

COMPENSATION IN TERMS OF THE "HIGHWAY ACT"
(SECTION 16)

DEPT. FILE No. _____ PLAN No. _____ DISTRICT FILE No. R/W 6584
ENGINEERING DISTRICT No. 4 ELECTORAL DISTRICT Cariboo North
Name and details of highway or incidental works Cariboo Highway - Marguerite to Macalister
Project #618
Description of property Portion of Lot 5101 and 5105 Cariboo District as shown on
Department Sketch Plan
Name of registered owner s.22
Is title unencumbered? Yes If not, give details of encumbrance and discharge will be effected
s.22
Name, title, etc., of party to whom compensation is recommended to be paid s.22

DETAILS OF COMPENSATION RECOMMENDED TO BE PAID PURSUANT TO SECTION 16 OF
THE "HIGHWAY ACT"

A. For Improvements on the Lands Taken

(Subsec. (1) (a).) "Improvements on the land so taken, that is to say, everything constructed on or annexed to the soil by the hand of man."

Roads: Length, _____; width, _____	\$	¢
Buildings: Length, _____; width, _____; height, _____		
See Remarks _____		
Structures: See Remarks _____		
Fences: Length, _____ feet. See Remarks _____		
Clearing: Area, _____ acres		
Grading: Area, _____ acres		
Planting: Area, _____ See Remarks _____		
Cultivation: Area, <u>1.85 ac</u> See Remarks <u>Open pasture @ \$100.00</u>	<u>185</u>	<u>00</u>
Other improvements (to be stated) _____		
Remarks: _____	<u>185</u>	<u>00</u>
COMPENSATION RECOMMENDED		<u>A.</u>

B. For Lands Taken (Not Subdivided Lands)

(Subsec. (1) (b).) "Lands which were originally granted to some person by the Crown, either in the right of the Province or the Dominion, and by the taking of which the total area taken for the purpose of highways from the lands comprised in the original Crown grant is found to exceed one-twentieth of the total area of the lands comprised in the Crown grant, and then only for the area in excess of one-twentieth of that total area."

Area of original Crown grant - - - <u>Lot 5101</u> - - - <u>148</u> acres.	<u>Lot 5105</u>
Total area taken for road purposes - - - - - <u>7.24</u> acres.	<u>71.0 ac.</u>
Deduct one-twentieth of area of original Crown grant - - - - - <u>7.40</u> acres.	<u>3.27 ac.</u>
Area for which compensation is payable - - - - - <u>Nil</u> acres.	<u>3.55 ac.</u>
The land is valued at \$ _____ per acre.	<u>Nil</u>
COMPENSATION RECOMMENDED \$ _____	<u>B.</u>

I hereby certify that this statement is in accordance with the provisions of section 16 of the "Highway Act."

Date JUL 6 1956, 19 _____ [Signature]
Right-of-way Agent or District Official, Highways Dept.

I hereby recommend that compensation be paid accordingly.

Date _____, 19 _____ District Official, Highways Dept.

APPROVED: _____
Deputy Minister, Chief Engineer, or Assistant Chief Engineer.

(DEALT WITH.) _____ Departmental Comptroller.

(OVER)

C. For Lands Taken (Subdivided Lands Only)

(Subsec. (1) (b).) " But, where the lands comprised in the Crown grant have been subdivided into parcels by any registered conveyance or plan of subdivision, the area of land which may be so taken from any parcel without payment of compensation shall not exceed one-twentieth of the area of that parcel, and where the lands are being taken from two or more of the parcels at the same time, the total area to be so taken without the payment of compensation shall be apportioned among those parcels on the basis of their respective areas."

Details of registered subdivision plan, parcel, lot, etc. _____

Total area of parcel - - - - - acres.

Total area taken for road purposes - - - - - acres.

Deduct one-twentieth area of parcel - - - - - acres.

Area for which compensation is payable - - - - - acres.

The land is valued at \$_____ per acre.

