

ALR Information Package

File Number: 3015-20/20180007

Subdivision 21(2) Non-Farm Use 20(3) Exclusion 30(1)

Electoral Area: F

Date of Referral:

Date of Application:

Property Owner's Name(s): Roger and Alison Patenaude

Applicant's Name: Doug Dodge c/o Exton and Dodge Land Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): District Lot 9539, Cariboo District

Area of Application: 3 ha (7.41 ac)

Property size: 67 ha (165.5 ac)

Location: Horsefly Rd

Current Designation:

Agricultural designation under the 150 Mile House Area Official Community Plan Bylaw No. 4660, 2010

Current Zoning:

Resource/Agricultural (RA 1) under the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999

Current Land Use: *BC Assessment - 151 - Beef*

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
%30	% 100 Class 6 – Topography and stoniness	% 100 Class 6 – Topography and stoniness
%70	% 80 Class 6 – Topography and stoniness % 20 Class 5 – Stoniness and topography	% 80 Class 6 – Topography and stoniness % 20 Class 4 – Stoniness and topography

The agricultural capability classification of the property ranges from Classes 4 to 6. The limiting factors are noted as topography and stoniness. Class 4 soils are capable of producing a restricted range of crops. Soil and climate conditions require special management considerations. Class 5 soils are capable of production of 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.

The improved rating is from Class 4 to Class 5. The limiting factors are stoniness and topography. Class 4 soils are capable of producing a restricted range of crops. Class 5 soils are capable of production of cultivated perennial forage crops and specially adapted crops.

note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory mapsheet #93A/4 (scale 1:50,000). An on-site visit of the property has not been conducted.

Proposed Use: To create a permitted quarry to supplement ranch income and use the rock as building material on neighbouring ranches. The type of rock in the quarry is well suited for use as riprap, which is commonly used by ranchers to build and maintain irrigation waterways.

SECTION 2: Planning Report

Background:

The application is to create a permitted quarry to utilize the rock as building material for surrounding ranches. The rock-type from the quarry is typically used as rip-rap which is commonly used by ranchers to build and maintain irrigation waterways.

The subject property is zoned Resource/Agricultural (RA 1) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and designated Agricultural in the 150 Mile House Area Official Community Plan Bylaw No. 4660, 2010.

Location and Soil Information:

The table presented in the property summary shows the agricultural capability ratings for the whole property based on the Canada Land Inventory. The property's agricultural capability is mostly Class 6 and Class 5 soils.

The land capability classification gives two ratings: unimproved and improved. The "improved" rating indicates the land's potential once the appropriate management practice identified by the limiting factors has been implemented. The soil map indicates the improved ratings remain unchanged.

There is mostly unsurveyed crown land surrounding the subject property with residential subdivision to the south-east of the property.

CRD Regulations and Policies:

150 Mile House Area Official Community Plan
Agricultural Policy Section 5.3.5 states that:

- The Regional District will encourage economic development initiatives that support agriculture as a viable economic activity.

5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE

5.21.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

- xx) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;

Rationale for Recommendations:

Based on poor soil conditions for agricultural capability and permitted land uses in existing zoning, the application for non-farm use be approved and authorized for submission to the Provincial Agricultural Land Commission.

SECTION 3: Referral Comments

Advisory Planning Commission:

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:

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 57344

Application Status: Under LG Review

Applicant: Roger Patenaude

Agent: Exton and Dodge Land Surveying Inc.

Local Government: Cariboo Regional District

Local Government Date of Receipt: 02/23/2018

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

Proposal Type: Non-Farm Use

Proposal: Create a permitted quarry to supplement ranch income and serve the local community with irrigation building material.

Agent Information

Agent: Exton and Dodge Land Surveying Inc.

Mailing Address:

133 Borland Street

Williams Lake, BC

V2G 1R1

Canada

Primary Phone: (250) 392-7111

Email: ddodge@exdodge.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple
Parcel Identifier: 015-285-031
Legal Description: DL 9539 CARIBOO
Parcel Area: 67 ha
Civic Address:
Date of Purchase: 09/20/2016
Farm Classification: Yes
Owners

1. **Name:** Roger Patenaude

Address:

[REDACTED]

150 Mile House, BC

V0K 2G0

Canada

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

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

The property has been used as pasture for grazing cattle.

