

ALR Information Package

File Number: 3015-20/20180008

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

Electoral Area: D

Date of Referral: April 26, 2018

Date of Application: February 27, 2018

Property Owner's Name(s): Sandra and Kate Macalister

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

SECTION 1: Property Summary

Legal Description(s): District Lot 313, Cariboo District, Except Plans H838, H403, B7033, 6990, 7320, 11311, 12248, 14966, 16731, 22512, 22980, 22543, 28253, PGP36431, PGP42765, BCP36641 and BCP42011

Area of Application: 0.65 ha (1.6 ac)

Parcel Size: 89 ha (219.92 ac)

Location: 6517 Cariboo Highway 97 N

Current Designation:

N/A

Current Zoning:

Resource/ Agricultural (R/A) & Rural 3 (RR 3)

Current Land Use: *BC Assessment - 180 - Beef*

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
%30	% 100 Class 4 – Adverse Climate (excluding precipitation)	% 100 Class 2 – Stoniness
%50	% 80 Class 6 – topography % 20 Class 7 – topography	% 80 Class 6 – topography % 20 Class 7 – topography
%20	% 100 Class 5 – Soil moisture deficiency and stoniness	% 100 Class 4 – soil moisture deficiency

The agricultural capability classification of the property ranges from Classes 4 to 7. The limiting factors are noted as adverse climate (excluding precipitation), topography, soil moisture deficiency 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. Class 7 soils are not capable of arable land or natural grazing. These lands cannot be cultivated due to soil and/or climate limitations.

The improved rating is from Class 4 to Class 2. The limiting factors are topography and adverse climate. Class 2 lands are capable of producing a wide range of crops. Minor restrictions of soil and climate may reduce capability but pose no major difficulties in management.

note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory mapsheet #93B/8 (scale 1:50,000). An on-site visit of the property has not been conducted.

Proposed Use: To build the McLeese Lake Fire Department on the land.

SECTION 2: Planning Report

Background:

The application is to build a McLeese Lake Fire Department on the property under Agricultural Land Reserve.

The subject property is zoned Resource/Agricultural (RA 1) and Rural 3 (RR 3) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

Location and Soil Information:

The agricultural capability classification of the property ranges from Classes 4 to 7. The limiting factors are noted as adverse climate (excluding precipitation), topography, soil moisture deficiency 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. Class 7 soils are not capable of arable land or natural grazing. These lands cannot be cultivated due to soil and/or climate limitations.

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 improved rating is from Class 4 to Class 2. The limiting factors are topography and adverse climate. Class 2 lands are capable of producing a wide range of crops. Minor restrictions of soil and climate may reduce capability but pose no major difficulties in management.

There is mostly unsurveyed crown land surrounding the subject property with residential dwellings to the north and west of the property.

CRD Regulations and Policies:

Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

8.14 RESOURCE / AGRICULTURAL (R/A) ZONE

8.14.1 USES PERMITTED

(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;

Rationale for Recommendations:

Based on Canada Land Inventory's poor soil rating for agricultural capability and permitted land uses in existing zoning that serve the community needs, the application for ALR exclusion be approved and authorized for submission to the Provincial Agricultural Land Commission.

SECTION 3: Referral Comments

Advisory Planning Commission: May 22, 2018

See attached.

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: APC Comments

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 57317

Application Status: Under LG Review

Applicant: Kate Macalister , Sandra Macalister

Agent: Exton and Dodge Land Survey Inc

Local Government: Cariboo Regional District

Local Government Date of Receipt: 02/27/2018

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

Proposal Type: Exclusion

Proposal: The purpose of this proposal is to build the McLeese Lake Volunteer Fire Department Fire Hall on the proposed 0.65 ha parcel

Agent Information

Agent: Exton and Dodge Land Survey Inc

Mailing Address:

133 Borland Street

Williams Lake, BC

V2G 1R1

Canada

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 015-039-544

Legal Description: Part of District Lot 313, Cariboo District, Except Plans H838, H403, B7033, 6990, 7320, 11311, 12248, 14966, 16731, 22512, 22980, 22543, 28253, PGP36431, PGP42765, BCP36641 AND BCP42011

Parcel Area: 89 ha

Civic Address: Highway 97 and Robertson Road, McLeese Lake

Date of Purchase: 08/31/2009

Farm Classification: Yes

Owners

1. **Name:** Kate Macalister

Address:

[REDACTED]
McLeese Lake, BC

VOL 1P0

Canada

Phone: [REDACTED]

2. **Name:** Sandra Macalister

Address:

Applicant: Kate Macalister , Sandra Macalister

[REDACTED]
McLeese Lake, BC
VOL 1P0
Canada
Phone: [REDACTED]

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 027-552-039
Owner with Parcel Interest: Sandra Macalister
Parcel Area: 1.4 ha
Land Use Type: Residential
Interest Type: Full Ownership
-

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
Use as grazing for cattle
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
No improvements have been made
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
No other uses at this point other than agricultural

Adjacent Land Uses

North

Land Use Type: Residential
Specify Activity: single family dwellings

East

Land Use Type: Other
Specify Activity: Crown Land Range Tenure

South

Land Use Type: Agricultural/Farm
Specify Activity: cattle grazing

West

Land Use Type: Residential
Specify Activity: and highway commercial

Proposal

Applicant: Kate Macalister , Sandra Macalister

1. How many hectares are you proposing to exclude?

0.7 ha

2. What is the purpose of the proposal?

The purpose of this proposal is to build the McLeese Lake Volunteer Fire Department Fire Hall on the proposed 0.65 ha parcel

3. Explain why you believe that the parcel(s) should be excluded from the ALR.

This parcel is adjacent to the community and is a negligible part of our agricultural operation. It is in a central location in McLeese Lake for the fire department members and community, with easy access to Highway 97 North and South.

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

None

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

To instill a higher level commitment and volunteering.

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

To provide a sense of community through participation and volunteerism.

7. 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 main objective is to better serve our community and travelers passing through on our highways with first responders, traffic controllers and fire fighters.

Applicant Attachments

- Agent Agreement - Exton and Dodge Land Survey Inc
- Proposal Sketch - 57317
- Proof of Advertising - 57317
- Proof of Serving Notice - 57317
- Proof of Signage - 57317
- Other correspondence or file information - notice of Exclusion
- Certificate of Title - 015-039-544

ALC Attachments

None.