COMPENSATION RECOMMENDED \$_____C.

D. For Materials Taken from Improved Lands

(Subsec. (4).) " Where in respect of gravel, sand, stone, timber, or other materials taken by Crown for construction, maintenance, or repair of any highway or bridge, the provisions of any Statute or the reservations contained in any Crown grant permit of the same being so taken without payment of compensation, and where the same is taken from Improved Lands, the Minister may, notwithstanding the provisions or reservations aforesaid, pay reasonable compensation therefor."

CLASS OF MATERIAL TAKEN	QUANTITY	UNIT RATE	AMOUNT

TOTAL COMPENSATION RECOMMENDED \$_____D.

E. Deduction for Increased Capital Value due to Construction

(Subsec. (3).) " In determining the compensation payable to any owner in respect of any land entered upon and taken possession of under this Part, there shall be taken into consideration the increased value, beyond the increased value common to all lands in the locality, that will be given to the remaining lands of the owner through which the highway will pass, by reason of the passage of the highway through the same or by reason of the construction of the highway or of works incidental thereto, and the increased value that will be so given shall be set off against the compensation otherwise payable to that owner under this section."

Details _____

TOTAL DEDUCTIONS \$_____E.

Remarks: (NOTE.—Give details and approximate value of any other compensation arranged for and recommended, such as fencing or transfer to adjacent owner of land comprised in old road to be closed, or other matters.)

Area acquired for drainage purposes and culvert outlet. During spring run-off in 1955, area was covered with loose gravel. In 1956, the water cut a wide irregular channel some 4 feet deep through this property. To forestall subsequent damage claims, area has been taken as extra right-of-way for this project.

SUMMARY OF AMOUNT OF COMPENSATION RECOMMENDED TO BE PAID

A.	For improvements on lands taken	- - - - -	\$ 185.00	A.
OR {	B.	For lands taken (not subdivided lands)	- - - - -	B.
	C.	For lands taken (subdivided lands only)	- - - - -	C.
	D.	For materials taken from improved lands	- - - - -	D.
		Gross total amount of compensation recommended	- - - \$ 185.00	
	E.	Deduction for increased value	- - - - -	E.
		NET TOTAL OF COMPENSATION RECOMMENDED TO BE PAID	- \$ 185.00	

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF HIGHWAYS


TO: Chief Property Negotiator, Department of Highways, Parliament Buildings, Victoria, B.C. ATTENTION:	SENDER'S ADDRESS: Prince George, B.C., DATE: February 11, 1972. DISTRICT: Cariboo North HEADQUARTERS FILE: REGIONAL FILE: R/W 19881 DISTRICT FILE:
SUBJECT: Australian to Alexandria I.R. No. 1 Project, Cariboo Game Farm Property	REFERENCE: DATED:

Further to our recent telephone conversation, I enclose a copy of a letter from the owners of the game farm which is in reply to my letter of February 2, 1972, a copy of which is also enclosed. We should try and get them out at an early date as the center line of the highway goes through their house, although we can go around them temporarily. I would think that possibly the contractor may make a claim also if he is not able to finish this section.

For your information, I also enclose copies of documents pertaining to a Lis Pendens action that has recently been filed against the property in connection with a dispute with the previous owners. This may prevent the present owners selling the balance of the property. I checked with the Court Registrar and it is not on his list of cases coming up for trial.

L. A. Broddy,
Regional Highway Engineer.

per:


D. A. Bishop,
Regional Property Negotiator

DAB/mmw

ENCLOSURES

March 14/72

Checked with Lands Service - They are waiting for a clearance from Forest Service.

m.c.2

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF HIGHWAYS

TO:

N.C. Tattrie
Chief Property Negotiator
VICTORIA, BRITISH COLUMBIA

ATTENTION:

SUBJECT:

Australian to Alexandria I.R. #1
Project, s.22
Cariboo Game Farm

SENDER'S
ADDRESS:

Prince George, B.C.