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

The property has new fencing along the west and south boundaries (the old fence was burnt). The timber on the property was destroyed by the July 2017 wildfire. As a result, most of the property has since be logged to remove the burnt trees. There exists an easement on the property in favour of the eastern District Lot 196. The easement the allows neighboring parcel access to a water reservoir.

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

No non-agricultural activity.

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity: Provincial Crown Land in process in being transferred to WL Indian Band pursuant to treaty negotiations

East

Land Use Type: Agricultural/Farm

Specify Activity: Ranching & Haying

South

Land Use Type: Agricultural/Farm

Specify Activity: Crown Land

West

Land Use Type: Other

Specify Activity: Provincial Crown Land in process in being transferred to WL Indian Band pursuant to treaty negotiations

Proposal

1. How many hectares are proposed for non-farm use?

3 ha

2. What is the purpose of the proposal?

Create a permitted quarry to supplement ranch income and serve the local community with irrigation building material.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No. The client does not own any other lands within the community outside of the ALR. The material available on the property is well suited for irrigation. Other pits within 150 Mile House provide only gravel.

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

Yes. The materials from the proposed rock quarry will be used as building material on neighboring ranches. The type of rock present is well suited for use as rip-rap which is commonly used by ranchers to build and maintain irrigation waterways.

5. Describe any economic values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The proposed quarry will provide supplement ranch income to the property owners. The availability of the material It will also provide a benefit to the local ranching community who may otherwise pay larger transport costs to have rip rap brought in from other communities.

6. Describe any cultural values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

150 Mile House is a historic ranching community. This proposal will allow the property owner's supplemental income, thus providing them with the means to support and continue ranching production.

7. Describe any social values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

This project will provide an opportunity for the community to benefit from the availability of a private rock quarry.

8. Describe any regional and community planning objectives you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The 150 Mile House Office Community Plan (OCP) values industry as a vital component to the local economy and supports "sensitively integrated industrial land uses with other urban and rural land uses." The proposed quarry is not close to a residential area, thus is in line with the objectives of the OCP.

Applicant Attachments

- Agent Agreement - Exton and Dodge Land Surveying Inc.
- Site Photo - airphoto
- Proposal Sketch - 57344
- Certificate of Title - 015-285-031

ALC Attachments

None.

Decisions

None.

AGENT AUTHORIZATION LETTER

I (we) Roger and Alison Patenaude
Printed/typed name(s) of landowner(s)

hereby appoint Exton and Dodge Land Surveying Inc. - Doug Dodge, BCLS 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*


District Lot 9539, Cariboo District (PID 015-285-031)

I Doug Dodge, BCLS, CLS 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):

