



**Agricultural Land Commission**  
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September 14, 2006

Reply to the attention of Simone Rivers  
ALC File #D-36792

West Buffalo Lake Ranch Ltd.  
PO Box 40  
Buffalo Creek, B.C. V0K 1G0

Dear Sir/Madam:

**Re: Application D-36792 - to subdivide in the Agriculture Land Reserve**

Please find attached the Minutes of Resolution #447/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'EKAR', is written over the printed name Erik Karlsen.

Erik Karlsen, Chair

cc: Cariboo Regional District (#4035-20-H142)

MC/lv/Encl.: Minutes  
36792m1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on September 07, 2006 at Quesnel City Hall, located at 410 Kinchant St., Quesnel, B.C.

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

### For Consideration

Application # D- 36792

Applicant: West Buffalo Lake Ranch Ltd

Proposal: To subdivide a 252.1 ha lot into two 32.4 ha lots, one 48.6 ha lot and one 138.8 ha lot

Legal: District Lot 2097, Lillooet District;

Location: Buffalo Creek Road, west end of Buffalo Lake.

### Site Inspection

A site inspection was conducted on September 6<sup>th</sup>, 2006. Those in attendance were:

- Commissioners Huffman, Campbell and Read
- ALC Staff Martin Collins
- Bernd Hedtfeld

Mr. Hedtfeld confirmed that he received the staff report dated July 31, 2006 and did not identify any errors.

The Commission viewed the 110 ha area proposed for subdivision, noting that the majority was forested, with the exception of an 8 ha hayfield in the southerly lot. The applicant indicated that he needed to sell land to help cover the financial losses sustained by his sheep operation in recent years. During the site visit Mr. Hedtfeld indicated that he would be willing to consolidate lands comprising the ranch to achieve a subdivision.

### Commission Discussion

The Commission in its review of the proposal considered the potential impacts of subdivision on the agricultural capability of the properties and the surrounding farm community. The Commission did not consider the proposal to be supportive of agriculture because it would introduce incompatible lots sizes into the area, that are not large enough to sustain a farm operation. The parcels sizes in this area are very large and farm activity is prevalent. Also the subdivision of 113 ha would significantly reduce the ranch's grazing capacity.

The Commission discussed what agricultural benefits could be provided to help offset the negative impacts of subdivision. The Commission recalled the applicant's willingness to accept a smaller number of subdivision parcels, and consider the consolidation of remaining ranch parcels. As such the Commission indicated that it would be prepared to favourably consider a revised proposal for the subdivision of a single 32 ha lot from the northeast corner of the subject property, subject to the registration of a covenant against the titles of the four properties comprising the farm (DI 2097, DL 2962, DL2969A, and DL 2098), preventing their separate sale. The Commission believed that "consolidation by covenant" (also referred to as binding of titles) achieves a benefit for agriculture by ensuring that the farm parcels could not be sold separately. In view of the landowner's commitment to continue farming, as expressed during the site visit, the Commission believed this to be a reasonable suggestion in that a more cohesive farm unit balanced the negative impacts of a one lot subdivision.

**IT WAS**

**MOVED BY:** Commissioner Grant Huffman  
**SECONDED BY:** Commissioner Holly Campbell

THAT the application to subdivide three lots (2 @32.4 and one of 48.6) from the 252 ha property be refused on the grounds the proposed subdivision would reduce the agricultural capability of the subject property, and increase pressures to further subdivide the resulting lots, and surrounding properties.

**CARRIED**

**Resolution # 447/2006**



**Staff Report**  
**Application # D – 36792**  
**Applicant: West Buffalo Lake Ranch Ltd**

**DATE RECEIVED:** June 30, 2006

**DATE PREPARED:** July 31, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide a 252.1 ha lot into two 32.4 ha lots, one 48.6 ha lot and one 138.8 ha lot

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

**BACKGROUND INFORMATION:**

The applicant owns four properties totaling 708.2 ha in the area of Buffalo Lake and are proposing to subdivide and sell 113.4 ha (subdivided into three properties) from a 252.1 ha property. They state that they must subdivide and sell some land because of business losses. They state that their alternate option is to sell the four parcels of the ranch and start a new operation somewhere else but that they would prefer to remain in their current location.

Five local ranchers have submitted and signed a letter stating their opposition to the proposal.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 013-312-707  
District Lot 2097, Lillooet District

**Purchase Date**

2000

**Location of Property:**

6442 Buffalo Creek Road, west end of Buffalo Lake.

**Size of Property:**

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

**Present use of the Property:**

No buildings, approx 100 acres of hayfields, rest is selective logged and used for grazing

**Surrounding Land Uses:**

**WEST:** ALR grazing  
**SOUTH:** Buffalo Lake  
**EAST:** ALR grazing  
**NORTH:** ALR grazing

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92P/11  
The majority of the property is identified as having mixed prime and secondary ratings.

**Zoning Bylaw and Designation:**

South Cariboo Area Zoning Bylaw No. 3501, (1999) designates the property as Resource /  
Agricultural: Minimum lot size: 32ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Cariboo Regional District Board:** The Regional Board passed two resolutions pertaining to this application

June 9, 2006 – *“that consideration of the application be deferred for up to 30 days, to explore the opportunity to hold a public meeting.”*

June 23, 2006 - *“that the application be submitted to the application with no recommendation. Further that any pertinent background information that may assist the Commission in its deliberations be forwarded.”*

**Advisory Planning Commission:**

May 25, 2006: No objections

June 7, 2005: *“After receiving many phone calls in opposition to this application and talking to my other APC members we wish to change our recommendation for this application from supportive to non-supportive. Many area residences have concerns about breaking these large properties down into small unproductive and uneconomical sizes and further subdivision of these smaller parcels.”*

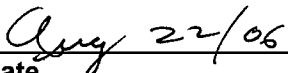
**ATTACHMENTS:**

- Letter from the applicants in support of the proposal dated June 19, 2006
- Letter from Concerned Ranchers of Buffalo Creek Road dated June 30, 2006
- Map: Sketch of proposed subdivision plan (Submitted by Cariboo Regional District)
- ALR Context Map (Submitted by Cariboo Regional District)
- Map showing proposal in the context of the applicant's other holdings (created by ALC Staff, for information only)

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**END OF REPORT**

  
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Signature

  
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Date