

ALR Information Package

File Number: 3015-20/20180038

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

Electoral Area: H

Date of Referral: September 18, 2018

Date of Application: June 20, 2018

Property Owner's Name(s): Pincott Ranches Ltd. Inc. No. 105190

Applicant's Name: Michael Kidston Land Surveying Ltd. c/o Michael Kidston

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 2959, Lillooet District, Plan 33492

Area of Application: 148.3 ha (355.33 ac)

Location: 6214 Buffalo Creek Road

Current Designation:

Agricultural under the South Cariboo Area Zoning Bylaw No. 3100, 1995

Current Zoning:

Resource/Agricultural (RA 1) under the South Cariboo Area Zoning Bylaw No. 3501, 1999

Current Land Use: *BC Assessment* - 150 - Beef

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
%80	% 80 Class 4 – Topography	No Improved Rating
	% 20 Class 3 – Adverse Climate	No Improved Rating
%10	% 60 Class 5 – Excess water	No Improved Rating
	% 40 Class 6 – Topography	No Improved Rating
%10	%100 Class 5 – Topography and Stoniness	No Improved Rating

The agricultural capability classification of the property ranges from Classes 3 to 6. The limiting factors are noted as topography, adverse climate, stoniness and excess water. Class 3 soils are capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive. Class 4 soils are capable of a restricted range of crops. Soil and climate conditions require special management considerations. Class 5 soils are capable of producing 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.

note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory map sheet #92P/11 (scale 1:50,000). An on-site visit of the property has not been conducted.

Proposed Use: To create a 7 ha lot for a family member.

SECTION 2: Planning Report

Background:

The application is to subdivide 148.3 ha (355.33 ac) property under Agricultural Land Reserve into two lots i.e. one 7 ha (17.29 ac) lot and the remaining 141.3 ha (349.16 ac) lot. The applicant has requested this subdivision to provide security of owning a separate home to their second generation family members.

The subject property is zoned Resource/Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and designated Agricultural in the South Cariboo Official Community Plan Bylaw No. 3100.

Location and Soil Information:

The agricultural capability classification of the property ranges from Classes 3 to 6. The limiting factors are noted as topography, adverse climate, stoniness and excess water. Class 3 soils are capable of producing a fairly wide range of crops under good management practices. Soil and climate limitations are somewhat restrictive. Class 4 soils are capable of a restricted range of crops. Soil and climate conditions require special management considerations. Class 5 soils are capable of producing cultivated perennial forage crops and specially adapted crops. These lands cannot be cultivated due to severe soil and climate limitations. 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 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 agricultural land surrounding the subject property with residential dwellings to the west and crown land to the south of the property.

CRD Regulations and Policies:

South Cariboo Area Zoning Bylaw No. 3501, 1999

5.21 RESOURCE / AGRICULTURAL (RA 1) ZONE

5.21.2 ZONE PROVISIONS

(a) LOT AREA (minimum): = 32 hectares (79.07 acres)

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

- (a) LOT AREA (minimum): = 4 hectares (9.88 acres)

Rationale for Recommendations:

As the proposed use complies with the South Cariboo Area Zoning Bylaw, the application be authorized for submission to Provincial Agricultural Land Commission. However, the requested subdivision lot will have to be rezoned to Special Exception Rural 1 (RR 1) Zone as the proposed lot size of 7 ha (17.29 ac) do not comply with the permitted lot size provisions under the current zoning of RA 1.

SECTION 3: Referral Comments

Advisory Planning Commission: October 17, 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: 57734

Application Status: Under LG Review

Applicant: Pincott Ranches Ltd. Inc. No. 105190

Agent: Michael Kidston Land Surveying Ltd.

Local Government: Cariboo Regional District

Local Government Date of Receipt: 05/29/2018

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

Proposal Type: Subdivision

Proposal: Create one lot as physically separated by road and Bridge Creek for son and daughter-in-law family.

Agent Information

Agent: Michael Kidston Land Surveying Ltd.