Decisions

None.

AGENT AUTHORIZATION LETTER

I (we) Sandra Macalister + Kate Macalister.
Printed/typed name(s) of landowner(s)

hereby appoint Ex Ten of Dodge Land Surveying INC. 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*

I DOUG DODGE, BCLS, CLS understand that as
Printed/typed name of agent

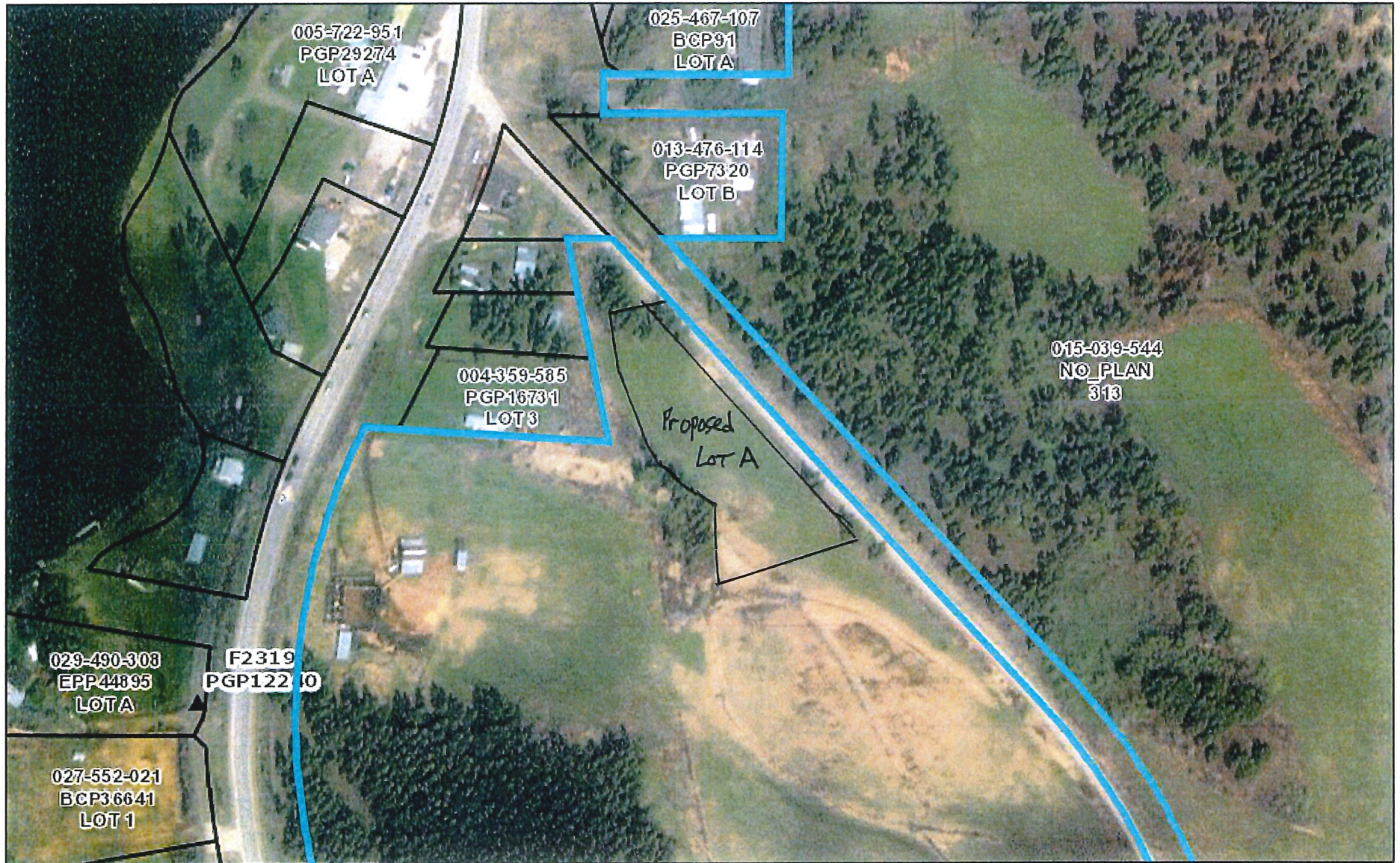
agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

