

## ALR Information Package

**File Number:** 3015-20/H20200043

**Subdivision 21(2)**  
  **Non-Farm Use 20(2)**  
  **Exclusion 30(1)**  
  **Inclusion 17(3)**  
 **Non-Adhering Residential Use 20.1(2)**  
  **Soil or Fill Use 20.3(5)**

**Electoral Area:** H

**Date of Referral:** December 1, 2020

**Date of Application:** October 20, 2020

**Property Owner's Name(s):** Pincott Ranches Ltd., Inc. No. 105190

### SECTION 1: Property Summary

**Legal Description(s):** Lot A, District Lot 2959, Lillooet District, Plan 33492

**Area of Application:** 144.34 ha (356.66 ac.)

**Location:** 6214 Buffalo Creek Road

**Current Designation:**

Agricultural

**Current Zoning:**

Resource/Agricultural (RA 1)

**Current Land Use:** *BC Assessment* - 150 – Beef (Residential and Farm)

**Proposed Use:** To subdivide the property along Buffalo Creek Road into two lots of approximately 52.61 ha (130 ac.) and 91.86 ha (227 ac.) sizes for family members.

**Agricultural Capability Classification:**

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

% of parcel	Unimproved rating	Improved rating
%80	% 80 Class 4 – Topography	No Improved Rating
	% 20 Class 3 – Adverse Climate	No Improved Rating
%10	% 60 Class 5 – Excess water	No Improved Rating
	% 40 Class 6 – Topography	No Improved Rating
%10	%100 Class 5 – Topography and Stoniness	No Improved Rating

The agricultural capability classification of the property ranges from Classes 3 to 6. The limiting factors are noted as topography, adverse climate, stoniness and excess water. Class 3 soils are capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive. Class 4 soils are capable of a restricted range of crops. Soil and climate conditions require special management considerations. Class 5 soils are capable of producing cultivated perennial forage crops and specially adapted crops. Soil and climate conditions severely limit capability. Class 6 soils are important in their natural state as grazing land. These lands 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 map sheet #92P/11 (scale 1:50,000). An on-site visit of the property has not been conducted.\*\*\*

## **SECTION 2: Planning Report**

### Background:

The application is to subdivide 144.34 ha (356.66 ac.) ALR property along Buffalo Creek Road into two lots of approximately 52.61 ha (130 ac.) and 91.86 ha (227 ac.) sizes for family members. The subject property is zoned Resource/Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and is designated Agriculture in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018.

There are currently two residential dwellings existing on the property along with other farm related ancillary structures as shown in Appendices D and E. As per the applicant, the proposed subdivision will allow the family to have each of the existing dwellings on two separate proposed lots with viable area to maintain and continue agricultural operations.

### Location and Surroundings:

The subject property is located at 6214 Buffalo Creek Road along Bridge Creek that also flows through the northern part of the property as shown in Appendix C. Due to the presence of streams and wetlands, the property is within the Aquatic Habitat Development Permit Area as designated under the South Cariboo Area OCP Bylaw. Further, it is partially within the environmentally sensitive area for Mule Deer Winter Range. There are mostly agricultural farmlands surrounding the subject property with few rural residential lots to the south and west of the property.

### CRD Regulations and Policies:

*South Cariboo Area Zoning Bylaw No. 3501, 1999*

#### **5.21 RESOURCE / AGRICULTURAL (RA 1) ZONE**

##### **5.21.2 ZONE PROVISIONS**

- (a) LOT AREA (minimum): = 32 hectares (79.07 acres)

*South Cariboo Area Official Community Plan Bylaw No. 5171, 2018*

## **6.0 AGRICULTURE**

### **6.2 Objectives**

6.2.3 Protect agricultural land by maintaining large parcel areas which can economically sustain agricultural production.

### **6.3 Policies**

6.3.5 Evaluate new developments in respect to their implications and impacts on the agricultural uses in the area.

6.3.7 Maintain a minimum parcel size of 32 hectares for land designated as Agriculture.

#### **Rationale for Recommendations:**

Planning staff are supportive of the proposed ALR subdivision application. There is an existing Buffalo Creek Road that physically splits the subject property into two septate lots which aligns with the proposed subdivision. The two existing residential dwellings are currently on each side of Buffalo Creek Road. Upon subdivision, each of the two proposed lots will have one dwelling with adequate land to continue ranching. Connected to a water licenced irrigation system, the property is mostly arable with 80% Class 4 and 20% Class 3 soil classifications. Therefore, the proposed subdivision will likely have minimum implications on agricultural utility of the property.

The applicant has indicated that subdividing the property along the designated roadway would allow for long-term enhancement of agricultural operations in a manageable manner while still maintaining the minimum required 32 ha (79.07 ac.) as per the CRD Zoning and OCP Bylaws.

There is no change in the current land-use and no major modifications are being proposed in the existing land profile. Further, being surrounded by large agricultural farmlands and rural residential parcels, it is anticipated to have minimal impact on the neighboring properties. Therefore, planning staff supports this proposal and recommend the application be forwarded to the ALC for consideration of subdivision within the ALR.

The Ministry of Agriculture recognizes the owner's history of ranching on the subject property for decades. However, the Ministry does not support the proposed subdivision as it may result in an increase in land cost per hectare which can reduce future potential farm business opportunities. The Board may wish to take this into consideration.

#### **Recommendation:**

That the Provincial Agricultural Land Commission application for subdivision, pertaining to Lot A, District Lot 2959, Lillooet District, Plan 33492, be authorized for submission to the Provincial Agricultural Land Commission.