Mailing Address:

[Redacted]
Primary Phone: [Redacted]
Email: [Redacted]

Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 003-167-437
Legal Description: L A DL 2959 LILLOOET PL 33492
Parcel Area: 148.3 ha
Civic Address: 6214 Buffalo Creek Road
Date of Purchase: 06/21/2003
Farm Classification: Yes

Owners

- Name:** Pincott Ranches Ltd. Inc. No. 105190

Address:

[Redacted]

Phone: [Redacted]

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 013-312-871
Owner with Parcel Interest: Pincott Ranches Ltd. Inc. No. 105190
Parcel Area: 60.7 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 002-860-015
Owner with Parcel Interest: Pincott Ranches Ltd. Inc. No. 105190
Parcel Area: 62.3 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple
Parcel Identifier: 013-313-142
Owner with Parcel Interest: Pincott Ranches Ltd. Inc. No. 105190
Parcel Area: 64.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

4. **Ownership Type:** Fee Simple
Parcel Identifier: 013-312-651
Owner with Parcel Interest: Pincott Ranches Ltd. Inc. No. 105190
Parcel Area: 59.7 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

5. **Ownership Type:** Fee Simple
Parcel Identifier: 009-532-871
Owner with Parcel Interest: Pincott Ranches Ltd. Inc. No. 105190
Parcel Area: 19.8 ha
Land Use Type: Agricultural/Farm
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).**
Residences of 2 Pincott families; horse corrals and arena; (approx. 10% of parcel)
Hay production - approx. 40 % of parcel
Partially cleared or wooded, with some grazing - approx. 40 % of parcel
Steep banks and unusable land - approx. 10 %
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
All flat and cultivatable land has been put into hay production.
Residences are family members who are active owners and contributors of ranch production.
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
Family residence is used for human occupation, and to raise a family.

Steep hillside are left undisturbed.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Residence; hay and grazing

East

Land Use Type: Agricultural/Farm

Specify Activity: Residence; 40% hay & grazing, 60% wooded

South

Land Use Type: Agricultural/Farm

Specify Activity: Hobby Ranch; Crown Land grazing.

West

Land Use Type: Residential

Specify Activity: Residential and Canim-Handerix Rd.

Proposal

1. Enter the total number of lots proposed for your property.

7 ha

141.3 ha

2. What is the purpose of the proposal?

Create one lot as physically separated by road and Bridge Creek for son and daughter-in-law family.

3. Why do you believe this parcel is suitable for subdivision?

Family is part owner and full-time rancher of Pincott Ranches Ltd. In order to create security for family members it is desirable to have their own home which is not subject to financial fluctuations or problems of the main ranch.

Proposed Lot 1 is separated from the main cultivated fields of the ranch by the road and creek; it could not be further developed as useful production by topography.

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

Proposal supports continuity of family ownership of the ranch by giving second generation family members security of owning their own home. Proposed Lot 1 comprises about 5% of parent parcel. Should there be reason to need to leave ownership and involvement with Pincott Ranches Ltd. the home and its assets would not be attached to the main ranch property, and the ranch would be undisturbed.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

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

Keeping farms and ranches within family generations promotes continued use of the land, and is less likely to result in creating retirement or hobby ranches.

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

Ranching families promote the image of cowboys and rodeos.

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

Keeping families together helps keep communities intact. Daughter-in-law family lives immediately adjoining proposed Lot 1.

9. 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.

Keeping ranches intact and operational meets regional government planning objectives.

Applicant Attachments

- Agent Agreement - Michael Kidston Land Surveying Ltd.
- Other correspondence or file information - map of photos
- Site Photo - photo 1
- Site Photo - photo 2
- Site Photo - photo 3
- Site Photo - photo 4
- Site Photo - photo 5
- Site Photo - photo 6
- Site Photo - photo 7
- Proposal Sketch - 57734
- Certificate of Title - 003-167-437

ALC Attachments

None.

Decisions

None.


FILE: MK-1272

DATE: May 29, 2018

YOUR FILE:

Re: Application under the Land Commission Act to subdivide part of Lot A, Plan 33492,
DL 2959, Lillooet District

I, EDWARD W Pincott, authorized signatory for
Pincott Ranches Ltd., Inc. No. 105190, hereby authorize Michael Kidston Land Surveying Ltd.
to act as agent in submission and handling of subdivision of the above property.