Sandra R Macalister SANDRA R. MACALISTER Jan 30/18
Signature Printed Name Date

Kate Macalister Kate Macalister Jan 30/18
Signature Printed Name Date

ParcelMap BC Print Report



February 5, 2018

Survey Control

- GEODETIC, GOOD
- GEODETIC, ANOMALOUS
- GEODETIC, DESTROYED

Interest Parcels

- SURVEY
- OTHER
- Interest

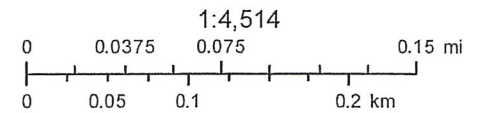
Parcel Boundaries

- Ownership
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery

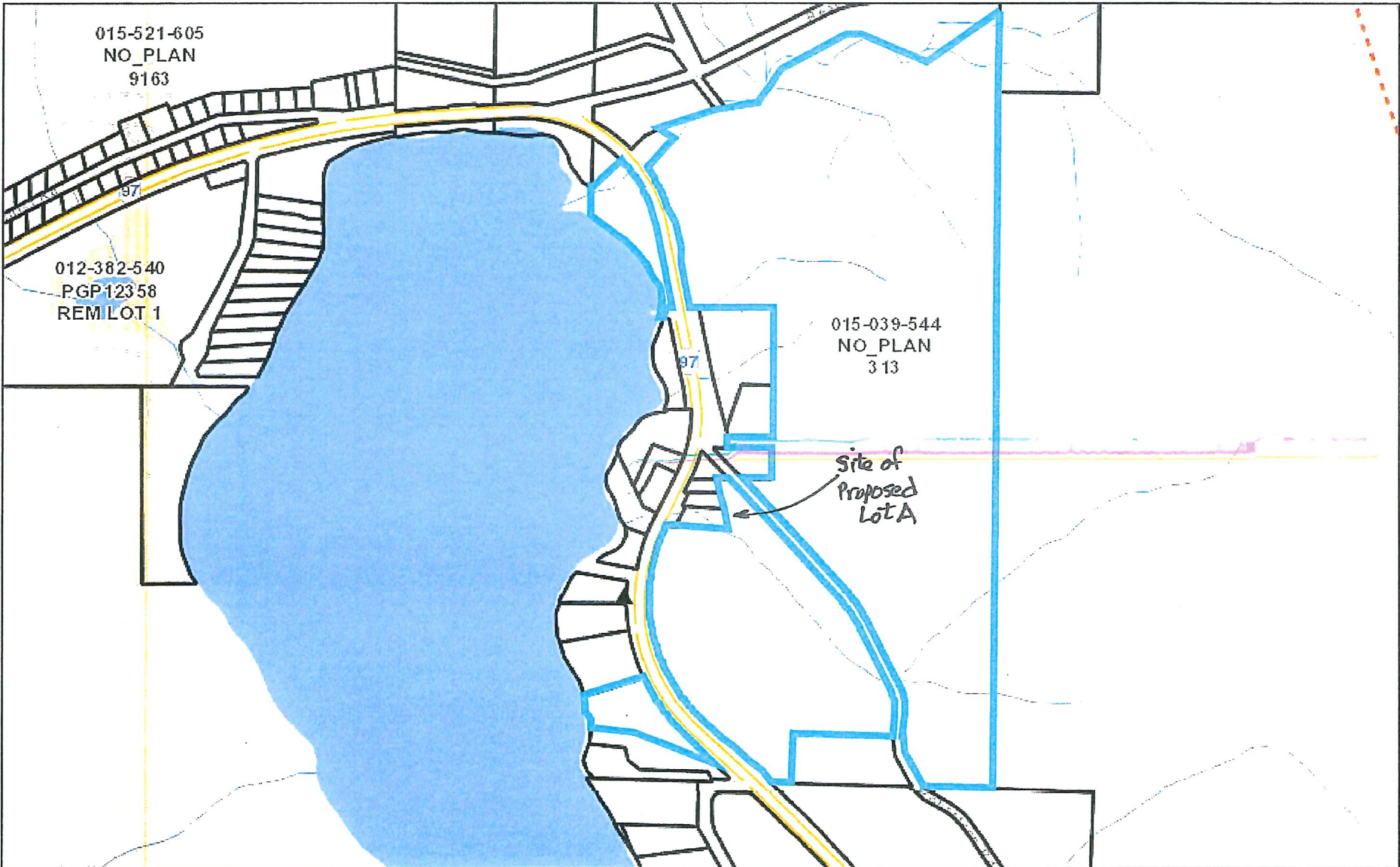
High Resolution 30cm Imagery

Citations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ParcelMap BC Print Report



February 5, 2018

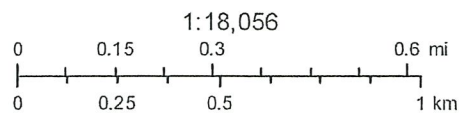
Survey Control

- GEODETIC, GOOD
- GEODETIC, ANOMALOUS

- GEODETIC, DESTROYED
- SURVEY
- OTHER

Interest Parcels Parcel Boundaries

- Interest
- Ownership
- tilecache



Government of British Columbia, DataBC, GeoBC

Legal Notices

Legal Notices

NOTICE OF EXCLUSION APPLICATION

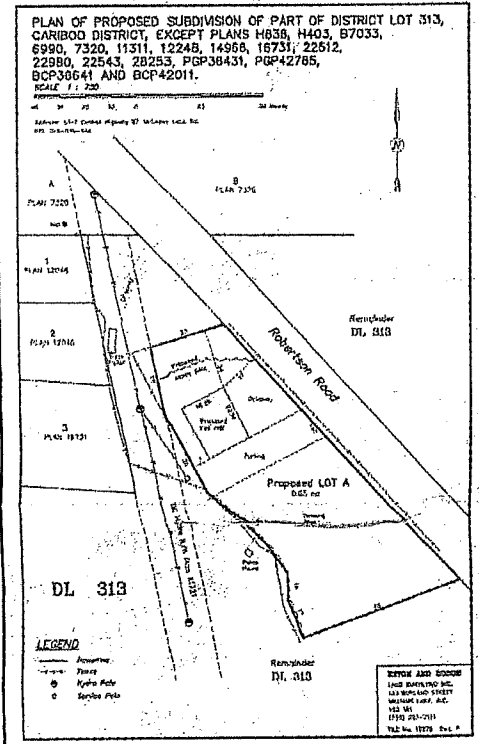
Regarding Land in the Agricultural Land Reserve

I, Sandra Macalister and Kate Macalister of P.O. Box 114, McLeese Lake, BC V0L 1P0 - P.O. Box 92, McLeese Lake, BC V0L 1P0 intend on making an application pursuant to Section 30 (1) of the *Agricultural Land Commission Act* to exclude from the Agricultural Land Reserve the following property which is legally described as, PART OF District Lot 313, CD, Except Plans H838, H403, B7033, 6990, 7320, 11311, 12248, 14966, 16731, 22512, 22980, 22543, 28253, PGP36431, PGP42765, BCP36641 and BCP42011 (to provide for a new Fire hall) and located at 6517 Cariboo Highway 97.

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to, Cariboo Regional District - Suite D, 180 North 3rd Avenue, Williams Lake, BC V2G 2A4 by March 9, 2018

NOTE:

- This notice and the application are posted on the subject property.
- Please be advised that all correspondence received by the local government and/or the ALC forms part of the public record, and is disclosed to all parties, including the applicant.