 Roger Patenaude 2 FEB 18
Signature Printed Name Date

 Alison Patenaude 2 FEB 18
Signature Printed Name Date

NO_PLAN
195

Location of
proposed
quarry



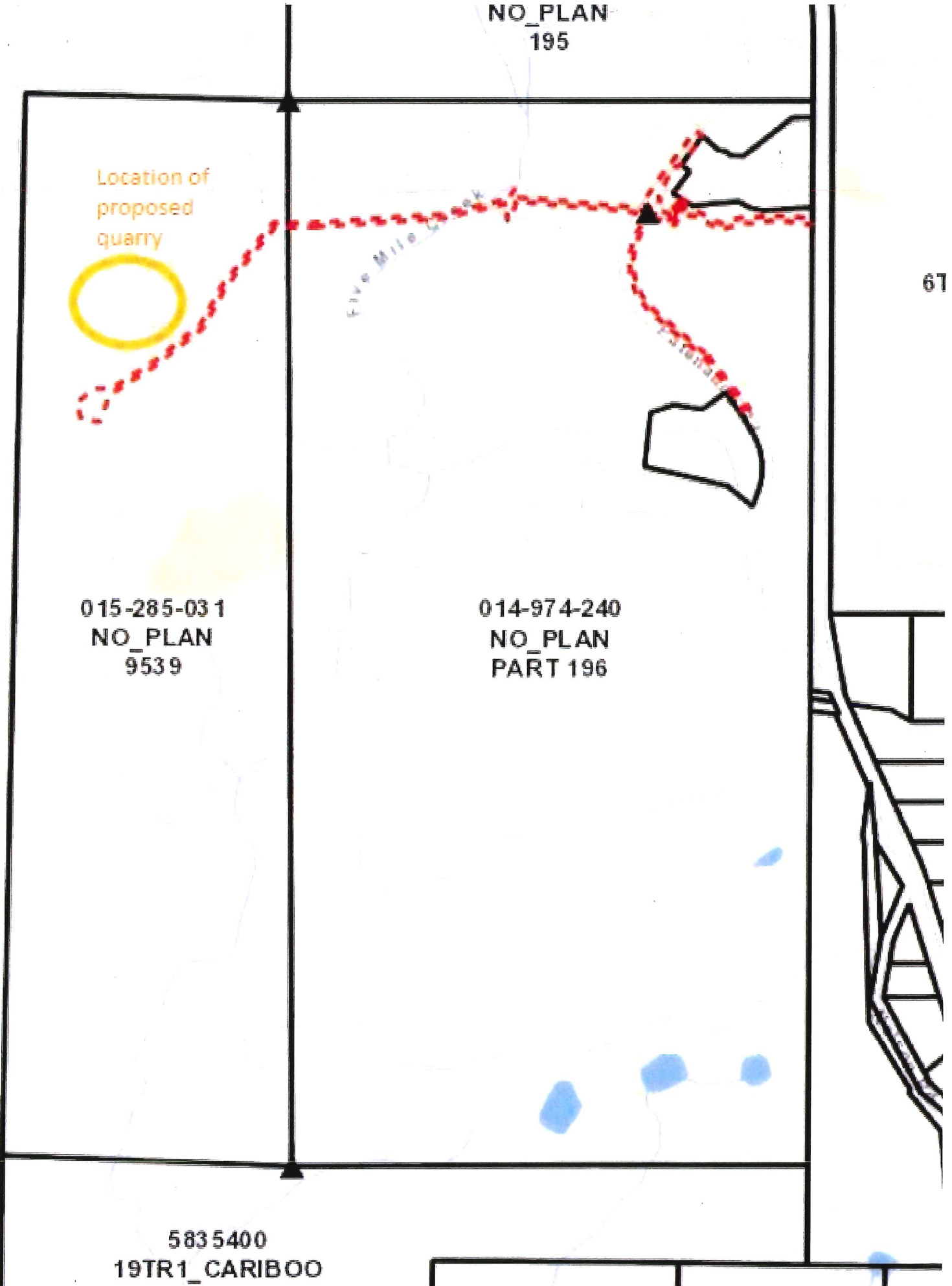
Five Mile Creek

015-285-031
NO_PLAN
9539

014-974-240
NO_PLAN
PART 196

67

5835400
19TR1_CARIBOO



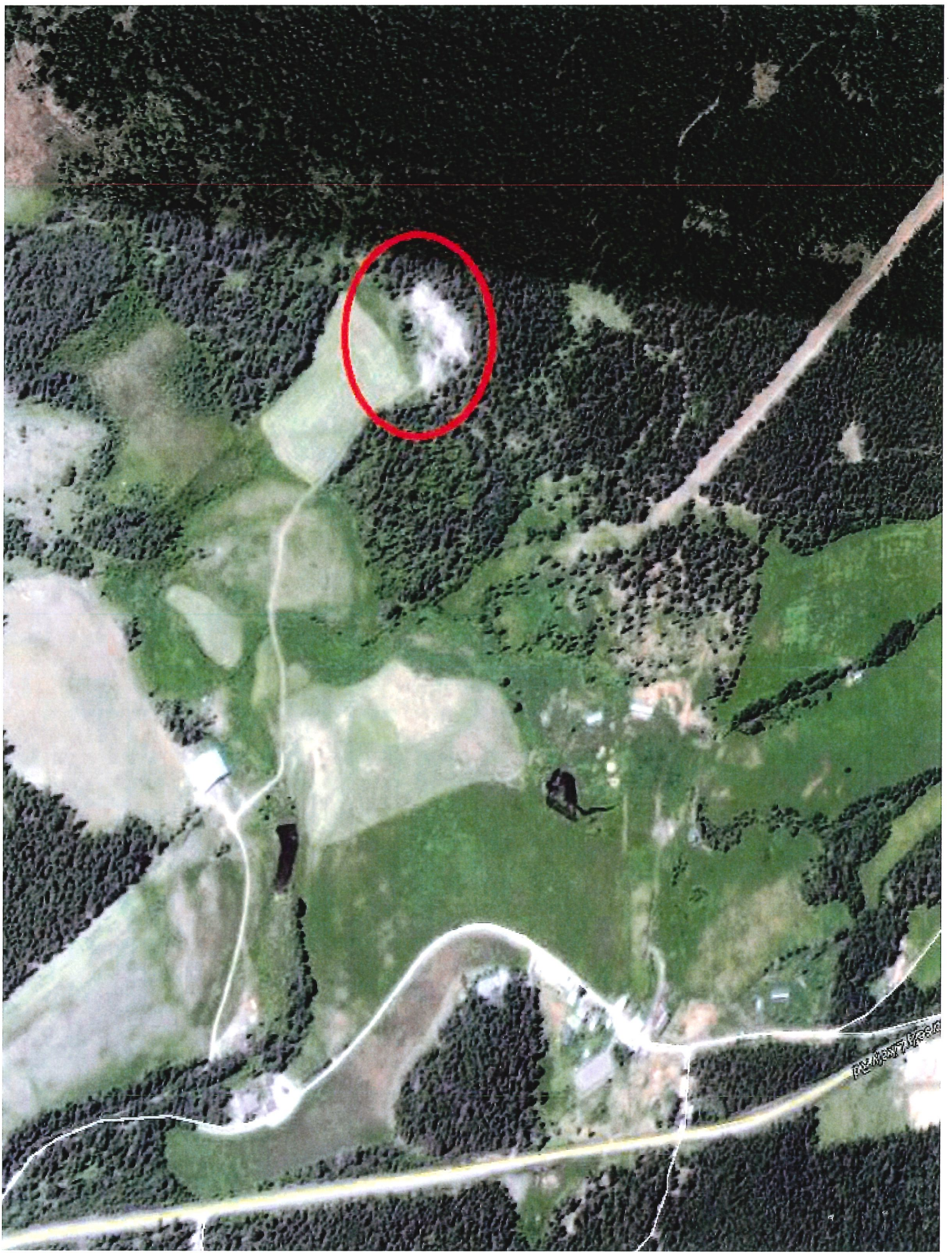


PHOTO BY [unreadable]

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

R.D./Mun. File No. 3015-20/20180007
Fee Receipt No. 0001014416
Fee Amount \$900
ALR Base Map No. 93A/4
ALR Constituent Map No.
Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Roger and Alison Patenaude

Name of Applicant

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

Zoning Bylaw name and designation: Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999

Resource/Agricultural 1 (RA 1) zone

Minimum Lot Size: 32 ha (79.07 ac)

Uses permitted: Please refer to Section 5.21.1 of the Williams Lake Fringe and 150 Mile House Zoning Bylaw No. 3502, 1999

Official Community Plan Bylaw and current designation: 150 Mile House Area Official Community Plan Bylaw No. 4660, 2010

Agricultural designation

Minimum Lot Size: 32 ha (79.07 ac)

Conformance: Please refer to Section 5.1 of the 150 Mile House Area Official Community Plan Bylaw No. 4660, 2010

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:

Signature of Responsible Local Government Officer

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:

- (a) RESIDENTIAL USES:
- i) a single-family residential dwelling; or
 - ii) a two-family residential dwelling; or
 - iii) 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;
 - xiii) a horse boarding center, 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;
 - xiv) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