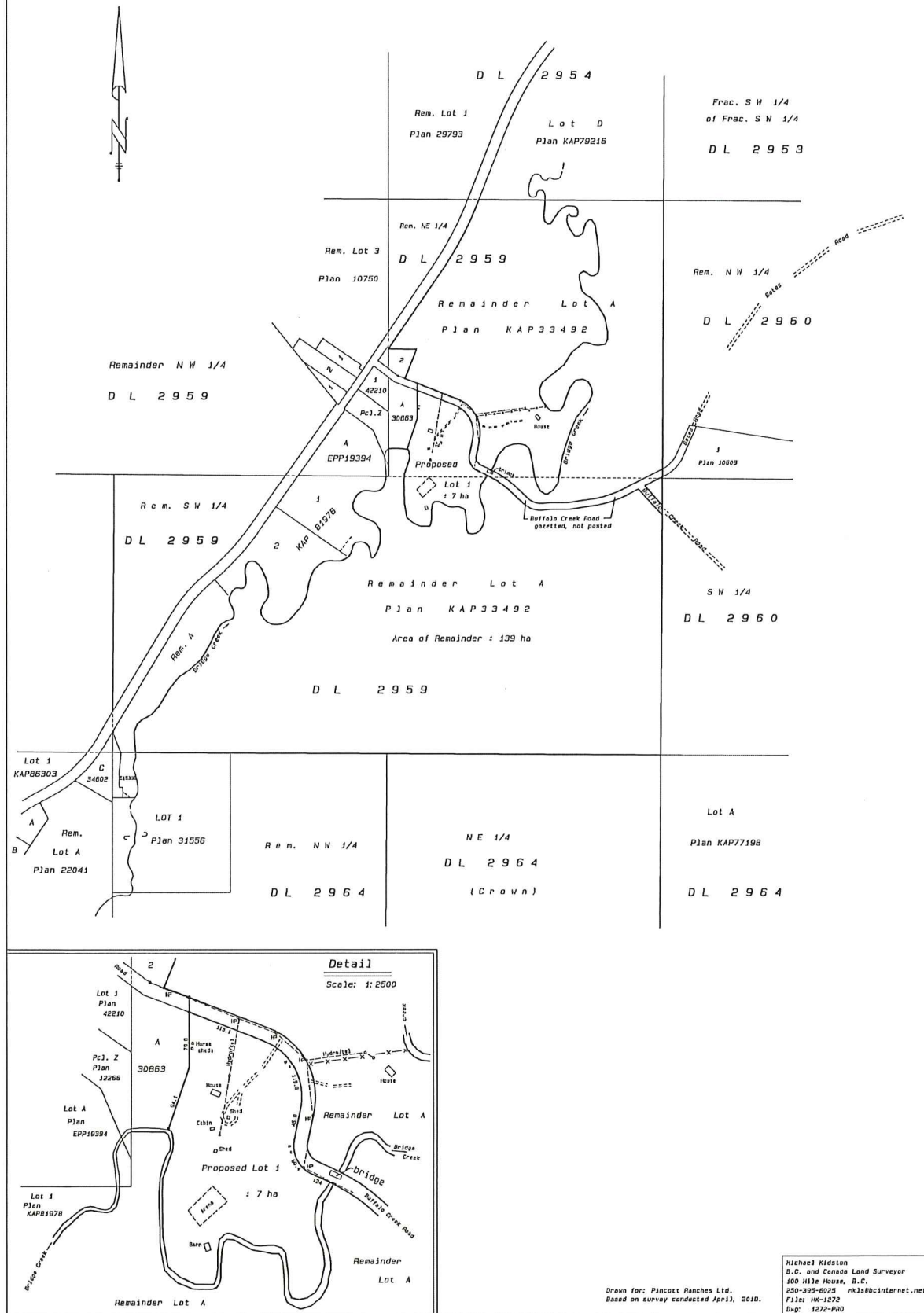


Authorized signatory



Witness
Bruce Bergman

Scale 1: 5000



**Photographs of proposed subdivision
of Lot A, Plan 33492, DL2959,
Lillooet District**

Scale 1: 2500

① denotes location and direction of photo

Photo 1 - hay/pasture south of creek

Photo 2 - proposed Lot 1, right side of creek+