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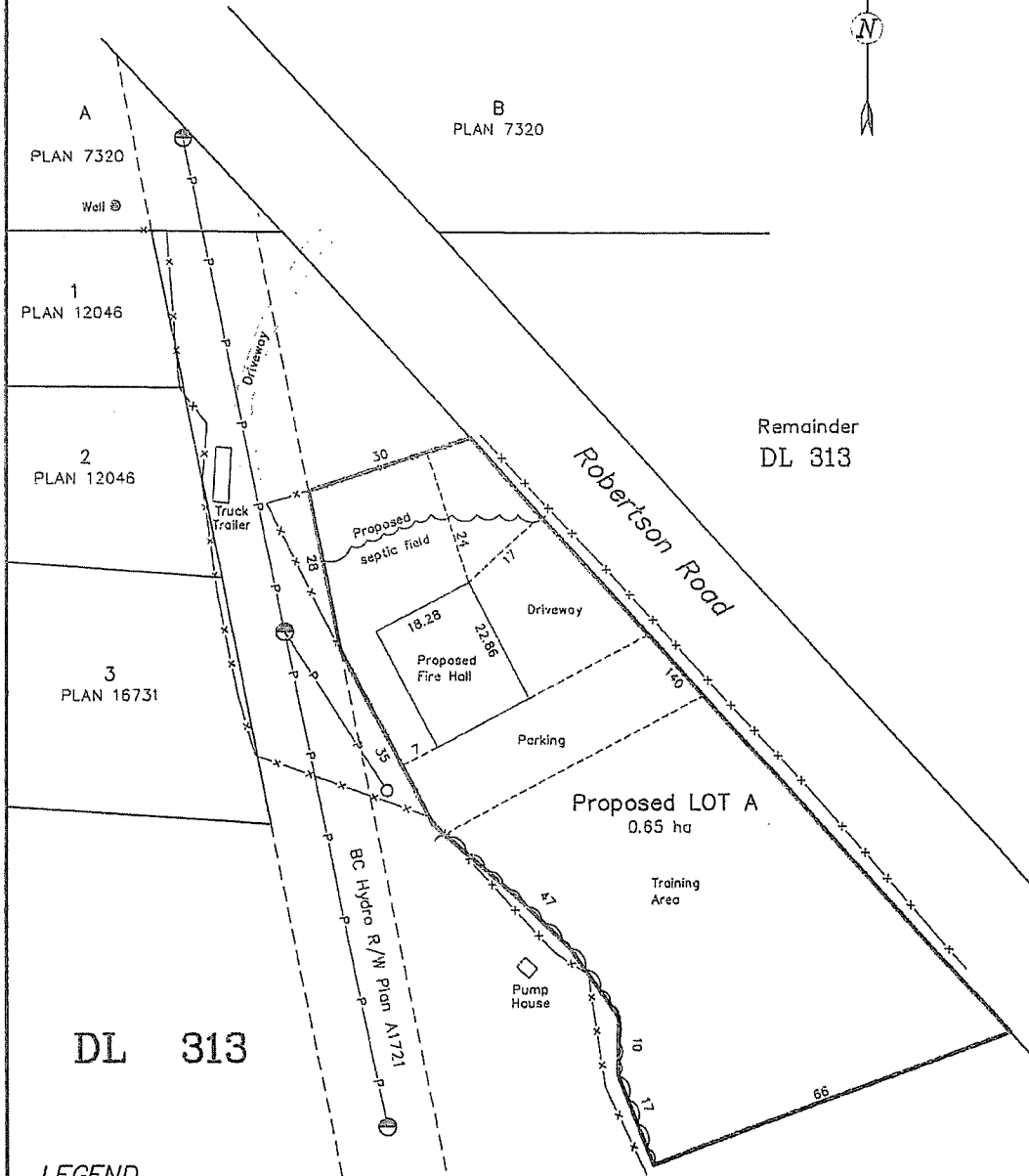
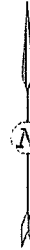
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PLAN OF PROPOSED SUBDIVISION OF PART OF DISTRICT LOT 313,
 CARIBOO DISTRICT, EXCEPT PLANS H838, H403, B7033,
 6990, 7320, 11311, 12248, 14966, 16731, 22512,
 22980, 22543, 28253, PGP36431, PGP42765,
 BCP36641 AND BCP42011.

SCALE 1 : 750



Address: 6517 Cariboo Highway 97, McLeese Lake, BC
 PID: 015-039-544



LEGEND

- Powerline
- x-x-x- Fence
- ⊕ Hydro Pole
- Service Pole

Remainder
 DL 313

EXTON AND DODGE

LAND SURVEYING INC.
 133 BORLAND STREET
 WILLIAMS LAKE, B.C.
 V2G 1R1
 (250) 392-7111

FILE No. 18278 Dwg. P

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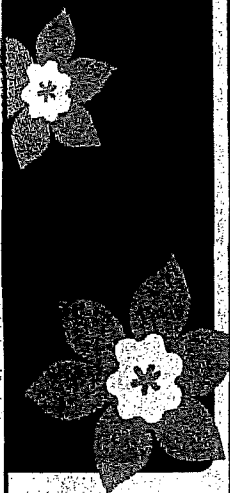
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NOTICE OF EXCLUSION APPLICATION

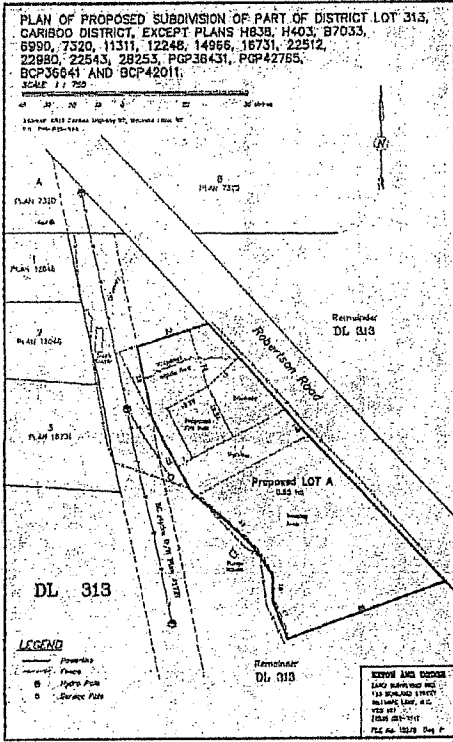
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EXCLUSION PROOF OF SERVING NOTICE

AS REQUIRED BY SECTION 16 OF THE AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION

I, DOUGLAS L. DODGE (full name of declarant)
of Exton and Dodge Land Survey Inc, 133 Borland Street, Williams Lake, BC V2G 1R1 (mailing address)

do solemnly declare that a copy of the notice of application and a copy of the signed application as required by Section 16 of the *Agricultural Land Reserve Procedure Regulation* for land legally described as

District lot 313, Cariboo District, Except Plan H383, H403, B7033, 6990, 7320, 11311, 12248, 14966, 16731, 22512, 22980, 22543, 28253, PGP36431, PGP42765, BCP36641 and BCP42011

was served to the following owners of land:

