



Agricultural Land Commission
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June 5, 2006

Reply to the attention of Simone Rivers

Floyd and Wanda Jackson
PO Box 212
Hixon, B.C. V0R 1S0

Dear Mr. and Mrs. Jackson:

**Re: Application # N-36472
The Fractional South West ¼ of District Lot 2926, Cariboo District,
Except Plan A1231 and 8207**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide 3 ha from the above described 19.7 ha property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representative on May 17, 2006. In reviewing your application, the Commission noted that you had owned the property since 1969. Therefore you qualify for consideration under the Commission's homesite severance policy. However, you indicated that if the Commission allowed this subdivision as requested you understood that you had exhausted future opportunity to subdivide under this policy.

Therefore, the Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Regional District of Fraser-Fort George at your earliest convenience.

The decision noted above is recorded as Resolution #257/2006.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan.

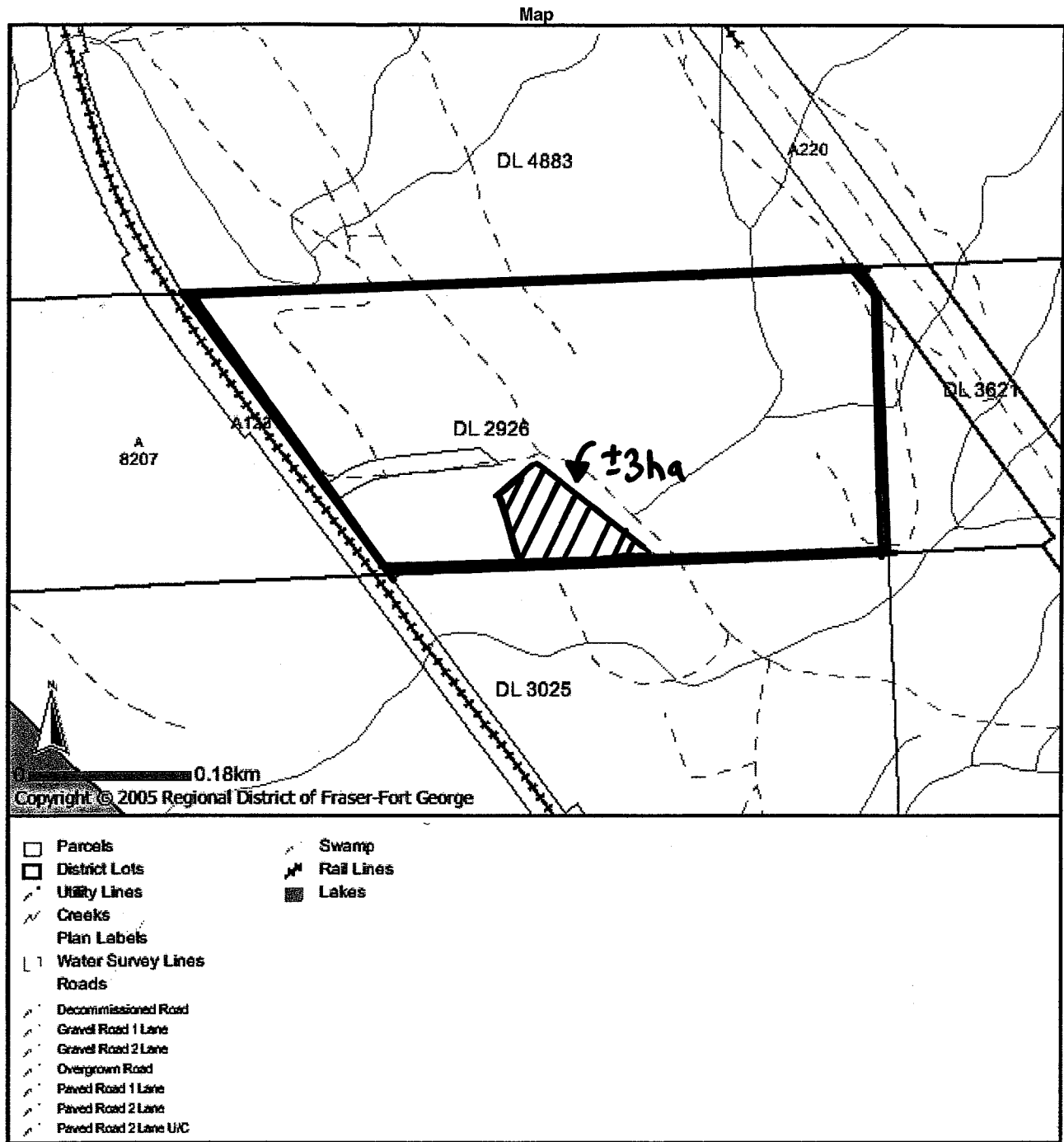
Please quote your application number in any future correspondence.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karsen, Chair