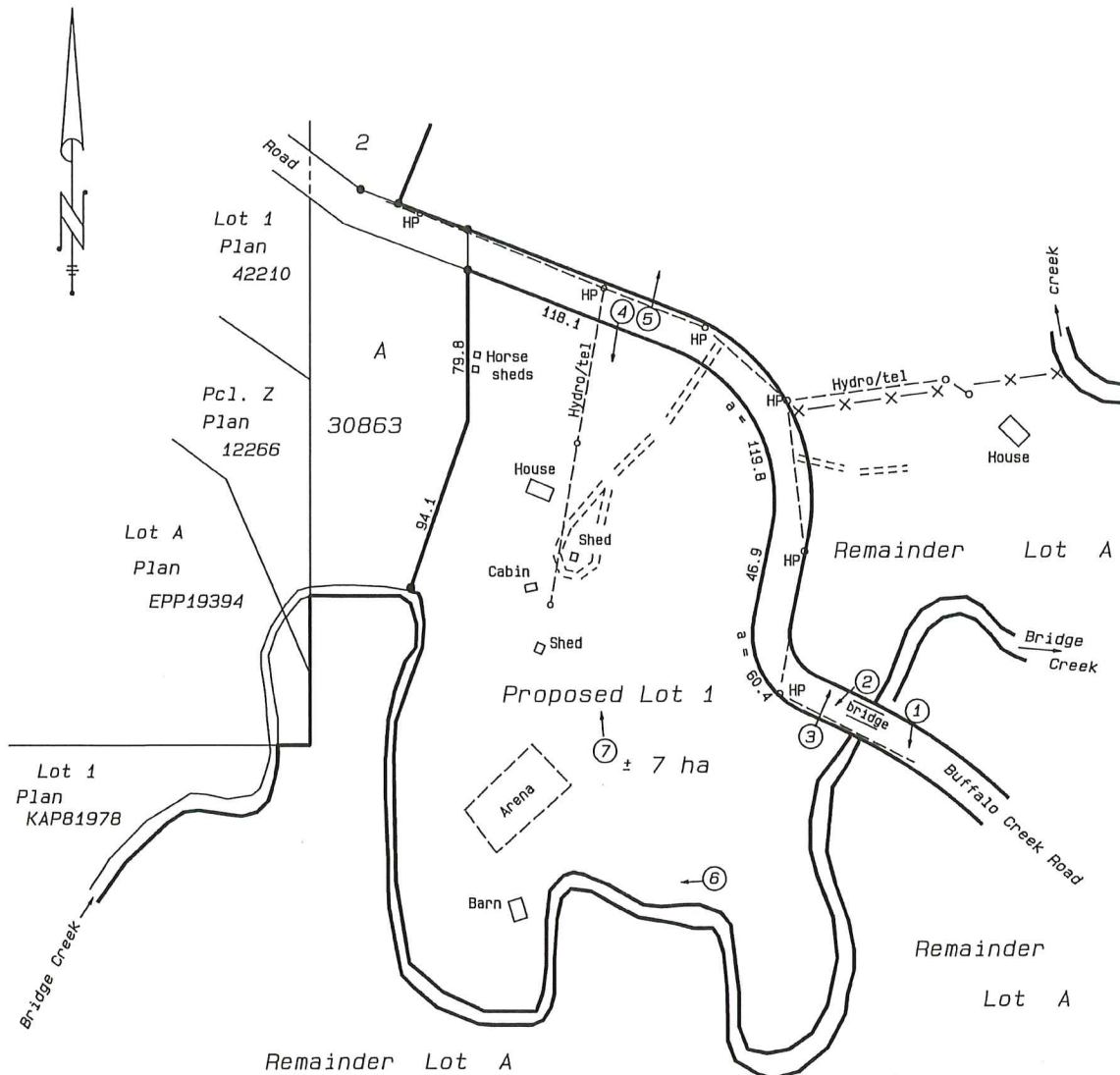
Photo 3 - house on Rem.A, north of road

Photo 4 - house proposed Lot 1

Photo 5 - pasture on Rem.A, north of road

Photo 6 - barn of proposed Lot 1, note steep banks

Photo 7 - house on proposed Lot 1, horse pasture
rolling and dry (±2 ac)



Drawn for: Pincott Ranches Ltd.
Based on survey conducted April, 2018.

