

SURVEYS AND MAPPING BRANCH
DEPARTMENT OF LANDS, FORESTS,
AND WATER RESOURCES
VICTORIA, B.C.



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ALL COMMUNICATIONS IN REFERENCE TO SURVEYS, MAPS,
AND AIR PHOTOS SHOULD BE ADDRESSED TO THE
DIRECTOR OF SURVEYS AND MAPPING
THE REPLY TO THIS LETTER SHOULD BE MARKED
FOR THE ATTENTION OF:

AIR DIVISION.....
GEOGRAPHIC DIVISION.....
LEGAL SURVEYS DIVISION.....
TOPOGRAPHIC DIVISION.....

YOUR FILE NO.

PLEASE QUOTE OUR FILE NO.

**CIRCULAR LETTER TO ALL
B. C. LAND SURVEYORS**

August 20, 1965.

Sir:

Re: Government Policy Concerning Disposal of
Crown Lands for Agricultural Purposes.

This is to advise that certain changes were made by the Superintendent of Lands, effective 27 May 1965, concerning applications for Crown lands for agricultural purposes.

Whereas the old policy entertained immediate purchase of such lands, the new policy requires now that it be leased in the first instance, after which, on satisfactory development, the land may be purchased.

Sufficient details have been written on this matter as an addendum to Land Series Bulletin No. 11, dated 28 June 1965, a copy of which is enclosed for your guidance.

Your attention is also drawn to Sections 2, 3, and 4 of the Land Act Amendment Act of 1965, the effect of which is to remove restrictions with respect to the leasing of timber land. Applications to lease up to 160 acres for agricultural purposes will be accepted over timber land providing 50% of the land is arable. An option to purchase clause will be embodied in the lease indenture.

It is regretted that this information could not have been forwarded earlier to you, but, in the future, we shall attempt to advise of any further changes in policy concerning Crown land disposal.

Yours truly,

G. S. Andrews,
Surveyor-General & Director.

Encl: 1.

"ACQUISITION OF CROWN LANDS IN BRITISH COLUMBIA"

Please be advised that it is the present policy of the Department to dispose of agricultural land on a leasehold basis only.

This policy has become necessary to ensure that arable Crown lands are brought into production and not merely acquired for speculative purposes. Simply stated, the policy is lease - develop - purchase.

For your information the following are the main points of this new policy:-

1. All applications for agricultural purposes will be adjudicated on a leasehold basis only;
2. No person will be entitled to hold more than 1280 acres of Crown land under lease tenure for agricultural purposes at any one time;
3. Agricultural leases will only be considered over vacant Crown land of which at least 50% is classified arable;
4. The term of the lease will be 3 years, subject to renewal for a further period up to 18 years;
5. To qualify for an 18 year renewal of an agricultural lease, the Lessee will be required to clear and cultivate a minimum of 10% of the arable acreage of the leasehold within the initial 3 year period;
6. Failure to bring under cultivation any of the leased lands during the initial 3 year period will render the lease subject to cancellation;
7. If the Lessee has brought under cultivation some of the leased lands but has not met the 10% requirement referred to in (5) above, consideration will be given to renewal of the lease for a much shorter period, ranging from 1 to 3 years;
8. No assignment of the lease will be entertained until such time as the Lessee has cleared and cultivated a minimum of 20% of the arable acreage of the leasehold;
9. All agricultural leases will contain an option to purchase clause enabling the Lessee to purchase the Crown lands at any time during the initial 10 year period of the lease at the original appraised value;
10. No application to purchase will be entertained until such time as the Lessee has cleared and cultivated a minimum of 80% of the arable acreage of the leasehold;
11. With respect to (5), (8) and (10) above, the minimum acreage requirements will be quoted in the lease indenture;

Small Farming Applications

There are a number of farming operations which can be practiced on lands that are not predominantly arable and therefore, the Department will entertain an application to lease up to 40 acres of Crown land which may not necessarily be 50% arable, for the purpose of chicken farming, truck gardening, orchards, vineyards, etc.

Applications to purchase for other than Agricultural purposes

Applications to purchase land for homesite, industrial and commercial purposes will be handled in the usual manner, except that homesites shall be restricted to a maximum of 10 acres.

Grazing Leases

Grazing lease applications will only be entertained over vacant Crown lands that are predominantly non-arable or are uneconomic to bring under cultivation. It should be pointed out however that in those areas of the Province where the Grazing Act is administered most grazing is on a permit basis under the Grazing Act rather than on a leasehold basis under the Land Act. Information with respect to grazing permits may be obtained from the District Forester's office.

June 28th, 1965