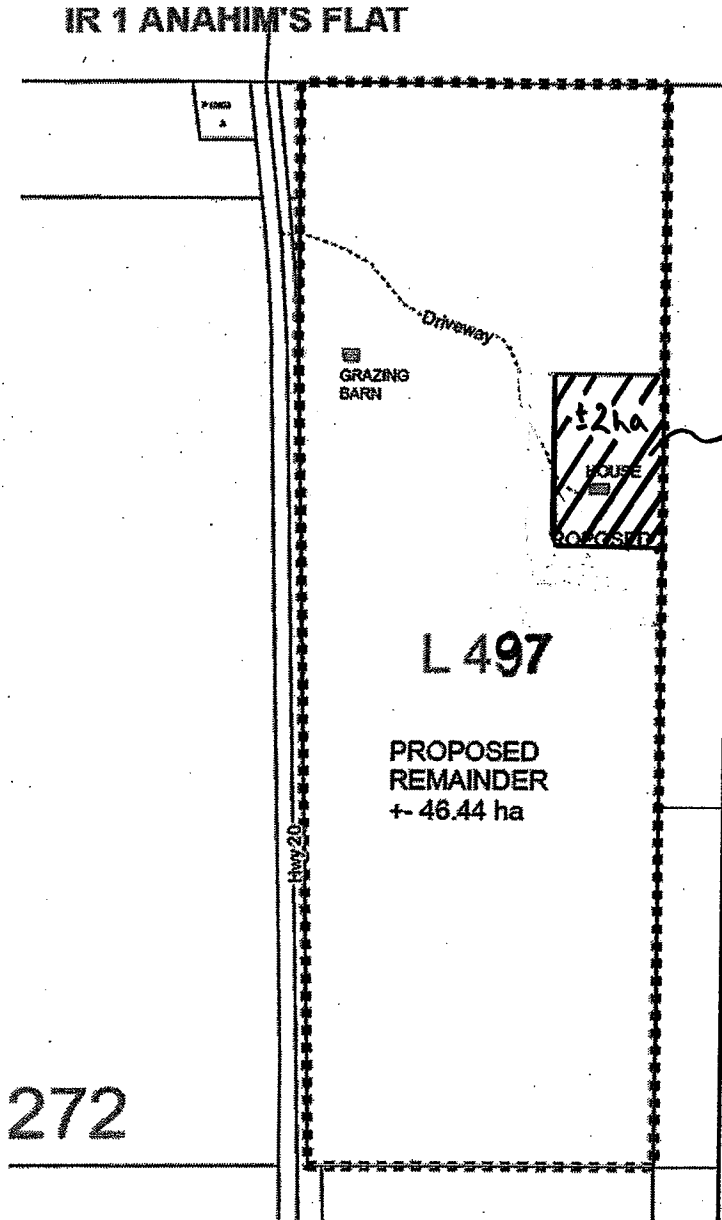
AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

Resolution #461/2006

IR 1 ANAHIM'S FLAT



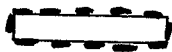
Approved lot  
±2ha  
Lot should not  
encroach on  
cultivated  
area.

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**Provincial Agricultural Land Commission**

Application: D-36793

Resolution # 461/2006



Subject property.



2 ha area approved for subdivision within the ALR.



**Staff Report  
Application # D – 36793  
Applicant: Norann Ranching Ltd.**

**DATE RECEIVED:** June 30, 2006

**DATE PREPARED:** July 25, 2006

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

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

**PROPOSAL:** To subdivide approx 4.0 ha from the 48.5 ha parcel.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants want to sell off larger portion of ranch and keep smaller portion around residence for retirement.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 013-308-505  
District Lot 497, Lillooet (Formerly Cariboo) District, Except Plan 18949 and 37692

**Purchase Date:**

1989

**Location of Property:**

Hanceville

**Size of Property:**

48.5 ha (The entire property is in the ALR).

**Present use of the Property:**

hay fields, grazing, house, shop, shed and greenhouse

**Surrounding Land Uses:**

**WEST:** grazing  
**SOUTH:** hayfield and grazing  
**EAST:** grazing  
**NORTH:** grazing

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92O/14  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Zoning Bylaw and Designation:**

Chilcotin Area Rural Land Use Bylaw No. 3500, (1999) designation: resource / agricultural  
Minimum Lot Size: 10ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Cariboo Regional District Board:** The board forwarded the application with a recommendation of support.

**Local Government Planning Staff:** Planning staff note that no previous ALR application for lots this small have been approved by the Commission in this area.

**ATTACHMENTS:**

- Cariboo Regional District: Application for Subdivision within ALR under section 21(2) of the *Agricultural Land Commission Act*
- Local Government Planning Department: Application Under the Land Commission Act File No. 4035-20-K-048 (including sketch plans of proposed subdivision)

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**END OF REPORT**

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**Signature**

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**Date**

Cariboo Regional District

Application for Subdivision within ALR Under Section 21(2) of the  
*Agricultural Land Commission Act*

**File** 4035-20-K048

**Applicant(s)** Norann Ranching Ltd. (Norman & Anne Lee)

**Legal Description** District Lot 497, Lillooet (Formerly Cariboo) District, Except Plan 18949 & 37692

**Location** Hanceville

**Area** 46.4 ha (114.76 ac)

**Agricultural Capability Classification**  
*Canada Land Inventory: Class 1 = Best, Class 7 = Worst*

% of parcel	Unimproved rating	Improved rating
60	100% class 5 – adverse climate	100% class 3 – cumulative & minor adverse characteristics
40	70% class 6 – topography 30% class 5 – adverse climate & topography	70% class 6 – topography 30% class 4 – topography

The agricultural capability classification of the property ranges from 5 to 6. The limiting factor is noted as adverse climate and topography. The improved rating is from Class 3 to 6. Class 3 soils are capable of producing a wide range of crops with good management practices and Class 6 is important in its natural state as grazing land, but cannot be cultivated due to soil and/or climate limitations.

\*\*\*note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory mapsheet #920/14 (scale 1:50,000). An on-site visit of the property has not been conducted.\*\*\*

**Services** unknown

**Zoning / OCP** Resource / Agricultural in accordance with Chilcotin Area Rural Land Use Bylaw No. 3500, 1999

**Current Land Use** *BC Assessment Authority*  
150 - Beef

**RECEIVED**  
PROV. AGRICULTURAL  
LAND COMMISSION JUN 30 2006

**Proposal** The applicants are selling the ranch and would like to retain 10 acres for their residence.