NAME AND ADDRESS	LEGAL DESCRIPTION OF LAND	DATE OF SERVICE	HOW SERVED (Registered mail or delivered)
Judith Findlay and Real Begin 968 Hodgson RD, Williams Lake, BC V2G 4Y3	Lot 1, DL 313, CD, Plan PGP12248 (PID 012-454-958)	February 14, 2018	February 23, 2018
Kenneth Brewer 7792 Dow Rd, Prince George, BC V2N 5N4	Lot 1, DL 313, CD, Plan BCP36641 (PID 027-552-021)	February 14, 2018	Notice card delivered Feb. 16, 2018
Joy Carrol 3901 Scolton Rd. Victoria, BC V8N 4E1	Lot A, DL 313, CD, Plan BCP42011 (PID 028-004-922)	February 14, 2018	February 16, 2018
School District 27 350 2nd Ave. Williams Lake, BC V2G 1Z9	Lot A, DL 313, CD, Plan PGP22980 (PID 008-664-684)	February 14, 2018	February 15, 2018
Kate Macalister Box 92, McLeese Lake, BC V0L 1P0 Sandra Macalister Box 114, McLeese Lake, BC, V0L 1P0	Lot 2, DL 313, CD, Plan BCP36641 (PID 027-552-039) DL 313, CD, Except Plans H838, H403, B7033, 6990, 7320, 11311, 12248, 14966, 16731, 22512, 22980, 22543, 28253, PGP36431, PGP42765, BCP36641 and BCP42011 (PID 015-039-544)	February 14, 2018	February 15, 2018
Sandra Macalister Box 114, McLeese Lake, BC V0L 1P0	That Part of DL 313, CD, Shown on Plan 22543 (PID 015-105-512)	February 14, 2018	February 16, 2018

And I make this solemn declaration believing it to be true and correct to the best of my knowledge.

Douglas L. Dodge
(Signature of declarant)

Feb 27, 2018
(Date)

IMPORTANT - AN APPLICATION FILED UNDER SECTION 30 OF THE AGRICULTURAL LAND COMMISSION ACT MUST INCLUDE A COPY OF THIS STATEMENT COMPLETED IN FULL, AND SIGNED AND DATED BY THE PERSON WHO SERVED THE NOTICE. Please complete as many copies of this page as necessary.



EXCLUSION PROOF OF SERVING NOTICE

AS REQUIRED BY SECTION 16 OF THE AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION

I, DOUGLAS L. DODGE (full name of declarant)
of Exton and Dodge Land Survey Inc. 133 Borland Street, Williams Lake, BC V2G 1R1 (mailing address)

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was served to the following owners of land:

NAME AND ADDRESS	LEGAL DESCRIPTION OF LAND	DATE OF SERVICE	HOW SERVED (Registered mail or delivered)
McLeese Lake Ranch Ltd. Box 112 McLeese Lake, BC V0L 1P0	DL 60, CD, Except Plans H403, 18551, 23686, PGP45691 and BCP43183 (PID 013-429-523)	February 14, 2018	February 19, 2018
Jeffrey Cleveland 3365-Hwy 97, Lac La Hache, BC V0K 1T1	Lot B, DL 313, CD, Plan PGP7320 (PID 013-476-114)	February 14, 2018	February 16, 2018
Constance Johnson Box 3272, McLeese Lake, BC V0L 1P0	Lot A, DL 313, CD, Plan PGP7320 (PID 010-905-308)	February 14, 2018	February 15, 2018
Laurance Degroot Box 83, McLeese Lake, BC V0L 1P0	Lot 1 and 2, DL 313, CD, Plan PGP12046 (PID 005-206-677) AND (012-511-889)	February 14, 2018	February 15, 2018
Dennis & Caroline Anderson Box 32, McLeese Lake, BC V0L 1P0	Lot 3, DL 313, CD, Plan PGP16731 (PID 004-359-585)	February 14, 2018	February 16, 2018
Oasis Resort (2006) Ltd. 1971 Dragon Lake RD, Quesnel, BC V2J 6G2	Lot 1, DL 313, CD, Plan 6990, Except Plan 29274 (PID 011-080-167) and Lot C, DL 313, CD Plan 29274 (PID 005-722-985)	February 14, 2018	February 17, 2018

And I make this solemn declaration believing it to be true and correct to the best of my knowledge.

Douglas L. Dodge
(Signature of declarant)

Feb 27, 2018
(Date)

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NOTICE OF EXCLUSION APPLICATION
Regarding Land in the Agricultural Land Reserve

Sandra Macalister and Kate Macalister

(The name, or names, of registered owner)
P.O. Box 114, McLeese Lake, BC V0L 1P0 - P.O. Box 97, McLeese Lake, BC V0L 1P0

(The name of the owner of the land)
I am making an application pursuant to Section 30(1) of the Agricultural Land Commission Act to exclude from the Agricultural Land Reserve the following property which is legally described as:

(The name of the land as shown on the title certificate)
and located at 8517 Cariboo Highway 97

(The name of the local government)
Any person wishing to express an interest in the application may do so by forwarding their comments in writing to Cariboo Regional District - Suite D, 150 North 3rd Avenue, Williams Lake, BC V2G 2M4

(Date and making address of the local government)
On March 9, 2018
14 days from the date of second publication

NOTE:

- This notice and the application are posted on the subject property
- Please be advised that all correspondence received by the local government and/or the ALC forms part of the public record, and is disclosed to all parties, including the applicant.