 - xv) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited

B/L 4181

B/L 4181

B/L 4181

B/L 4181

B/L 4181

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 4181 xvi) livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4181 xvii) growing, tending and harvesting of trees produced on the property;
- B/L 4238 xviii) 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 4238 xix) 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;
- xx) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xxi) 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;
- xxii) trapping and guide camps, except main lodges;
- xxiii) 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 4181 (v) Notwithstanding the above, on lots where a kennel, boarding facility, animal hospital or veterinary clinic is located the required setbacks shall be as follows:

i) Front Yard – Setback = 30 metres (98.4 feet)

ii) Exterior Side Yard – Setback = 30 metres (98.4 feet)

B/L 4238 iii) Interior Side Yard – Setback = 30 metres (98.4 feet)

- iv) Rear Yard – Setback = 30 metres (98.4 feet)
- (c) LOT COVERAGE (maximum): = 10%
- (d) DWELLINGS PER LOT (maximum):
Notwithstanding the provisions of section 5.20.1(a) above, additional dwellings in conjunction with bona fide agricultural operations may be located on a lot provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (f) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (g) GUEST ACCOMMODATION (maximum):
Guests or visitors may be accommodated in a maximum of two recreational vehicles in conjunction with a residential use during any six month period of a calendar year, wherein the recreational vehicles shall not be rented to the guests by the owner or occupier of the lot.
- (h) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.21.3 SPECIAL RA 1 ZONES