DATE:

November 15, 1971

DISTRICT:

Cariboo North

HEADQUARTERS FILE:

REGIONAL FILE: R/W 19881

DISTRICT FILE:

PROPERTY NEGOTIATIONS
Department of Highways

DATED:

NOV 17 1971

Ans'd

Victoria, B.C. File

Further to our recent telephone conversation concerning the above, I have had further discussions with the above claimants who have requested more funds in order to assist with their relocation.

I have therefore, advised them that we would be prepared to release another \$5,000.00 out of the balance of \$7,500.00 to them. I am enclosing cheque no. 014833A and would ask that two cheques in the amounts of \$5,000.00 and \$2,500.00 be reissued as soon as possible.

With reference to my teletype to you of November 12, 1971 regarding their application for Crown Land, I have reviewed the settlement and do not feel I could warrant an adjustment to the settlement. However, it would be appreciated if you would review the situation also and let me have your comments.

L.A. BRODDY, P. Eng.
Regional Highway Engineer

per: D.A. Bishop
Regional Property Negotiator

DAB:ked

November 17, 1971.

Comptroller of Expenditure,
Department of Highways.

Attention: W. Krinner

For your attention, please, as per the second paragraph of the above.

Forward the two cheques, when ready, to Region 4.

N. C. Tattrie,
Chief Property Negotiator.

Encl.-One cheque

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF HIGHWAYS

TO:

Chief Property Negotiator
VICTORIA, BRITISH COLUMBIA

SENDER'S ADDRESS: Prince George, B.C.

DATE: September 29, 1971

DISTRICT: Cariboo North

HEADQUARTERS FILE:

REGIONAL FILE: R/W 19881

ATTENTION:

DISTRICT FILE:

SUBJECT: Cariboo Highway, Australian to
Alexandria I.R. #1

REFERENCE:

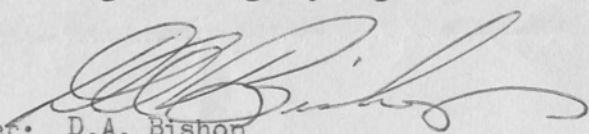
DATED:

Enclosed herewith for approval and payment are Forms H120
in connection with the following settlement:

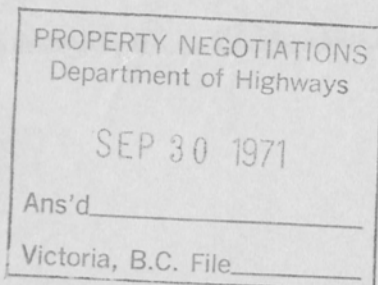
R/W 19881 s.22 _____ and \$22,500.00
s.22 _____ et al

It would be appreciated if payment could be expediated as
the claimants require the funds for relocating.

L.A. BRODDY, P. Eng.
Regional Highway Engineer

per: 
Regional Property Negotiator

DAB:ked
Encl.



October 1, 1971.

Mr. R. G. Harvey,
Asst. Deputy Minister.

Submitted for approval and payment - copy retained for our file.

N. C. Tattrie,
Chief Property Negotiator.

Per:

FOR DEPARTMENTAL CORRESPONDENCE ONLY.

GOVERNMENT OF BRITISH COLUMBIA—DEPARTMENT OF HIGHWAYS

COMPENSATION IN TERMS OF THE "HIGHWAY ACT"

(SECTION 16)

DEPT. FILE NO. PLAN NO. 122-7 RIGHT-OF-WAY FILE 19881

REGIONAL DISTRICT No. 4 ELECTORAL DISTRICT Cariboo North

Name and details of highway or incidental works Cariboo Highway - Australian to Alexandria

I.R. #1

Description of property 35.73 acres of the Fractional South West Quarter of District Lot 5054, Cariboo District, except Plans 5401, 10242, 10243 and 10959 lying westerly of the existing Cariboo Highway as shown on Department Location Plan.

