

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61062

Application Status: Under LG Review

Applicant: George William Bouffieux

Agent: Tryon Land Surveying

Local Government: Peace River Regional District

Local Government Date of Receipt: 07/13/2020

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

Proposal Type: Subdivision

Proposal: To apply the landowners home site severance to the subject retirement parcel. This will avoid subdividing the main farm yard area, which is the core area of the ranch with the majority of the ranch infrastructure. This will maintain the integrity and coherent function of the 1913 historical farm site ¼ section.

The ranch is going to continue through succession with the younger generation of family members. To operate, the buildings and infrastructure need to remain accessible to the family operated ranch.

Agent Information

Agent: Tryon Land Surveying



Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 009-891-455

Legal Description: NW 1/4 OF SEC 21 TP 83 R 18 W6M PEACE RIVER EXC PLS A938 & 5863

Parcel Area: 60.3 ha

Civic Address: 7093 261 Road

Date of Purchase: 06/06/1965

Farm Classification: Yes

Owners

1. **Name:** George William Bouffieux



Applicant: George William Bouffieux



Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 014-544-938
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 5.7 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 014-544-946
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 16.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

3. **Ownership Type:** Fee Simple
Parcel Identifier: 014-671-239
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 62.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

4. **Ownership Type:** Fee Simple
Parcel Identifier: 014-738-872
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 23.4 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

5. **Ownership Type:** Fee Simple
Parcel Identifier: 004-669-916
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 24.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

6. **Ownership Type:** Fee Simple
Parcel Identifier: 014-546-388
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 17.3 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

7. **Ownership Type:** Fee Simple
Parcel Identifier: 014-544-857
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 16.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

Applicant: George William Bouffieux

8. **Ownership Type:** Fee Simple
Parcel Identifier: 014-544-105
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 16.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

9. **Ownership Type:** Fee Simple
Parcel Identifier: 014-544-083
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 16.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

10. **Ownership Type:** Fee Simple
Parcel Identifier: 003-636-640
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 34.6 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

11. **Ownership Type:** Fee Simple
Parcel Identifier: 004-004-221
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 212.6 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

12. **Ownership Type:** Fee Simple
Parcel Identifier: 011-324-902
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 66.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

13. **Ownership Type:** Fee Simple
Parcel Identifier: 011-324-694
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 115.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

14. **Ownership Type:** Fee Simple
Parcel Identifier: 011-325-046
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 64.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

15. **Ownership Type:** Fee Simple
Parcel Identifier: 011-325-127
Owner with Parcel Interest: George William Bouffieux
Parcel Area: 64.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

Applicant: George William Bouffieux

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Approximately 40.8ha is used for bison pasture.

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

Approximately 40.8ha has been cleared, plowed, and seeded to brome grass. Approximately 195m of fencing has been built.

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

At the northwest corner is a trailer where Grandson and wife live. There is a 0.24ha area at the northeast used for oil and gas production. Approximately 19.3ha are vegetated (trees, scrub). There are also 4 ponds, and 2 creeks dividing the property.

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity: Hwy 97, light industrial, agriculture, rural residential

East

Land Use Type: Agricultural/Farm

Specify Activity: bison pasture

South

Land Use Type: Other

Specify Activity: unused, agriculture, rural residential

West

Land Use Type: Other

Specify Activity: agriculture (alfalfa/brome hay), oil & gas production

Proposal

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

1.8 ha

58.5 ha

2. What is the purpose of the proposal?

To apply the landowners home site severance to the subject retirement parcel. This will avoid subdividing the main farm yard area, which is the core area of the ranch with the majority of the ranch infrastructure. This will maintain the integrity and coherent function of the 1913 historical farm site 1/4 section.

The ranch is going to continue through succession with the younger generation of family members. To operate, the buildings and infrastructure need to remain accessible to the family operated ranch.

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

Corner location with creek through centre adjacent to constructed road allowance. Leaves the remainder

Applicant: George William Bouffieux

of the property open to continued use of the ranch operation.

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

The long term benefit is that the ranch heir will be able to continue with the use of the original home-site location as a centralized hub for the farms business and agricultural purposes.

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.