Appendix C: GENERAL MAP



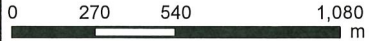
LEGEND

[Black outline] SUBJECT PROPERTY

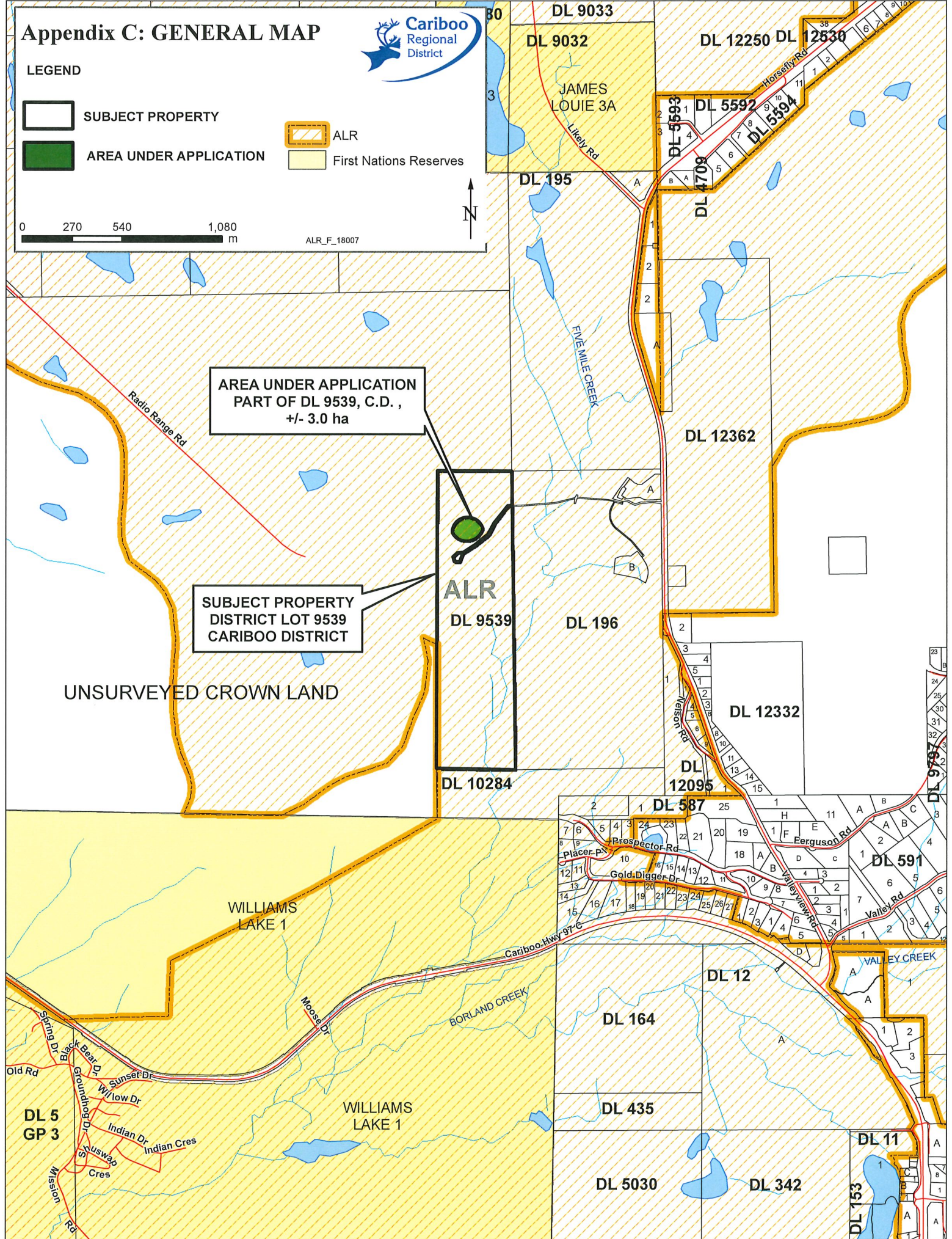
[Green fill] AREA UNDER APPLICATION

[Orange dashed border] ALR

[Yellow fill] First Nations Reserves



ALR_F_18007



**AREA UNDER APPLICATION
PART OF DL 9539, C.D.,
+/- 3.0 ha**