## **SECTION 3: Referral Comments**

**Advisory Planning Commission:** December 16, 2020

Attached.

**Ministry of Agriculture:** December 21, 2020

Attached.

**SECTION 4: Board Action**

Date of Meeting:

**ATTACHMENTS**

Appendix A: Application

Appendix B: Local Government Report

Appendix C: General Map

Appendix D: Specific Map

Appendix E: Orthographic Map

Other:            Advisory Planning Commission Comments  
                     Ministry of Agriculture Comments

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 61409

**Application Status:** Under LG Review

**Applicant:** Pincott Ranches Ltd

**Agent:** Pincott Ranches Ltd

**Local Government:** Cariboo Regional District

**Local Government Date of Receipt:** 10/20/2020

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

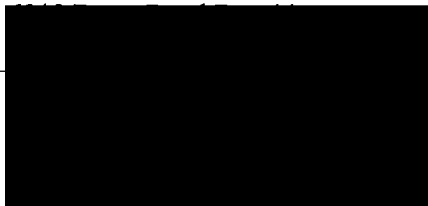
**Proposal Type:** Subdivision

**Proposal:** To create a succession plan for our family. We want the ranch to stay in the family but so each child has a portion. We also want the land to remain in the ALR and continue to be utilized with agriculture. My husband has been ranching on this ranch since 1954 and I have been ranching with him since 1968. We are in the fourth generation of family, Edwards(Ted) family started with 320 acres in 1954 and today we own 1187 acres. We also have built up three range tenures that support 1953 A.U.M., water licences to cover all properties and we lease some private grazing. The said parcel 356.86 was added to the operation in 2003. We have raised four boys here who are all interested in the cattle industry and would like to continue in the business. They have off the farm jobs but have supported us on the ranch to get us where we are today. Three of them have their own cow herds now and the fourth one is involved in the farming aspect of it working and cropping the land. We want to divide this parcel along Buffalo Creek Road to make two pieces one would be 130 acres with one house and the other would be 227 acres with one house. The other parcels are easy to designate, subdividing this parcel would allow all four boys to continue with the business and have viable operations. My husband and I would stay in the house that we built in 1974. It would not affect the agriculture utility of the property because our two sons want to continue in the ranching business with their families, with the intent that all properties will remain within the family for future generations. They will be able to maintain their cow herds as they are and increase in the future. We have four boys and would like to share the properties among them. By dividing this parcel along Buffalo Creek Road and sharing the other quarter sections each boy would have enough property to have a viable operation. Two boys already have their own houses so do not need any building sites and by dividing this parcel the other two boys would have their own houses. The two houses on one of the original quarter sections were built, 1 in 1956 where Ted was raised, the other house Ted and I built in 1974. We presently live in this house and plan on staying there.

## Agent Information

**Agent:** Pincott Ranches Ltd

**Mailing Address:**



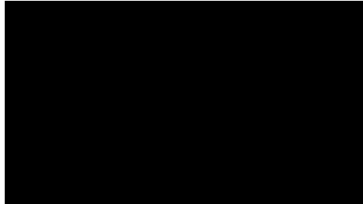
## Parcel Information

**Parcel(s) Under Application**

**Applicant:** Pincott Ranches Ltd

**1. Ownership Type:** Fee Simple  
**Parcel Identifier:** 003-167-437  
**Legal Description:** L A DL 2959 LILLOOET PL 33492  
**Parcel Area:** 148.3 ha  
**Civic Address:** 6214 Buffalo Creek Road  
**Date of Purchase:** 06/21/2003  
**Farm Classification:** Yes  
**Owners**

1. **Name:** Pincott Ranches Ltd  
**Address:**



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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).**

*166.86 acres of hay land, includes 50 acres irrigated 116.86 upland /meadow.  
Plus or minus 134 acres creek bottom 20 acres in two home sites and 36 acres of open grassland Total  
acres 356.86*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*The property is perimeter fenced and cross fenced so it can be pastured and hay cropped at the same  
time. The 50 acres of irrigated hay land was put into production between 2009 and 2011. The irrigation  
system was installed in 2008. The irrigation system includes a pump main line and hand lines. The  
fencing has been done over the last 15 years*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*All activities on this parcel directly relate to agriculture functions. There are two houses on the parcel  
occupies by our two sons who work on the farm as time allows.*

### **Adjacent Land Uses**

#### **North**

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

#### **East**

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**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Beef cattle and hay

#### **South**

**Land Use Type:** Residential  
**Specify Activity:** acreage lots

**Applicant:** Pincott Ranches Ltd

## West

**Land Use Type:** Residential  
**Specify Activity:** acreage lots

### Proposal

**1. Enter the total number of lots proposed for your property.**

55.3 ha

93 ha

**2. What is the purpose of the proposal?**

*To create a succession plan for our family. We want the ranch to stay in the family but so each child has a portion. We also want the land to remain in the ALR and continue to be utilized with agriculture . My husband has been ranching on this ranch since 1954 and I have been ranching with him since 1968. We are in the fourth generation of family, Edwards(Ted) family started with 320 acres in 1954 and today we own 1187 acres. We also have built up three range tenures that support 1953 A.U.M., water licences to cover all properties and we lease some private grazing. The said parcel 356.86 was added to the operation in 2003. We have raised four boys here who are all interested in the cattle industry and would like to continue in the business. They have off the farm jobs but have supported us on the ranch to get us where we are today. Three of them have their own cow herds now and the fourth one is involved in the farming aspect of it working and cropping the land. We want to divide this parcel along Buffalo Creek Road to make two pieces one would be 130 acres with one house and the other would be 227 acres with one house. The other parcels are easy to designate, subdividing this parcel would allow all four boys to continue with the business and have viable operations. My husband and I would stay in the house that we built in 1974. It would not affect the agriculture utility of the property because our two sons want to continue in the ranching business with their families, with the intent that all properties will remain within the family for future generations. They will be able to maintain their cow herds as they are and increase in the future. We have four boys and would like to share the properties among them. By dividing this parcel along Buffalo Creek Road and sharing the other quarter sections each boy would have enough property to have a viable operation. Two boys already have their own houses so do not need any building sites and by dividing this parcel the other two boys would have their own houses. The two houses on one of the original quarter sections were built, 1 in 1956 where Ted was raised, the other house Ted and I built in 1974. We presently live in this house and plan on staying there.*