**NOTICE OF EXCLUSION APPLICATION
Regarding Land in the Agricultural Land Reserve**

I, Sandra Macalister and Kate Macalister
.....
(full name, or names, of registered owner)
of P.O. Box 114, McLeese Lake, BC V0L 1P0 - P.O. Box 92, McLeese Lake, BC V0L 1P0
.....
(mailing address)

intend on making an application pursuant to Section 30(1) of the *Agricultural Land Commission Act* to exclude from the

Agricultural Land Reserve the following property which is legally described as,

PART OF District Lot 313, CD, Except Plans H838, H403, B7033, 6990, 7320, 11311, 12248, 14966, 16731, 22512, 22980, 22543, 28253, PGP36431, PGP42765, BCP36641 and BCP42011(to provided for a new Fire hall)
.....
(legal description from the title certificate)

and located at 6517 Cariboo Highway 97
.....
(street address if applicable)

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to,

Cariboo Regional District - Suite D, 180 North 3rd Avenue, Williams Lake, BC V2G 2A4
.....
(name and mailing address of the local government)

by March 9, 2018
.....
(14 days from the date of second publication)

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- This notice and the application are posted on the subject property.
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**Local Government Report
under the Agricultural Land Reserve
Use, Subdivision and Procedure Regulation**

R.D./Mun. File No. 20180007
Fee Receipt No. 0001014248
Fee Amount \$900
ALR Base Map No. 93 B/8
ALR Constituent Map No.
Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Sandra and Kate Macalister c/o Doug Dodge of Exton and Dodge Surveying

Name of Applicant

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

Zoning Bylaw name and designation: Cariboo Regional District Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999

Resource/Agricultural (R/A) & Rural 3 (RR 3)

Minimum Lot Size: 32 ha (79.07 ac) & 0.8 ha (1.98 ac)

Uses permitted: Please refer to Sections 8.14.1 and 8.13.1 of the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999

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

8.14 RESOURCE / AGRICULTURAL (R/A) ZONE

8.14.1 USES PERMITTED

No person shall, within any R/A zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R/A 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, 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;
- BL 4182
- 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;
- BL 4182
- xii) livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
- xiii) 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;
- xiv) 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.
- xv) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;

- xvi) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited 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;
- xvii) growing, tending and harvesting of trees produced on the property;
BL 4239
- 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;
BL 4239
- 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.

8.14.2 ZONE PROVISIONS

No person shall, within any R/A 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)
- BL 4182
- (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)
 - BL 4239
 - iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
 - BL 4239

8.13 RURAL 3 (RR 3) ZONE

8.13.1 USES PERMITTED

No person shall, within any RR 3 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RR 3 uses, namely:

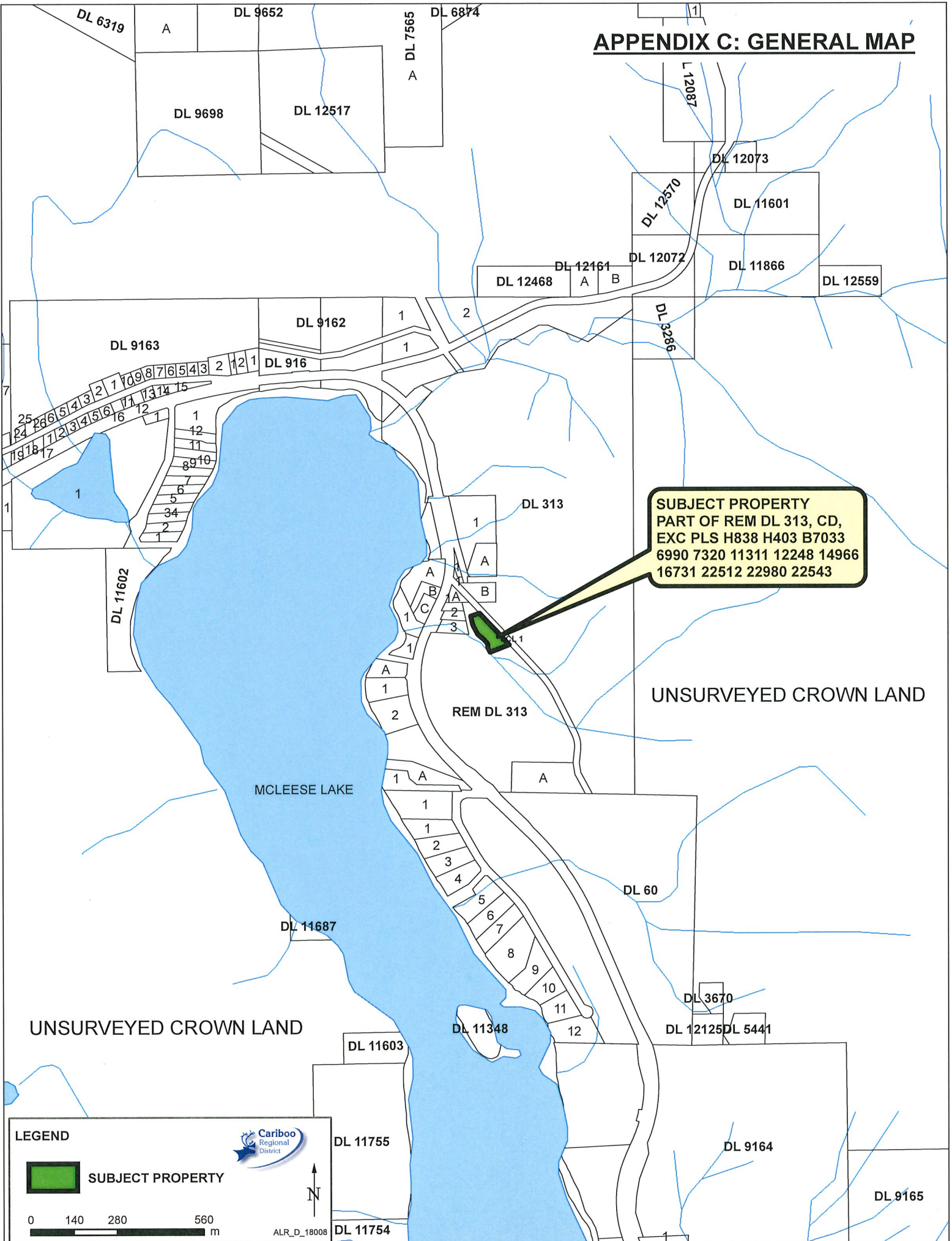
- (a) RESIDENTIAL USES:
 - i) a single-family residential dwelling; or
 - ii) a two-family residential dwelling; or
 - iii) a temporary dwelling unit in conjunction with a single-family residential dwelling.