Name of registered owner s.22

Is title unencumbered? No If not, give details of encumbrance Right to purchase in favour of s.22

Name, title, etc., of party to whom compensation is recommended to be paid 1) \$10,000.00 to s.22 s.22

2) \$5,000.00 to s.22 3) \$7500.00 to s.22

s.22 DETAILS OF COMPENSATION RECOMMENDED TO BE PAID PURSUANT TO SECTION 16 OF THE "HIGHWAY ACT"

A. For Improvements on the Lands Taken

(Subsec. (1) (a).) "Improvements on the land so taken, that is to say, everything constructed on or annexed to the soil by the hand of man."

	\$	¢
Roads: Length, ; width,		
Buildings: Length, ; width, ; height,		
See Remarks See attached sheet for list of structures	18,300.00	
Structures: See Remarks		
Fences: Length, feet. See Remarks.		
Clearing: Area, 10 acres. cleared and grubbed @ \$200 per acre	2,000.00	
Grading: Area, acres.		
Planting: Area, . See Remarks.		
Cultivation: Area, 0.18 acre . See Remarks vegetable garden	350.00	
Other improvements (to be stated) 1.70 acre home site areas	500.00	
10 acres river bottom arable land @\$100 per acre	1,000.00	
13.22 acres hillside partly cleared some good for pasture	350.00	
Remarks: 34.70	22,500.00	A.
COMPENSATION RECOMMENDED		

B. For Lands Taken (Not Subdivided Lands)

(Subsec. (1) (b).) "Lands which were originally granted to some person by the Crown, either in the right of the Province or the Dominion, and by the taking of which the total area taken for the purpose of highways from the lands comprised in the original Crown grant is found to exceed one-twentieth of the total area of the lands comprised in the Crown grant, and then only for the area in excess of one-twentieth of that total area."

Area of original Crown grant	- - - - -	117.00	ac.	- - - - -	ac.	- - - - -	ac.
Total area taken for road purposes	- - - - -	35.73	ac.	- - - - -	ac.	- - - - -	ac.
Deduct one-twentieth of area of original Crown grant	- - - - -	N/A	ac.	Previously utilized	- - - - -	- - - - -	ac.
Area for which compensation is payable	- - - - -	35.73	ac.	See Section 1	- - - - -	- - - - -	ac.
The land is valued at \$ - - - - - per acre.	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -

COMPENSATION RECOMMENDED \$ NTL B.

I hereby certify that this statement is in accordance with the provisions of section 16 of the "Highway Act."

Date September 28, 1971, 19

I hereby recommend that compensation be paid accordingly.

Date , 19

Date , 19

APPROVED:

Regional Right-of-way Agent, Highways Dept.

Asst. Chief Property Negotiator

District Official, Highways Dept.

Regional Highway Engineer.

(DEALT WITH.)

Deputy Minister or Assistant Deputy Minister.

(OVER)

C. For Lands Taken (Subdivided Lands Only)

(Subsec. (1) (b).) "But, where the lands comprised in the Crown grant have been subdivided into parcels by any registered conveyance or plan of subdivision, the area of land which may be so taken from any parcel without payment of compensation shall not exceed one-twentieth of the area of that parcel, and where the lands are being taken from two or more of the parcels at the same time, the total area to be so taken without the payment of compensation shall be apportioned among those parcels on the basis of their respective areas."

Details of registered subdivision plan, parcel, lot, etc. _____

Total area of parcel	-	-	-	-	-	-	-	ac.	ac.	ac.
Total area taken for road purposes	-	-	-	-	-	-	-	ac.	ac.	ac.
Deduct one-twentieth area of parcel	-	-	-	-	-	-	-	ac.	ac.	ac.
Area for which compensation is payable	-	-	-	-	-	-	-	ac.	ac.	ac.
The land is valued at \$								per acre.		

COMPENSATION RECOMMENDED \$ _____ C.