**3. Why do you believe this parcel is suitable for subdivision?**

*We want this parcel subdivided down Buffalo Creek Road so there is one house on each side of designated roadway. The two boys presently each live in one of the houses with their families. One of the houses was built by one of the boys and has a 99 year lease on 3.3 acres of the smaller piece on the north side of Buffalo Creek Road. see lease attachment*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

*If Buffalo Creek Road splits the parcel into two pieces, each piece would have a house and enough acres to carry on ranching. There is arable land on each piece already in cropable condition, with a water licence connected to it. In the short term each boy will continue as they are doing now and in the long term they will increase their operations.*

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**5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.**

*No*

### Applicant Attachments

**Applicant:** Pincott Ranches Ltd

- Agent Agreement - Pincott Ranches Ltd
- Professional Report - Map
- Site Photo - photo
- Professional Report - photo
- Site Photo - photo
- Site Photo - photo
- Professional Report - cert of corp
- Professional Report - profes
- Professional Report - prof
- Professional Report - prof
- Professional Report - prof
- Professional Report - prof
- Professional Report - prof
- Professional Report - prof
- Professional Report - prof
- Proposal Sketch - 61409
- Professional Report - lease agreement
- Certificate of Title - 003-167-437

### **ALC Attachments**

None.

### **Decisions**

None.



**AGENT AUTHORIZATION LETTER**

I (we) Edward Wayne Pincott · Rita Darlene Pincott  
Printed/typed name(s) of landowner(s)

hereby appoint Rita Darlene Pincott to  
Printed/typed name of agent

make application to the Agricultural Land Commission as agent on my/our behalf with respect to  
the following parcel (s): *Insert legal description for each parcel under application*

I Rita Darlene Pincott understand that as  
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being  
submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

 Edward Wayne Pincott Oct 2, 2020  
Signature Printed Name Date

Signature

Printed Name

Date

**TITLE SEARCH PRINT**

2020-10-20, 15:33:41

File Reference:

Requestor: Genny Hilliard

Declared Value \$365000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

**Title Number**

From Title Number

KV62840

KT78024

**Application Received**

2003-06-04

**Application Entered**

2003-06-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

PINCOTT RANCHES LTD., INC.NO. 105190



**Taxation Authority**

Cariboo Assessment Area

**Description of Land**

Parcel Identifier:

003-167-437

Legal Description:

LOT A DISTRICT LOT 2959 LILLOOET DISTRICT PLAN 33492

**Legal Notations**

RE: PARAGRAPHS (E) AND (F) OF SECTION 23(1) LTA SEE DF V41508 & DF V41510 16/06/1983

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE PLAN M11544

**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

30722E

Registration Date and Time:

1944-05-30 11:13

Registered Owner:

THE DIRECTOR OF SOLDIER SETTLEMENT

Remarks:

INTER ALIA

PART FORMER E 1/2 OF DL 2959 LD

DD 94829F OTHER THAN THOSE EXCEPTED BY THE CROWN

**TITLE SEARCH PRINT**

2020-10-20, 15:33:41

File Reference:

Requestor: Genny Hilliard

Declared Value \$365000

Nature: COVENANT  
 Registration Number: T45548  
 Registration Date and Time: 1982-09-14 10:54  
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
 C/O MINISTRY OF ENVIRONMENT  
 Remarks: INTER ALIA  
 SECTION 215 LTA PART FORMER SW 1/4  
 OF DL 2959 LD EXCEPT PART LYING WEST OF PLAN  
 H8275

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: KP19254  
 Registration Date and Time: 2000-03-02 12:06  
 Registered Owner: TELUS COMMUNICATIONS (B.C.) INC.  
 INCORPORATION NO. 51167A

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: KP19255  
 Registration Date and Time: 2000-03-02 12:06  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: MORTGAGE  
 Registration Number: CA1100155  
 Registration Date and Time: 2009-04-30 13:48  
 Registered Owner: BANK OF MONTREAL  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CA1100156  
 Registration Date and Time: 2009-04-30 13:48  
 Registered Owner: BANK OF MONTREAL  
 Remarks: INTER ALIA