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
250-395-6025 mkls@bcinternet.net
File: MK-1272
Dwg: 1272-FOTO











5



09



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

R.D./Mun. File No. 3015-20/20180038

Fee Receipt No. 0001015576

Fee Amount \$900

ALR Base Map No. 92P/11

ALR Constituent Map No.

Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Pincott Ranches Ltd c/o Michael Kidston Land Surveying

Name of Applicant

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

Zoning Bylaw name and designation: South Cariboo Area Zoning Bylaw No. 3501, 1999

Resource/Agricultural

Minimum Lot Size: 32 ha (79.07 ac)

Uses permitted: Please refer to Sections 5.21.1 of the South Cariboo Area Zoning Bylaw No. 3501, 1999

Official Community Plan Bylaw and current designation: South Cariboo Area Official
Community Plan Bylaw No. 3100, 1995

Agricultural designaiton

Minimum Lot Size: 32 ha (79.07 ac)

Conformance: Refer to Section 1 of the South Cariboo Area Official Community Plan
Bylaw No. 3100, 1995

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

1. AGRICULTURAL

Objectives

- 1.1 *To support the Agricultural Land Commission in protecting agricultural land and agricultural opportunities in the plan area.*
- 1.2 *To prevent rural residential and other non-farm development from adversely affecting agricultural activities.*
- 1.3 *To protect agricultural land by maintaining larger parcels which can economically sustain agricultural production.*

Policies

The backbone of the economy of the Cariboo is, and will most certainly continue to be, the resource-based industries, with the forestry and agricultural sectors being predominant. A large number of jobs in the area are directly or indirectly related to these industries; therefore, the protection of the land resource is a major objective of the plan. The major source of farm income is obtained from two agricultural activities - ranching and forage crops. Protection of these farming operations is needed in order to safeguard the livelihood of those residents dependent on the agricultural industry.

The official community plan area similar to the rest of British Columbia is not well favoured in terms of agricultural land resource. Very rarely do soil, climate, slope and drainage occur in a combination which is ideal for agriculture. Therefore, it is very important to safeguard those lands having a proven potential to pursue agricultural activities.

The expansion of residential settlements contributes to the removal of land from agricultural use. Further, conflict between agricultural and residential uses such as harassment of livestock, destruction of cattle fencing, and spread of noxious weeds, are major problems experienced by the cattle industry. Keeping buffers between these activities is one way of addressing this land use conflict issue.

The management of resources is more of a provincial responsibility than a regional district responsibility, due to enabling legislation. The policies of the plan will lend support to the provincial legislature in protecting the resources.

1.4 Schedule B designates as:

- AGRICULTURAL - (Ag)

land located within the Agricultural Land Reserve and other small parcels located outside the Agricultural Land Reserve but enclosed by the Agricultural Land Reserve,

except:

- (i) those parcels located in a RESIDENTIAL designation as per section 7.7 of this bylaw; and,
- (ii) those parcels located in an INDUSTRIAL designation.

BL3750

- 1.5 Land designated AGRICULTURAL shall have a minimum parcel size of 32 hectares. The minimum parcel size may be reduced by amending the zoning bylaw to allow an infill subdivision consistent with RURAL RESIDENTIAL parcel sizes. Further, the Cariboo Regional District will support property consolidation to address defensible environmental rationale such as to improve a sewage disposal system. This consolidation will not require a plan amendment and is not for purposes of creating additional lots.

BL3837

Notwithstanding the minimum parcel size required under the present bylaw, where the Provincial Agricultural Land Commission has approved the creation of a parcel under its Homesite Severance Policy, or approved a subdivision of land within the Agricultural Land Reserve as divided by a major road (greater than 20 m right-of-way width) no amendment to the plan will be required for the subdivision of the parcel, provided each parcel of land is a minimum of 4 hectare.

Albeit the Agricultural Land Commission may have indicated approval of or no objection to this plan, the Commission is obliged to consider individual applications for subdivision within the Agricultural Land Reserve, exclusion or exemption, on their own merit under the mandate of the *Agricultural Land Commission Act* and is not obliged to approve applications that comply with or, alternatively, to refuse applications that do not comply with the minimum lot size or density of this land use designation. Further, as per section 25.1 of the *Agricultural Land Commission Act*, the regional district has the authority to veto an application for subdivision to the Commission.