cc: Regional District of Fraser-Fort George – ALR-2926
SBR/lv/Encl./36472d1



Provincial Agricultural Land Commission

Application:
Resolution #



Subject property.



±3 ha area approved for subdivision within the ALR.

IT WAS

MOVED BY: Commissioner Read

SECONDED BY: Commissioner Kendrew

THAT the staff report be received and the application to subdivide 3 ha from the 19.7 ha property described as the Fractional South West ¼ of District Lot 2926, Cariboo District, Except Plans A1231 and 8207 be allowed on the grounds the subdivision would have little impact on the ranch operations and the applicants had owned the property since 1969.

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

CARRIED



Staff Report
Application # N – 36472 – 0
Applicant: Floyd & Wanda Jackson

DATE RECEIVED: February 2, 2006

DATE PREPARED: February 10, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide 3 ha from the 19.7 ha property

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

BACKGROUND INFORMATION:

The applicants wish to subdivide the area surrounding their daughter's home. The applicants have owned the property since 1969, therefore, they are eligible for consideration under the Commission's *Homesite Severance Policy*.

The Local Government Report states the following about the subject property: The topography surrounding the proposed subdivision is heavily terraced. The proposed lot is on its own bench, making it topographically separate from the rest of the property. Directly east of the property there is a steep hill, and to the west it terraces down to the river flat. The property to the south shares the same bench.

The applicants own and farm a number of properties within the area. The long-term plan is for the daughter and son-in-law to take over the farm operation.

Local Government:

Regional District of Fraser-Fort George

Legal Description of Property:

PID: 015-059-715

Fractional South West ¼ of District Lot 2926, Cariboo District, Except Plans A1231 and 8207

Purchase Date:

August, 1969

Location of Property:

4755 and 4625 Brownscombe Road, north of Hixon

Size of Property:

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

Present use of the Property:

Homesite, horse pasture, hay storage

Surrounding Land Uses:

WEST: Railroad right-of-way
SOUTH: Hayfield or pasture, residence
EAST: Rock pit, hillside and summer pasture
NORTH: Hayfield and hillside

Agricultural Capability:

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

Zoning Bylaw and Designation:

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

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Fraser-Fort George Board: The Regional Board forwarded the application with the following resolution: *"That the application be forwarded with a recommendation of approval based on the location of the proposed lot"*

Local Government Planning Staff: The subject property, as per the Canada Land Inventory, has limitations on agricultural productivity due to topography and drought. The property may be suitable for subdivision based on these agricultural limitations. Currently, the applicant only uses the property for hay storage and pasture for horses. Furthermore, the proposed subdivision uses Brownscombe Road, which bisects the subject property, as part of the eastern property boundary. The subject property appears to have some viable agricultural land. The proposed subdivision will fragment the more agriculturally productive portion of this parcel.

As both residences are existing, the impact to the farm operation would be negligible in the short term. However, subdivision in the center of a lot as proposed may cause conflict for future property/ranch owners.

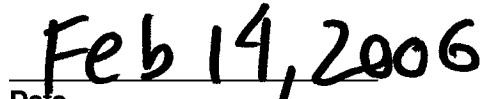
The Jackson's wish to continue their ranching activity and retain ownership of their large holdings. As their long-term plan is for their daughter and son-in-law to eventually take over the ranch operation, a one-time subdivision for the daughter might be reasonable in lieu of homesite severance.

STAFF COMMENTS:

The applicants have submitted documentary evidence showing that they owned the land in 1969. Therefore, the Commission may consider this subdivision for their daughter in lieu of further consideration under the Commission's *Homesite Severance Policy*.

END OF REPORT


Signature


Date