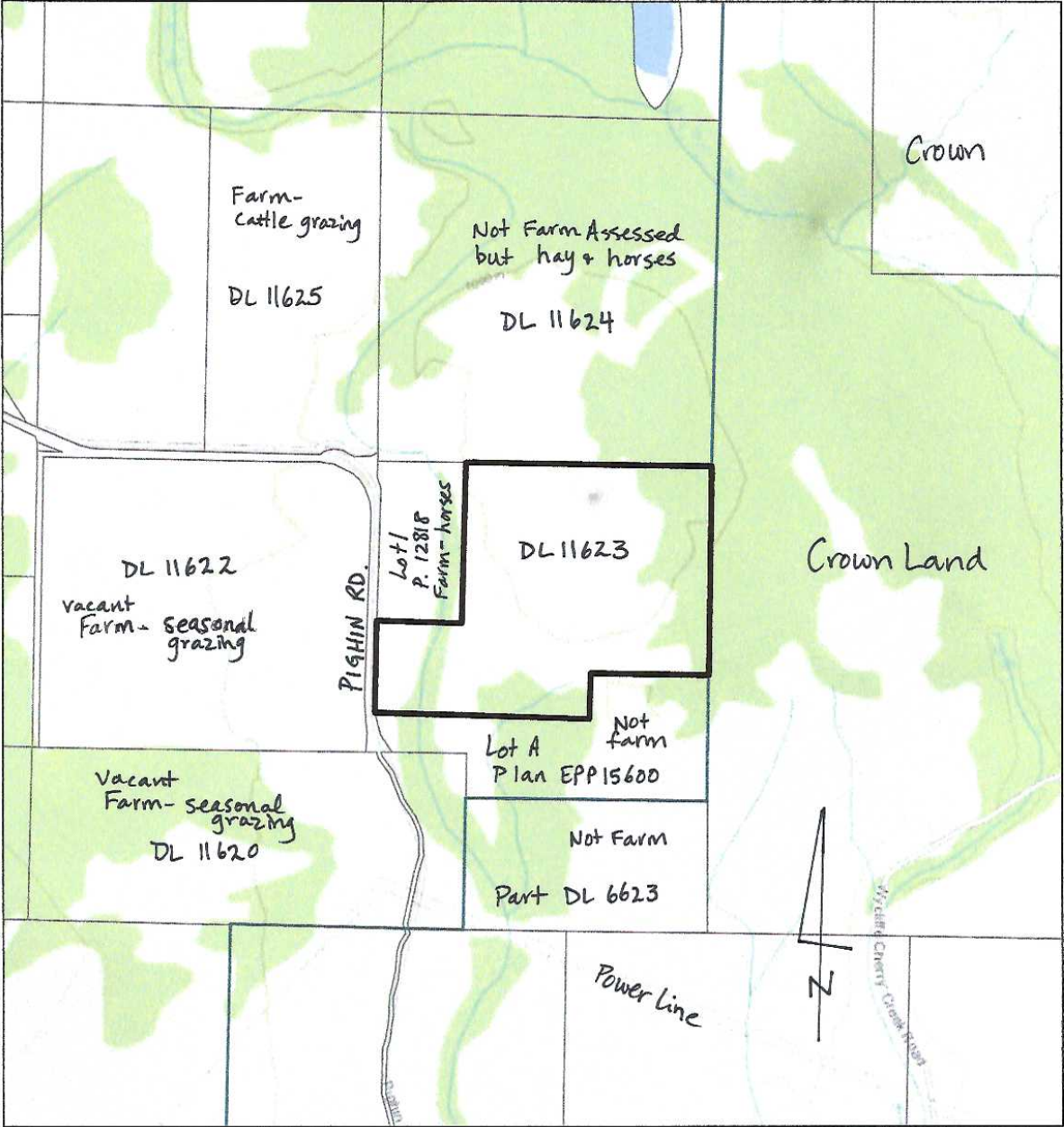


Renee Hetherington & Bob Thompson  
Agricultural Land Commission  
Non-Adhering Residential Use

8826 Pighin Rd, Wycliffe

Location Map





8826 Pighin Rd  
Proposed Improvements

Hay field  
2

DL 11623

Proposed location of new home

Well#2: 8826 Pighin Rd

Hayfield 3

Power line  
Hayfield 1

Open pasture/corral/paddocks-fenced, cross-fenced

Well#1

Modular Home

± 215m

± 60m

Hay/equipment lean to

Shop

Shop to barn conversion

± 115m

104m

500m

PIGHIN RD  
212m

driveway

Gully Area

200m

Google Earth

Image © 2014 Google Earth Technologies  
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100m

## Proposal Information

- The owners wish to build a new home and keep the existing small mobile home for farm help.
- The mobile home is 14' x 40' on a non-permanent foundation.
- The property has farm status due to seasonal cattle grazing by a neighbouring farmer and the owners will develop their own cattle operation on site.









## Additional Information

- Farm help is required to assist with fencing, building construction and maintenance, livestock rearing and hay production.
- Significant labour is required to bring the farm operation into production and to maintain the land in an environmentally sustainable manner.
- The owners have extensive cattle experience from previous ranch operations they owned. They are both professional geologists who work throughout Western North America and must continue to work to afford to develop the farm operation.

## Agricultural Considerations:

- A vast portion of the property is Class 6 soil with subclasses of topography and rock outcroppings (non-improvable).
- A major gully with riparian ecosystem runs through the property and will be protected by fencing.
- Three areas of dry land hay will be harvested (one cut) each year.
- There is no source of irrigation on the property for further cultivation.