Implementation: Amendment to the zoning bylaw.

- 1.6 Land uses permitted in areas designated as AGRICULTURAL shall be in accordance with the *Agricultural Land Commission Act*, regulations pursuant to the Act and general orders of the Commission.

Implementation: Liaison with the Agricultural Land Commission.

- 1.7 The minimum parcel size created as a homesite severance shall be 1 hectare.

Implementation: Liaison with the Agricultural Land Commission.

- 1.8 The regional district will support applications for the exclusion from the Agricultural Land Reserve of the parcels as listed and shown in Appendix III. The agricultural potential of these parcels has been hindered or precluded by residential and other forms of development.

Implementation: At the opportune moment, the Cariboo Regional District may apply for block exclusions with the Agricultural Land Commission.

- 1.9 The regional board may support an application for exclusion or subdivision of land within the Agricultural Land Reserve, provided that there are no negative impacts on agriculture, where it is demonstrated that the land is physically and economically incapable of supporting agriculture and it is recognized that the land's agricultural potential is restrained by a combination of factors such as the proximity of residential development and the size of the parcel.

Notwithstanding the conditions cited above, applications for subdivision of land within the Agricultural Land Reserve for the purpose of creating a homesite severance in keeping with the Commission's guidelines will be received by the regional board and referred to the Land Commission.

Implementation: Discussion with proponents;
Liaison with the Agricultural Land Commission.

- 1.10 Land within the Agricultural Land Reserve recommended for exclusion shall continue to be subject to the *Agricultural Land Commission Act*, regulations thereto and orders of the Commission until it is excluded from the Agricultural Land Reserve.

After exclusion, the land will be subject to the regional district land use regulations and this plan.

Implementation: Liaison with the Agricultural Land Commission;
Discussion with members of the public affected by the exclusion.

- 1.11 In addition to the protection afforded by the *Farm Practices Protection (Right to Farm) Act*, the regional district shall endeavour to ensure that development adjacent to the Agricultural Land Reserve does not negatively impact on agricultural land, future residential dwellings and all ancillary buildings located on a parcel within a RESIDENTIAL designation shall be located at a minimum distance of 30 metres from any Agricultural Land Reserve boundary.

In addition, where considered necessary by the Agricultural Land Commission to protect the integrity of agricultural land, appropriate devices, including building setbacks, drainage protection, retention of vegetation, provision of vegetation screens and fences, the creation of larger or longer parcels and/or whatever other measures deemed

necessary, to provide for the buffering or separation of development from farming on adjoining or reasonably adjacent land shall be required. In particular, where possible, it may be a requirement that fencing be provided and maintained.

Implementation: Amendment to the zoning bylaw to accommodate new setback;
Possible amendment to the plan to designate development permit areas for specific areas, in liaison with the Agricultural Land Commission, where conflicts are likely to occur.

- 1.12 Wherever feasible, future major roads, utility or communication corridors should be directed away from and around land within the Agricultural Land Reserve.

Implementation: Liaison with the appropriate provincial ministries.

- 1.13 Livestock holding areas located on land assessed as “farm” by the British Columbia Assessment Authority, manure storage structures and other farm activities shall comply with the “Environmental Guidelines for Beef Cattle Producers in British Columbia”, the “Agricultural Waste Control Regulation” and the “Code of Agricultural Practice for Waste Management”, to prevent nuisance, pollution and to help reduce conflicts between neighbours where adjacent land uses are residential.

Implementation: Liaison with landowners;
Liaison with the Ministry of Agriculture, Fisheries and Food.

- 1.14 Guest ranches, which conform with the current zoning bylaw regulations respecting guest ranches, shall be allowed within the AGRICULTURAL designated areas without requiring an amendment to the plan.

Implementation: Amendment to the zoning bylaw.