**Duplicate Infeasible Title** NONE OUTSTANDING


**Transfers** NONE

**Pending Applications** NONE

# Pineott Ranches Ltd

**LEGEND APPENDIX C: General Map**

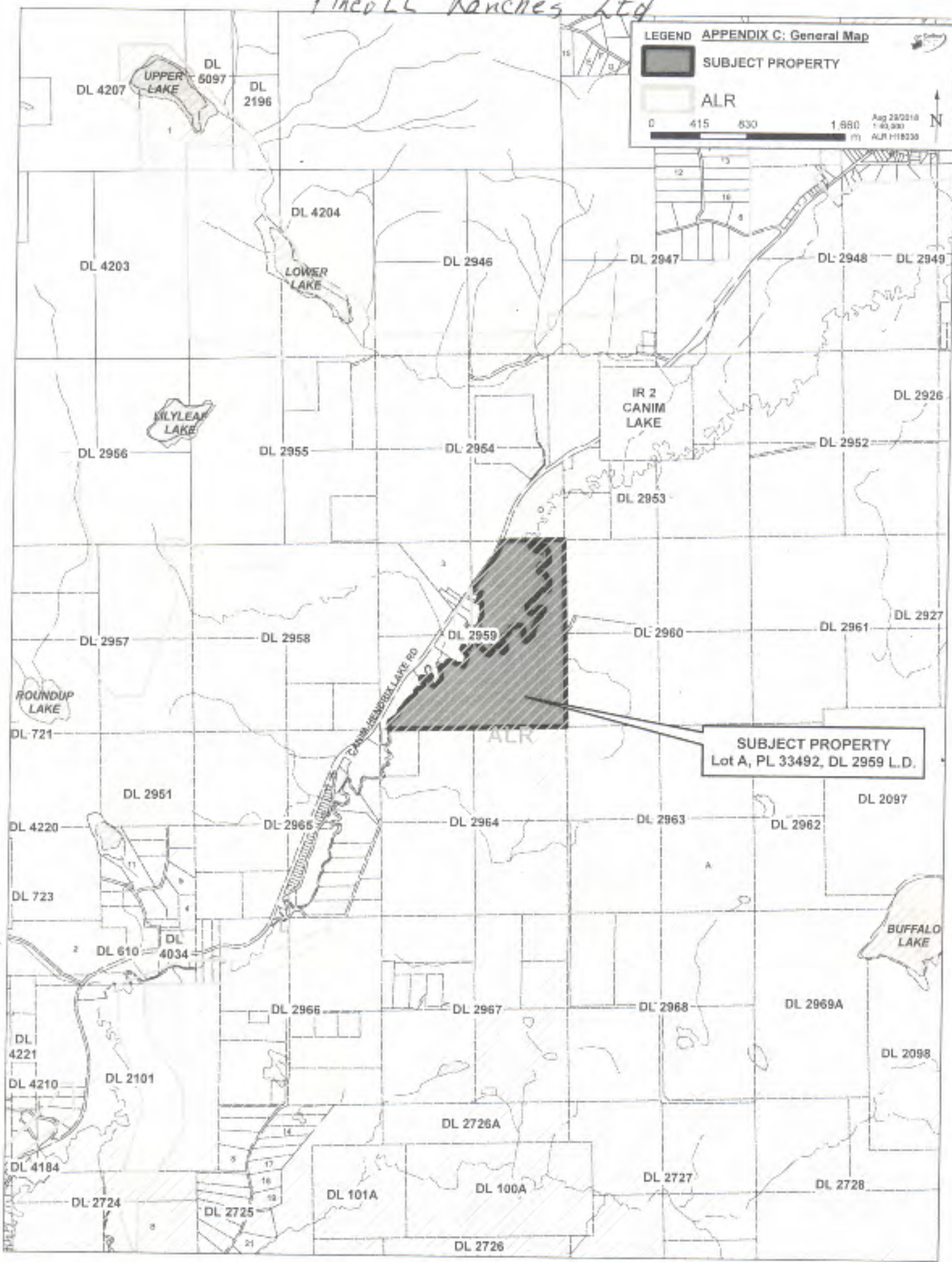
 **SUBJECT PROPERTY**

 **ALR**

0 415 830 1660 (m)