Yes

Applicant Attachments

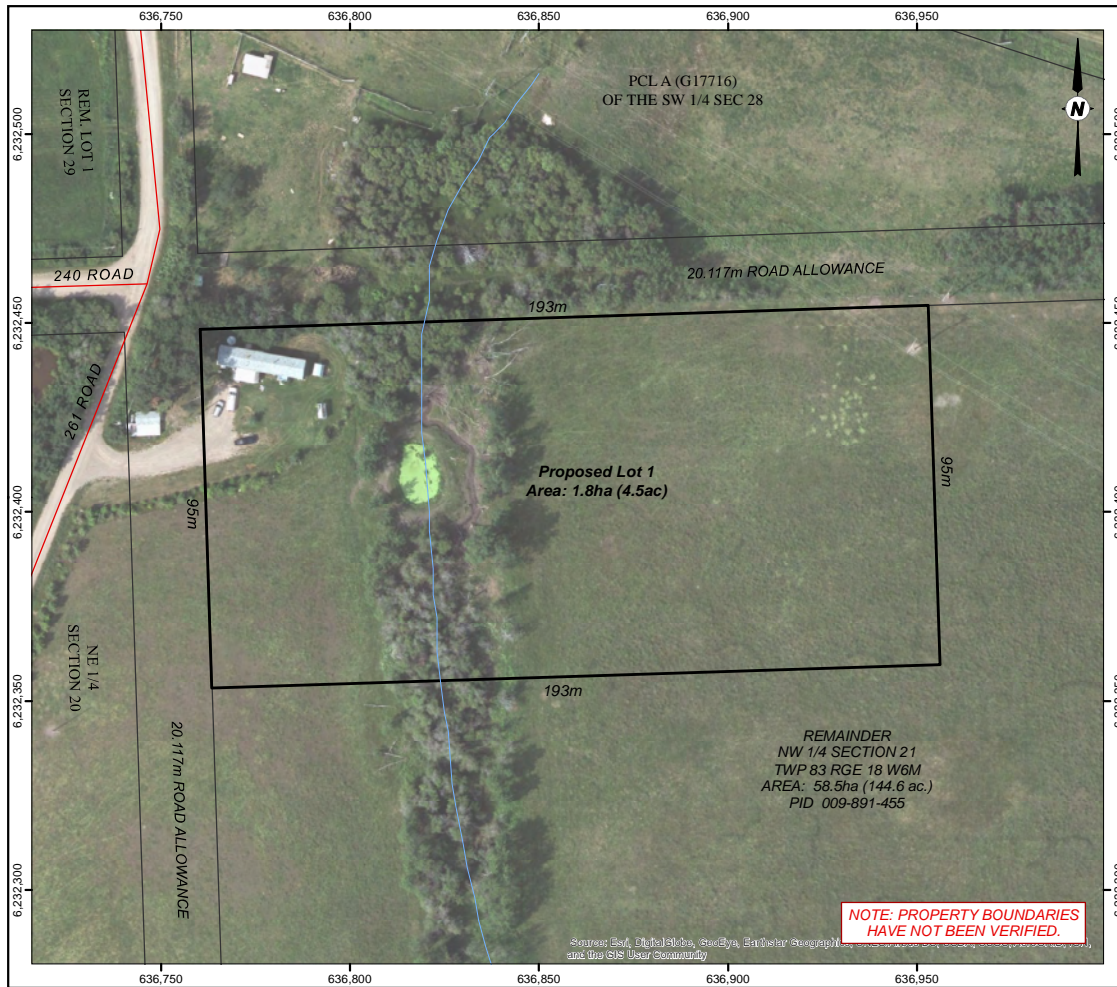
- Agent Agreement - Tryon Land Surveying
- Other correspondence or file information - Purchase agreement
- Other correspondence or file information - Proposal sketch with image
- Site Photo - Ranch with info
- Site Photo - Ranch in context
- Proposal Sketch - 61062
- Homesite Severance Qualification - 61062
- Certificate of Title - 009-891-455

ALC Attachments

None.

Decisions

None.



GEORGE BOUFFIOUX

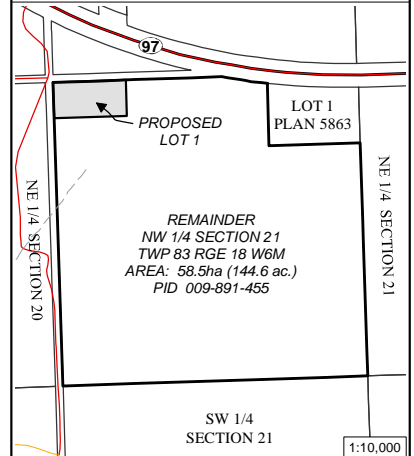
**PROPOSED SUBDIVISION
OF PART OF
NW 1/4 SECTION 21
TOWNSHIP 83 RANGE 18 W6M
PEACE RIVER DISTRICT
EXCEPT PLANS A938 & 5863**

BCGS: 94A.027 NTS: 94A/02

1:1,000
0 10 20 30 40 m

Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (B size)