D. For Materials Taken from Improved Lands

(Subsec. (4).) "Where in respect of gravel, sand, stone, timber, or other materials taken by Crown for construction, maintenance, or repair of any highway or bridge, the provisions of any Statute or the reservations contained in any Crown grant permit of the same being so taken without payment of compensation, and where the same is taken from Improved Lands, the Minister may, notwithstanding the provisions or reservations aforesaid, pay reasonable compensation therefor."

CLASS OF MATERIAL TAKEN	QUANTITY	UNIT RATE	AMOUNT

TOTAL COMPENSATION RECOMMENDED \$ _____ D.

E. Deduction for Increased Capital Value due to Construction

(Subsec. (3).) "In determining the compensation payable to any owner in respect of any land entered upon and taken possession of under this Part, there shall be taken into consideration the increased value, beyond the increased value common to all lands in the locality, that will be given to the remaining lands of the owner through which the highway will pass, by reason of the passage of the highway through the same or by reason of the construction of the highway or of works incidental thereto, and the increased value that will be so given shall be set off against the compensation otherwise payable to that owner under this section."

Details _____

TOTAL DEDUCTIONS \$ _____ E.

Remarks: (NOTE.—Give details and approximate value of any other compensation arranged for and recommended, such as fencing or transfer to adjacent owner of land comprised in old road to be closed, or other matters.)

Compensation payable as follows:—
\$10,000.00 payable forthwith on approval.
\$ 5,000.00 payable forthwith on approval.
\$ 7,500.00 payable upon vacant possession in good order and clear title to the fractional South West Quarter of District Lot 5054, Cariboo District is registered in the names of s.22

SUMMARY OF AMOUNT OF COMPENSATION RECOMMENDED TO BE PAID			
A.	For improvements on lands taken	-	\$ 22,500.00 A.
OR	B. For lands taken (not subdivided lands)	-	\$ _____ B.
	C. For lands taken (subdivided lands only)	-	\$ _____ C.
D.	For materials taken from improved lands	-	\$ _____ D.
	Gross total amount of compensation recommended	-	\$ 22,500.00
E.	Deduction for increased value	-	\$ _____ E.
	NET TOTAL OF COMPENSATION RECOMMENDED TO BE PAID	-	\$ 22,500.00

LIST OF STRUCTURES

1. House 30' x 38' frame construction, concrete foundation, partial basement, 220 wired	\$ 7,500.00
2. Wood frame bird barn 40' x 14', wooden floor, wire insulated.	\$ 1,000.00
3. 26' x 14' log storage shed	\$ 350.00
4. Wire mesh pen with concrete floor 20' x 9'	\$ 350.00
5. 13' x 13' pen with chain link fence and concrete floor	\$ 250.00
6. Wood frame shed 20' x 12'	\$ 200.00
7. Wood frame building 18' x 14', insulated with 30' x 20' run	\$ 500.00
8. 5 wood slab frame buildings, wood floors, each 12' x 14' with 30' x 20' runs @ \$200.00 each.	\$ 1,000.00
9. Wood frame cabin 30' x 20', insulated, wired, plumbing	\$ 1,500.00
10. Bear cage, 30' x 20' cement floor, chain link fence, wood frame shelter	\$ 1,200.00
11. Well and water system	\$ 1,500.00
12. Chickent Barn, wood frame, wired, insulated, 18' x 18'	\$ 1,000.00
13. 3 wood slab buildings 10' x 10' with 8' x 8' wire mesh runs	\$ 300.00
14. Cage with wood shelter and floor, 12' x 12' with chain link fencing	\$ 150.00
15. 10' x 12' wood frame animal building with 30' x 20' wired run	\$ 125.00
16. 1 small bear pen	\$ 75.00
17. Approximately 600 feet of wire mesh fence 6' high	\$ 500.00
18. Wood frame storage shed 12' x 12'	\$ 150.00
19. 10 small cages 6' x 10'	\$ 250.00
20. 10 rabbit pens	\$ 250.00
21. 10' x 10' pen and wood shelter	\$ 100.00
22. 6' x 6' pigeon pen and shelter	\$ 50.00