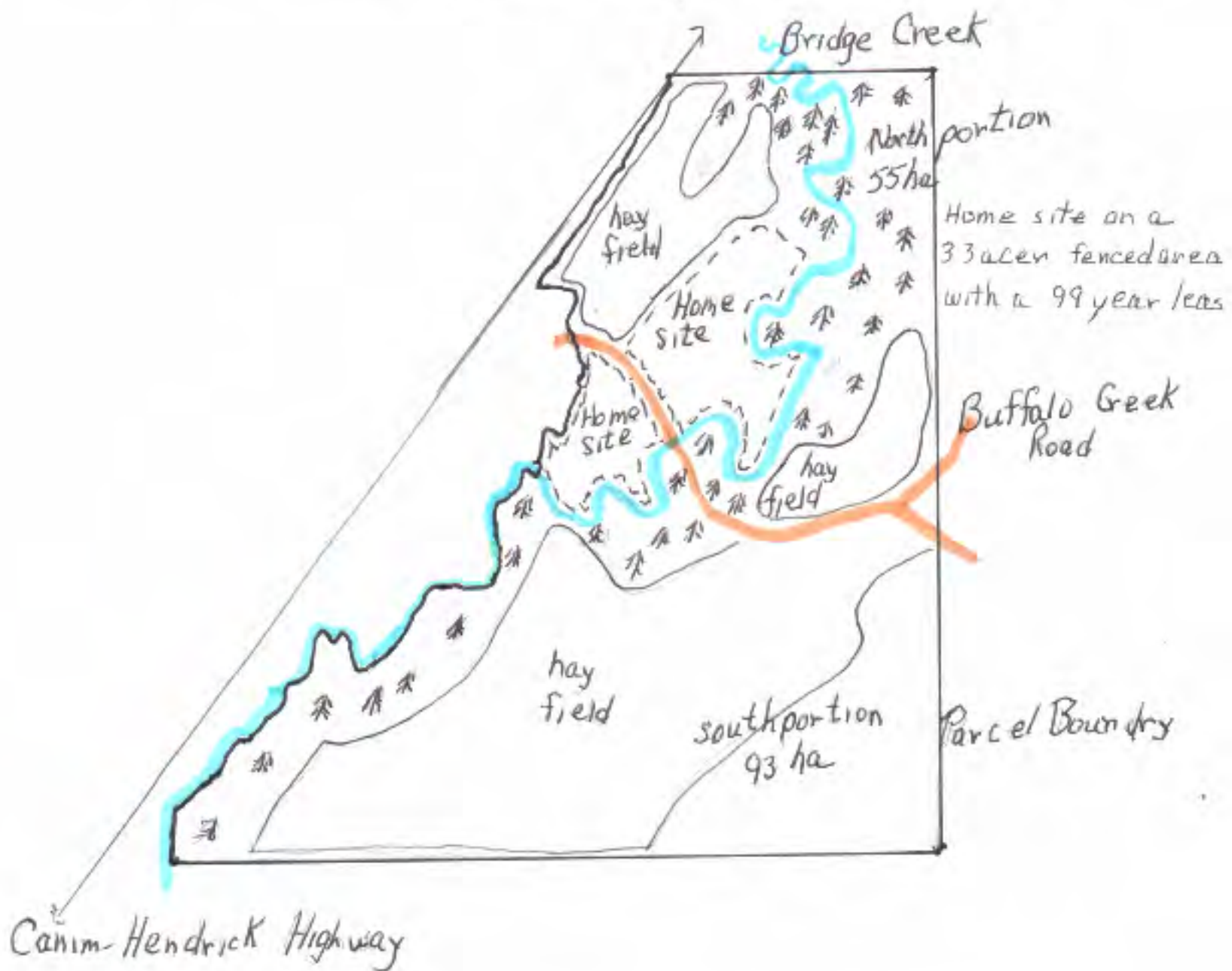
Aug 2020/10  
1:40,000  
ALR 118030

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Pincott Ranches Ltd.

Plan/sketch Map PID 003-167-437





North side of Buffalo Creek road - 130 acres





north side of Buffalo Creek road - 130 acres





South side of Buffalo Creek - 227 acres







South side of Buffalo Creek - 227 acres



**Local Government Report  
under the Agricultural Land Reserve  
Use, Subdivision and Procedure Regulation**

R.D./Mun. File No. 3015-20/20200043

Fee Receipt No.

Fee Amount \$

ALR Base Map No.

ALR Constituent Map No.

Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Pincott Ranches Ltd.

Name of Applicant

PLANS and BYLAWS *(Attach relevant sections of bylaws)*

Zoning Bylaw name and designation: South Cariboo Area Zoning Bylaw No. 3501, 1999

Resource/Agricultural (RA 1) zone

Minimum Lot Size: 32 ha (79.07 ac)

Uses permitted: Please refer to Section 5.21.1 of the South Cariboo Area Zoning Bylaw No. 3501, 1999

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Official Community Plan Bylaw and current designation: South Cariboo Area Official  
Community Plan Bylaw No. 5171, 2018

Agricultural designation

Minimum Lot Size: 32 ha (79.07 ac)

Conformance: Refer to Section 6.3.7 of the South Cariboo Area Official Community Plan  
Bylaw No. 5171, 2018

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Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan  Yes  No                      Bylaw  Yes  No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

Yes *(If yes, please attach resolution or documentation)*  No

**COMMENTS AND RECOMMENDATIONS** *(Include copies of resolution)*

Board or Council:

Advisory Planning Commission:

Agriculture Advisory Committee:

Planning staff:

Others:

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*Signature of Responsible Local Government Officer*

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*Date*

## 5.21 RESOURCE / AGRICULTURAL (RA 1) ZONE

### 5.21.1 USES PERMITTED

No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RA 1 uses, namely:

B/L 4989

- (a) RESIDENTIAL USES:
- i) a single-family residential dwelling; or
  - ii) a two-family residential dwelling unit / duplex; or
  - iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
  - iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
  - v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
  - vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

- (b) NON-RESIDENTIAL USES:
- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
  - ii) airplane landing strip or helicopter pad;
  - iii) a public use, including public utility buildings and structures;
  - iv) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
  - v) a home occupation or a home industry ancillary to a permitted residential use;
  - vi) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
  - vii) museum, historic site, or cemetery;
  - viii) refuse disposal site;
  - ix) kennel or animal hospital;
  - x) Farm Retail Sales;
  - xi) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
  - xii) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
  - xii) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
  - xiv) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is