Date: 2020/03/30



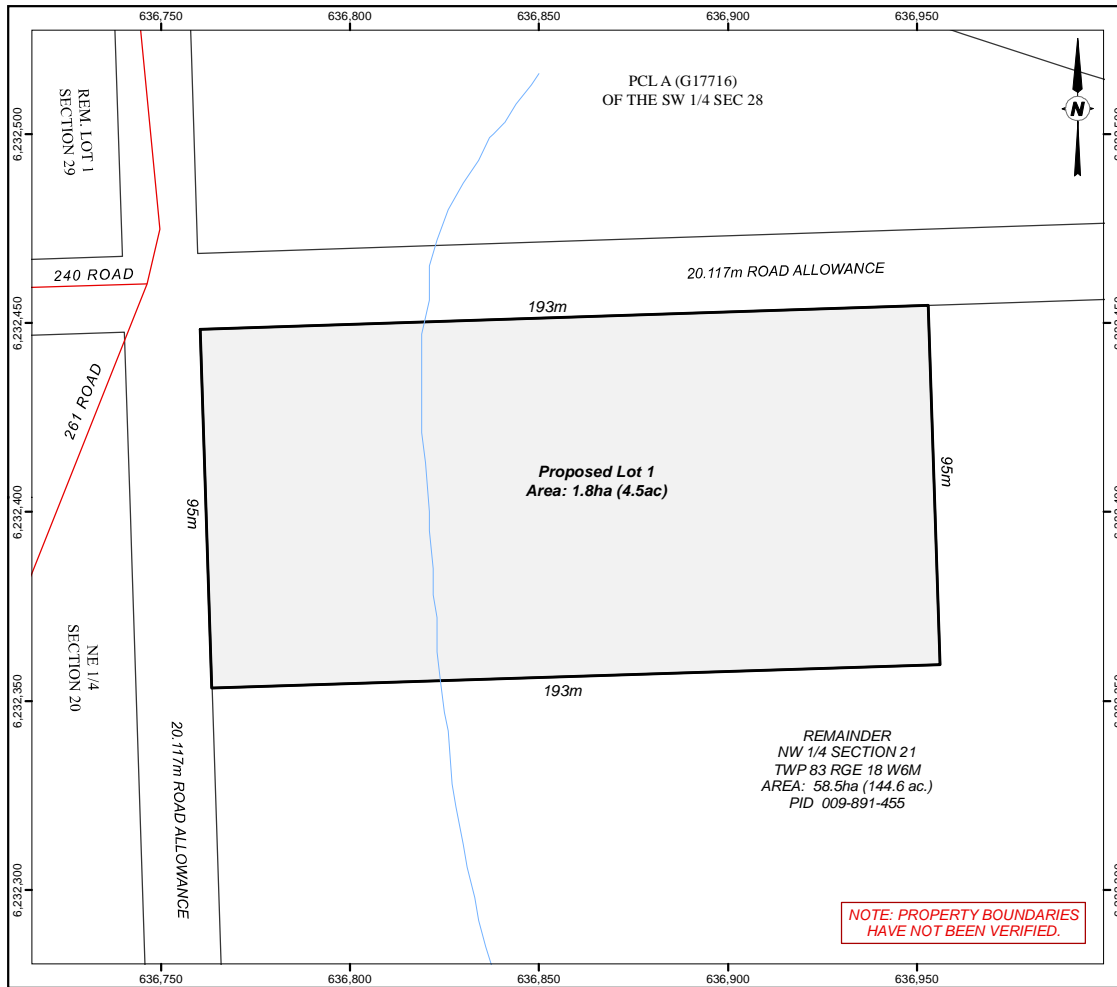
TRYON LAND SURVEYING LTD.

Fort St John
250-262-0031

www.TryonGroup.ca

Dawson Creek
250-782-5868

Job: 200047-4-0



**NOTE: PROPERTY BOUNDARIES
HAVE NOT BEEN VERIFIED.**

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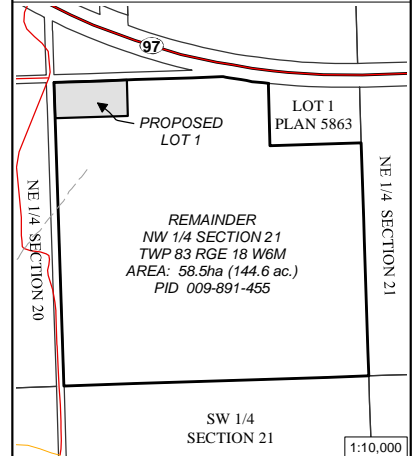
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Proposed Severance Parcel

Current Home Site

- Barn Yard Facilities:**
- Bison Handling System
 - Granary's & Feed Storage
 - Equipment Quonset
 - Winter Feed Lots
 - Hay Bale Storage
 - Work Shop
 - Barn

Total Barn Yard Area

Image © 2020 Maxar Technologies

Google



Image © 2020 Maxar Technologies

Google Earth

Imagery Date: 4/24/2019 56°12'46.04" N 120°47'52.51" W elev 651 m eye alt 2.28 km

2007