**SUBJECT PROPERTY
DISTRICT LOT 9539
CARIBOO DISTRICT**

UNSURVEYED CROWN LAND

ALR

DL 9539

DL 196

DL 12362

DL 12332

DL 10284

DL 12095

DL 587

DL 591

WILLIAMS
LAKE 1

DL 12

DL 164

DL 435

DL 5
GP 3

WILLIAMS
LAKE 1

DL 5030

DL 342

DL 11

DL 153

Appendix D: SPECIFIC MAP



LEGEND



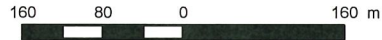
SUBJECT PROPERTY



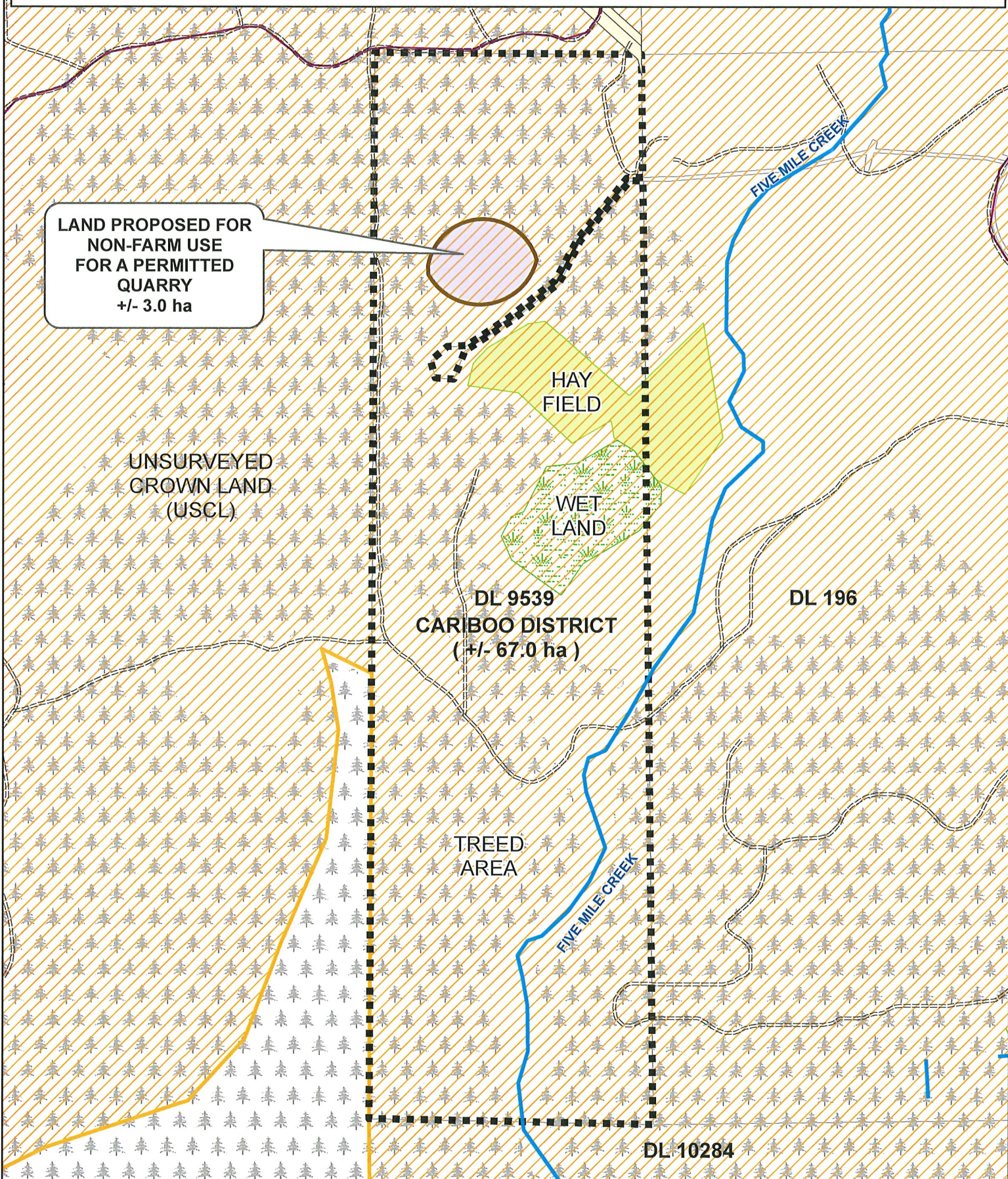
AREA UNDER APPLICATION / PROPOSED EXCLUSION



ALR



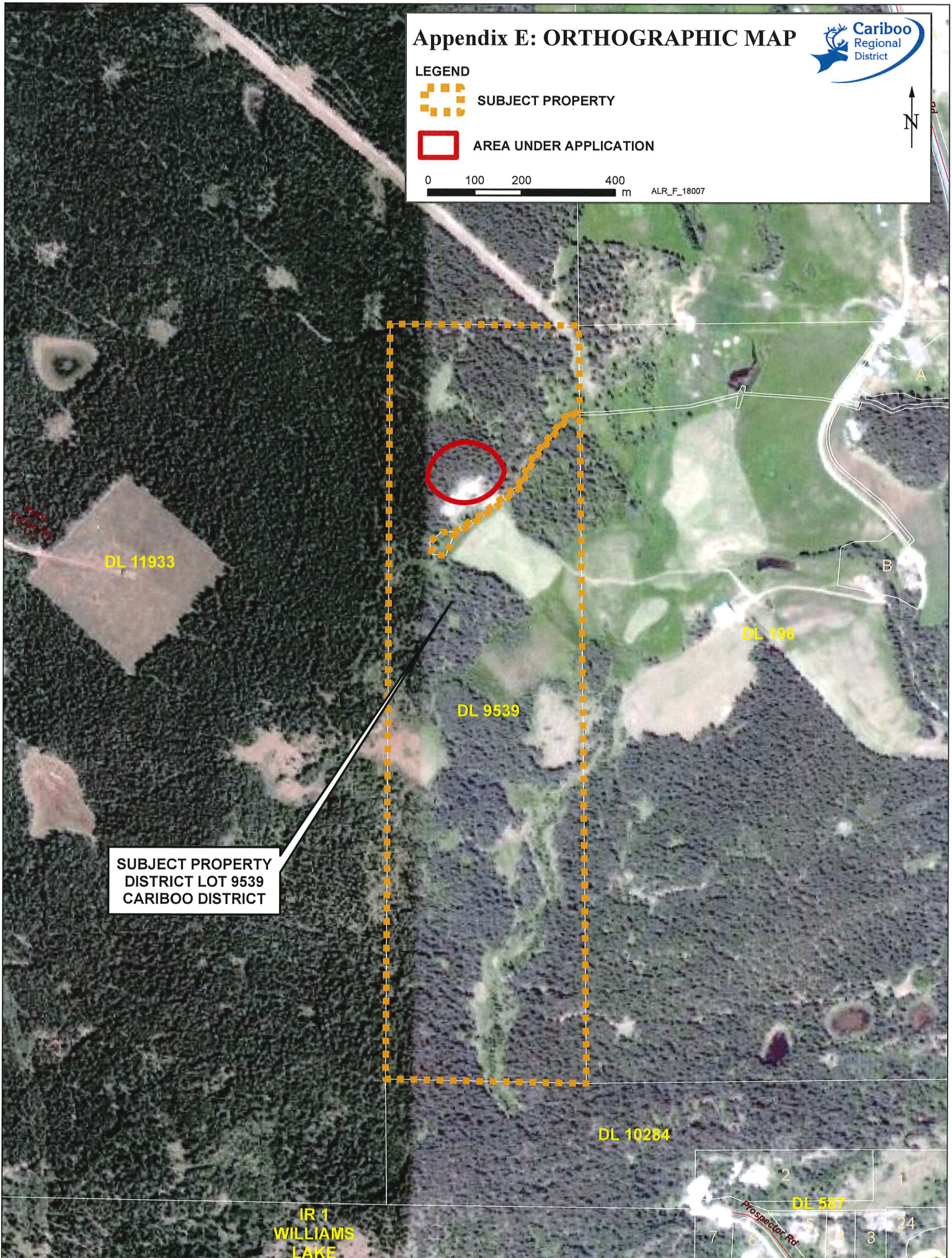
ALR_F_18007



Appendix E: ORTHOGRAPHIC MAP



- LEGEND**
- SUBJECT PROPERTY
 - AREA UNDER APPLICATION



SUBJECT PROPERTY
DISTRICT LOT 9539
CARIBOO DISTRICT