B/L 4180

B/L 4180

B/L 4180

B/L 4180

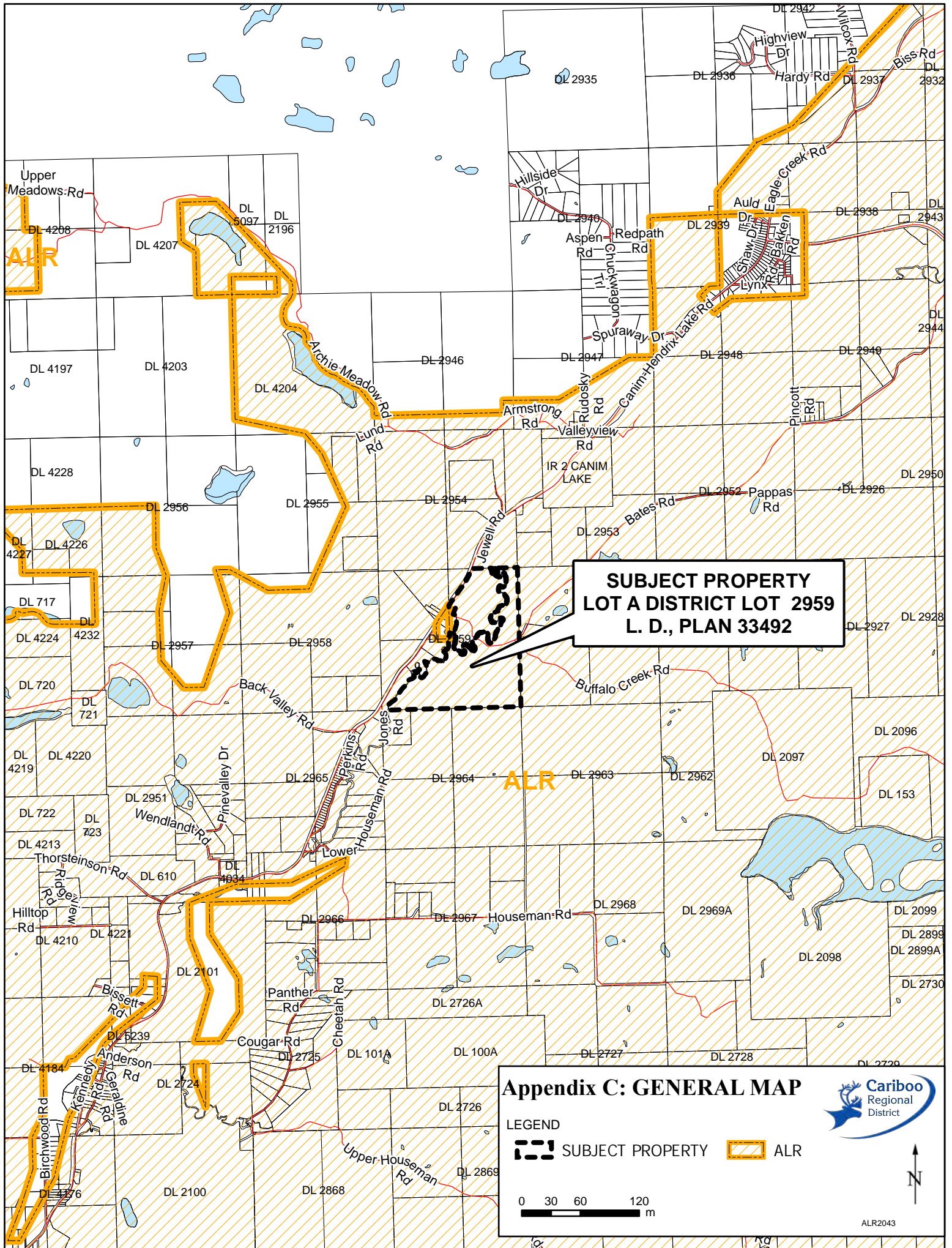
- limited to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4180 xv) a horse boarding centre, on land that is classified as a farm under the *Assessment Act*, provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission;
- B/L 4180 xvi) Livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4180 xvii) growing, tending and harvesting of trees produced on the property;
- B/L 4180 xviii) log sort yard, providing such activities are located no closer than 300 m (984 ft) from an existing residential use on an adjacent or nearby property.
- B/L 4237 xix) portable sawmill, providing such activities are located no closer than 30 metres (98.4 feet) from an existing residential use on an adjacent or nearby property;
- B/L 4237 xx) small sawmill, providing such activities, including storage areas, are located no closer than 300 metres (984 ft) from an existing residential use on an adjacent or nearby property, or if the sawmill is located in a sound proof building, may be sited so that no noise is detectable at the property boundary above ambient.
- xxi) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xxii) temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition;
- xxiii) trapping and guide camps, except main lodges;
- xxiv) ancillary buildings.

### 5.21.2 ZONE PROVISIONS

No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 32 hectares (79.07 acres)
- (b) REQUIRED YARDS (minimum):
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
  - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
  - iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
  - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
- B/L 4180 (v) Notwithstanding the above, on lots where a kennel, boarding facility, animal hospital or veterinary clinic is located the required setbacks shall be

- 6.3.4 Support the protection of normal farm practices within the ALR including the *Farm Practices Protection (Right to Farm) Act*.
- 6.3.5 Evaluate new developments in respect to their implications and impacts on the agricultural uses in the area.
- 6.3.6 Support edge planning (e.g. buffers, fencing, minimum interface lot sizes) policy as identified in the 2016 CRD Agricultural Policy.
- 6.3.7 Maintain a minimum parcel size of 32 hectares for land designated as Agriculture except for the subdivision of land:
  - i In compliance with the Homesite Severance policy of the ALC;
  - ii Divided by a major road with a right of way width greater than 30 metres; and
  - iii For parkland dedication purposes.
- 6.3.8 Support public education as an important means to minimize conflict between agricultural and other land uses.
- 6.3.9 Use building setbacks, drainage protection, retention of vegetation, provision of vegetation screens, fences, the creation of larger or longer parcels and other available measures deemed necessary, to provide for the buffering or separation of non-agricultural development from farming operations in the ALR as detailed in the 2016 CRD Agricultural Policy. Such provisions should apply on the non-agricultural side of the ALR interface.
- 6.3.10 Work with stakeholders to advance the principles of food systems planning, including education programs on the importance of agricultural enterprises and local food production.
- 6.3.11 Support Temporary Use Permits and applications that would develop agriculture production and local food markets
- 6.3.12 Engage with the agricultural community, educational institutions and other stakeholders to support opportunities for innovation and entrepreneurship.
- 6.3.13 Encourage business support services for agricultural producers and rural businesses.
- 6.3.14 Support the development of agri-tourism activities such as farm-stay and ranch vacations, sleigh rides and tractor rides, farm-gate marketing, and weddings on agricultural lands to enhance their economic viability subject to ALR regulations.