- (b) NON-RESIDENTIAL USES:
 - i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station;
 - ii) a public use, including public utility buildings and structures;
 - iii) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
 - iv) home occupation, home industry ancillary to a permitted residential use;
 - v) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
 - vi) museum, historic site, or cemetery;
 - vii) agricultural operations ancillary to a permitted residential use, excluding intensive livestock operations, feedlots and stockyards;
 - viii) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited 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;
BL 4182
 - ix) farm retail sales;
 - x) the processing of farm products may take place on the farm;
 - xi) 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;
BL 4239
 - xii) portable sawmill, providing such activities are located no closer than 30 metres (98.4 ft) from an existing residential use on an adjacent or nearby property;
 - xiii) ancillary buildings.

8.13.2 ZONE PROVISIONS

No person shall, within any RR 3 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

APPENDIX C: GENERAL MAP



SUBJECT PROPERTY
PART OF REM DL 313, CD,
EXC PLS H838 H403 B7033
6990 7320 11311 12248 14966
16731 22512 22980 22543

LEGEND



SUBJECT PROPERTY



0 140 280 560
m

ALR_D_18008

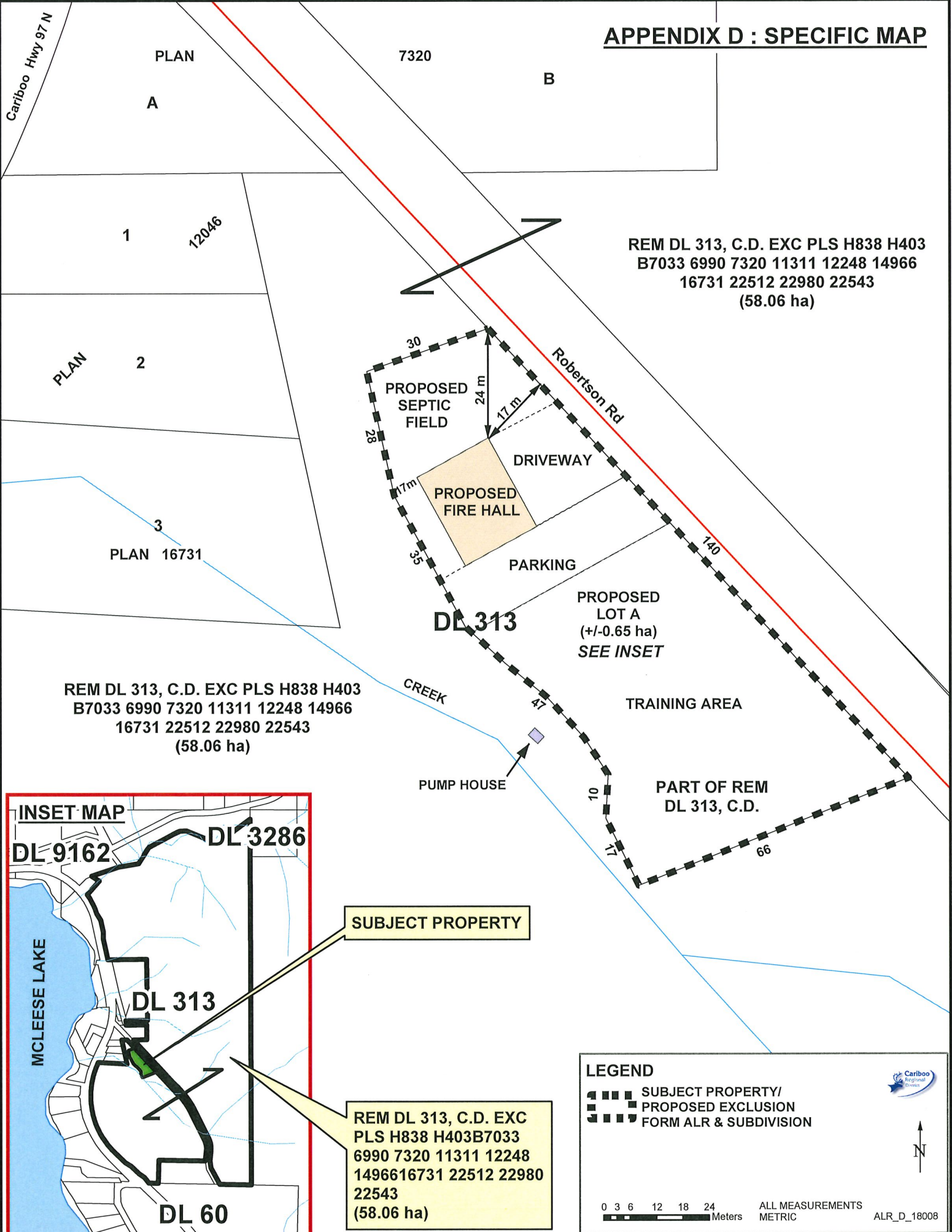
DL 11755

DL 11754

DL 9164

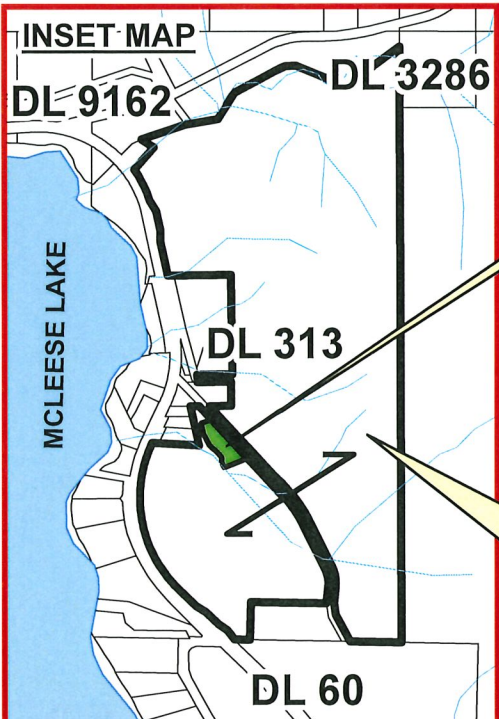
DL 9165

APPENDIX D : SPECIFIC MAP



REM DL 313, C.D. EXC PLS H838 H403
 B7033 6990 7320 11311 12248 14966
 16731 22512 22980 22543
 (58.06 ha)

REM DL 313, C.D. EXC PLS H838 H403
 B7033 6990 7320 11311 12248 14966
 16731 22512 22980 22543
 (58.06 ha)



SUBJECT PROPERTY

REM DL 313, C.D. EXC
 PLS H838 H403B7033
 6990 7320 11311 12248
 1496616731 22512 22980
 22543
 (58.06 ha)