Upper Meadows Rd  
DL 4208  
**ALR**

**SUBJECT PROPERTY  
LOT A DISTRICT LOT 2959  
L. D., PLAN 33492**

**ALR**

**Appendix C: GENERAL MAP**

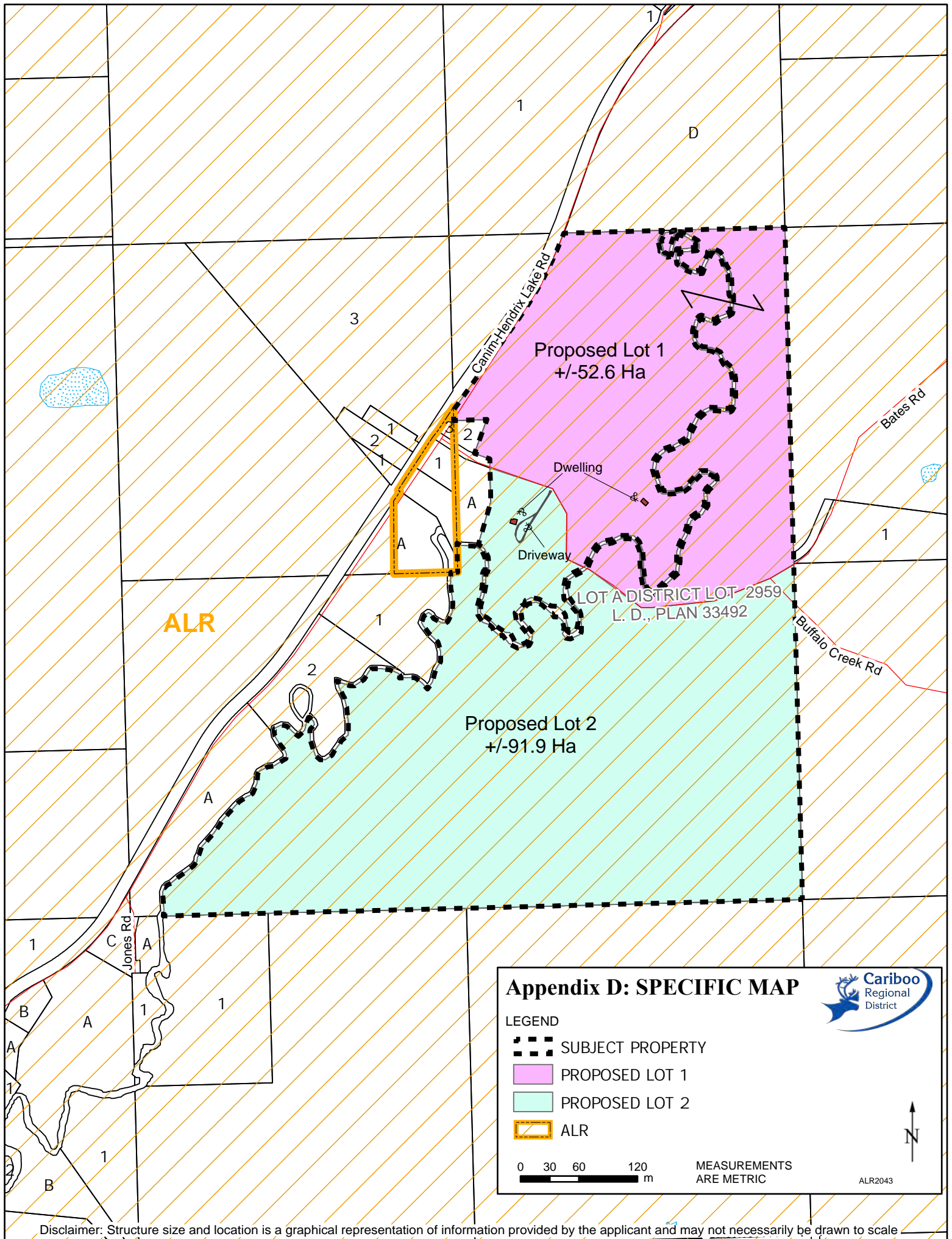
**LEGEND**

- SUBJECT PROPERTY
- ALR


0 30 60 120 m







ALR2043



**Appendix D: SPECIFIC MAP**



**LEGEND**

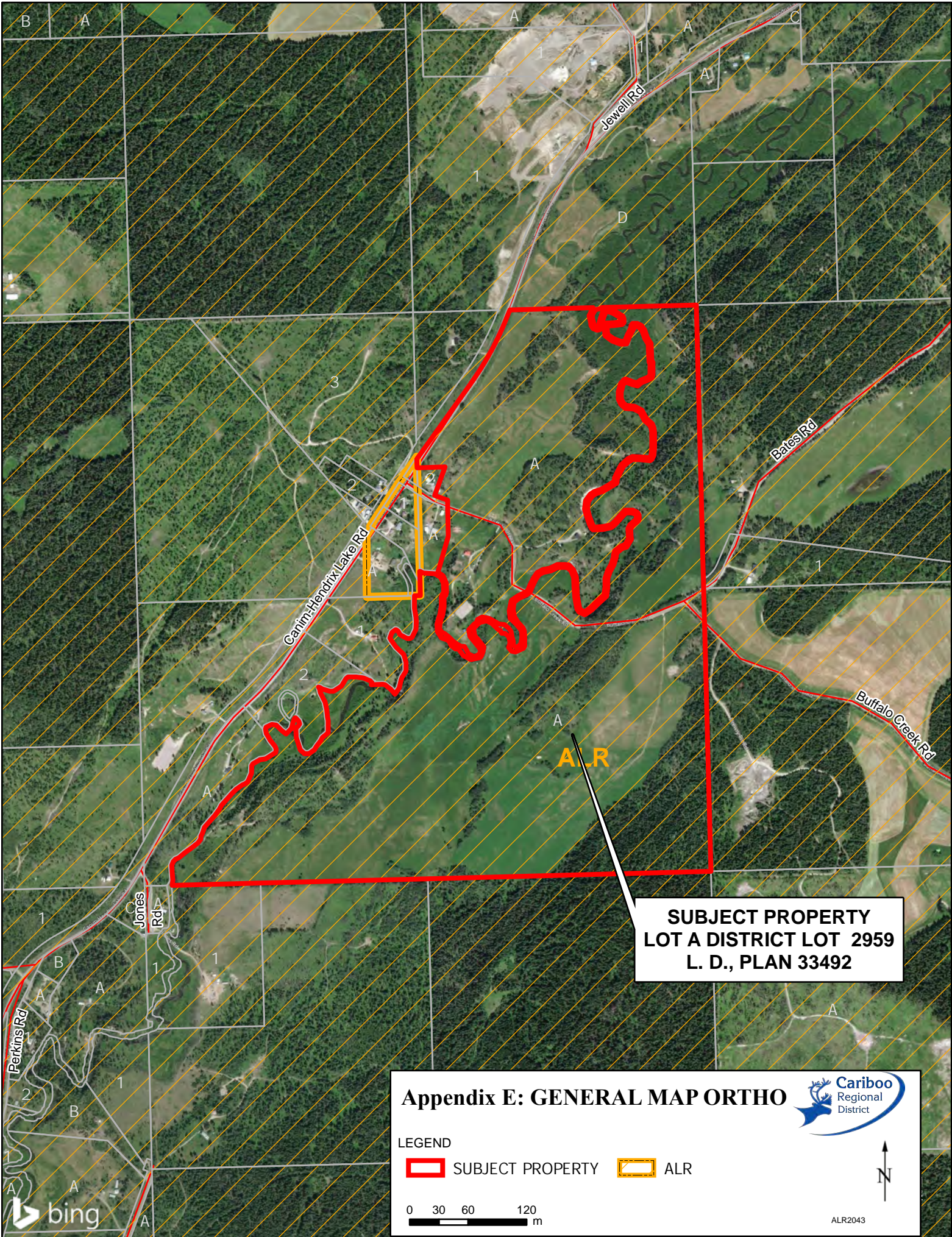
-  SUBJECT PROPERTY
-  PROPOSED LOT 1
-  PROPOSED LOT 2
-  ALR

0 30 60 120 m      MEASUREMENTS ARE METRIC

N

ALR2043

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale





ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'H' advisory planning commission held on Dec 16, 2020  
in the Area H, located at Tele Conference, BC, commencing at 7:00pm

**PRESENT:**

Chair Peter Sanders

Members Lori Frame Will Vandsch  
Tom Price Louis Judson  
Elisa Marocchi

Recording Secretary Shelly Morton

Owners/Agent, or  
 Contacted but declined to attend Edward & Rita Pincott

**ABSENT:**

**ALSO PRESENT:** Electoral Area Director Margo Wagner  
Staff support (if present)

Agenda Items

**APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/H20200043 (Lot A, District Lot 2959, Lillooet District, Plan 33492 )**

Tom Price / Louis Judson: "THAT the application for submission to the ALC at 6214 BUFFALO CREEK ROAD be supported/rejected for the following reasons:

- i) A very reasonable application.
- ii) A very well layed out plan.

For: 7 Against: 0

CARRIED/DEFEATED

Termination

Tom Price Will Vandsch : That the meeting terminate.

CARRIED

Time: 7:20

Shelly Morton  
Recording Secretary

Peter Sanders  
Chair



December 21, 2020

File: ALRH2043/ 3025-20/H20200043

Shivani Sajwan  
Planning Officer  
Cariboo Regional District

VIA EMAIL: [SSajwan@cariboord.ca](mailto:SSajwan@cariboord.ca)

**Re: ALC subdivision referral – 6214 Buffalo Creek Road (Pincott Ranches)**

Dear Shivani Sajwan:

Thank you for providing the British Columbia Ministry of Agriculture, Food and Fisheries with the opportunity to comment on the proposed Agricultural Land Commission application to subdivide a parcel for the purpose of family succession planning. Ministry staff have reviewed the provided information and offer the following comments:

- Ministry staff recognize the family's history of ranching in this location for many decades. The desire expressed by the applicant for their family to continue ranching is evident.
- Ministry staff note however that in general, the larger a parcel is in size, the more options become available for agricultural activity. Once a parcel becomes subdivided, it is highly unlikely to be reversed, and its agricultural options and opportunities can diminish. In addition:
  - subdivision may also result in an increase in land cost per hectare; which can reduce future potential farm business opportunities; and
  - there can be greater pressure for smaller parcels to be used for rural residential use which may lead to increased farm practice complaints. In the South Cariboo, there is currently growing interest in new residents seeking parcels of rural property.
- As such, notwithstanding the currently strong intentions to continue ranching, once subdivided (and under different and/or unforeseen circumstances), there may be no intentions to continue ranching on this parcel; leading to the potential decrease in the parcel's long-term agricultural viability.

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- The applicant may wish to consider pursuing alternative land access and tenure options, (other than subdivision) such as the leasing of portions of the property as part of a coordinated succession plan.

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle Land Use Planner  
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Fisheries  
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