LEGEND

- ■ ■ ■ SUBJECT PROPERTY/
- ■ ■ ■ PROPOSED EXCLUSION
- ■ ■ ■ FORM ALR & SUBDIVISION

Cariboo Regional District

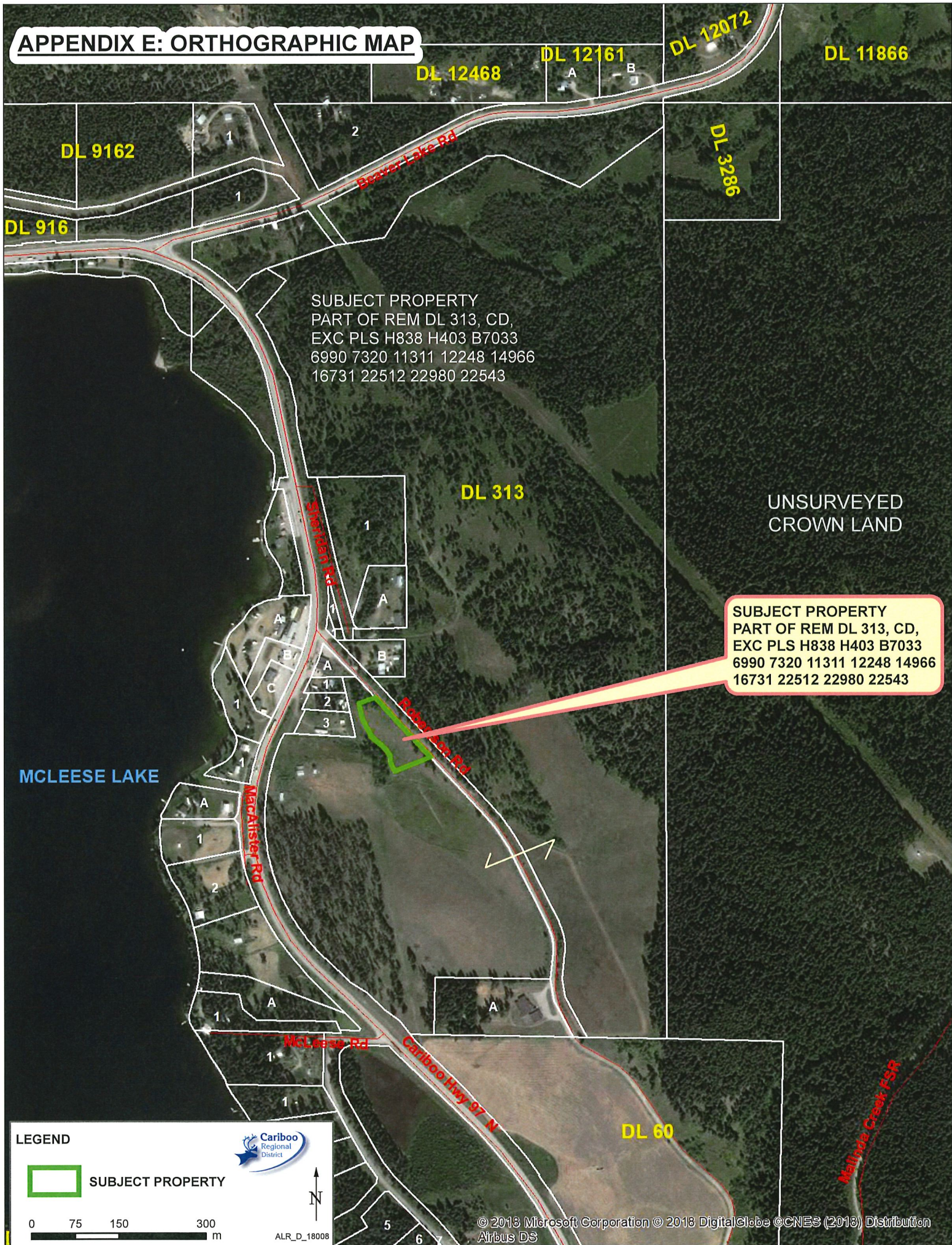
N

0 3 6 12 18 24 Meters

ALL MEASUREMENTS METRIC

ALR_D_18008

APPENDIX E: ORTHOGRAPHIC MAP




SUBJECT PROPERTY
 PART OF REM DL 313, CD,
 EXC PLS H838 H403 B7033
 6990 7320 11311 12248 14966
 16731 22512 22980 22543


SUBJECT PROPERTY
 PART OF REM DL 313, CD,
 EXC PLS H838 H403 B7033
 6990 7320 11311 12248 14966
 16731 22512 22980 22543


UNSURVEYED
 CROWN LAND

MCLEESE LAKE

LEGEND

 SUBJECT PROPERTY





0 75 150 300 m

ALR_D_18008

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'D' advisory planning commission held on MAY 15, 2018 ~~in the~~ BY TELECONFERENCE located at _____, BC, commencing at 7:17 PM

PRESENT: Chair ~~(RON KAUFMAN STEVE FORSETH)~~
Members PHYLLIS WEBSTAD

Recording Secretary RON KAUFMAN

Owners/Agent, or
 Contacted but declined to attend
VERONICA MEISTER

ABSENT:

ALSO PRESENT: Electoral Area Director STEVE FORSETH
Staff support (if present)

Agenda Items

APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/20180008 (District Lot 313, Cariboo District, Except Plans H838, H403, B7033, 6990, 7320, 11311, 12248, 14966, 16731, 22512, 22980, 22543, 28253, PGP36431, PGP42765, BCP36641 and BCP42011)

1 : "THAT the application for submission to the ALC at 6517 CARIBOO HIGHWAY 97 N be supported/rejected for the following reasons:

- i) As a quorum was not present at the meeting a formal advisory could not be provided to the
- ii) Director. It was the strong opinion by attending members that the application should be approved

For: N/A Against: N/A

CARRIED/DEFEATED OVER →

Termination

SECRETARY / DECLARED : That the meeting terminate.

CARRIED

Time: 7:26 PM

[Signature]
Recording Secretary

Chair

and would most certainly ~~would~~ be
approved by an ARC quorum. It was pointed
out by the agent for the applicant that there
have been no objections from the 30+
neighbors to the zoning application.