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:

B/L 4989

(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
- vi) 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;
- xii) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
- xiv) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is

B/L 4180

B/L 4180

B/L 4180

B/L 4180

		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;
B/L 4180	xv)	Livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
B/L 4180	xvi)	growing, tending and harvesting of trees produced on the property;
B/L 4180	xvii)	log sort yard, providing such activities are located no closer than 300 m (984 ft) from an existing residential use on an adjacent or nearby property.
B/L 4237	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 4237	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

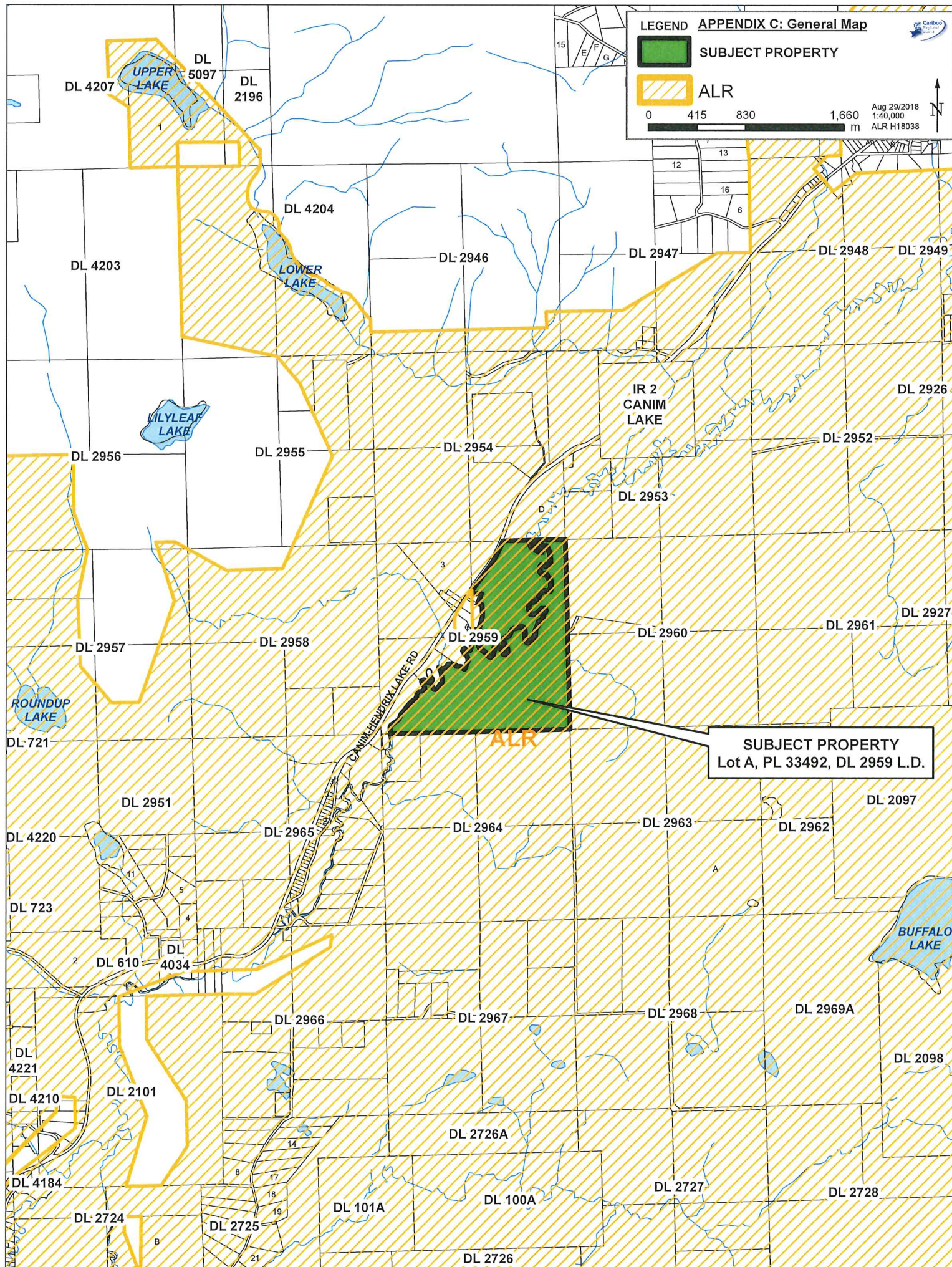
No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

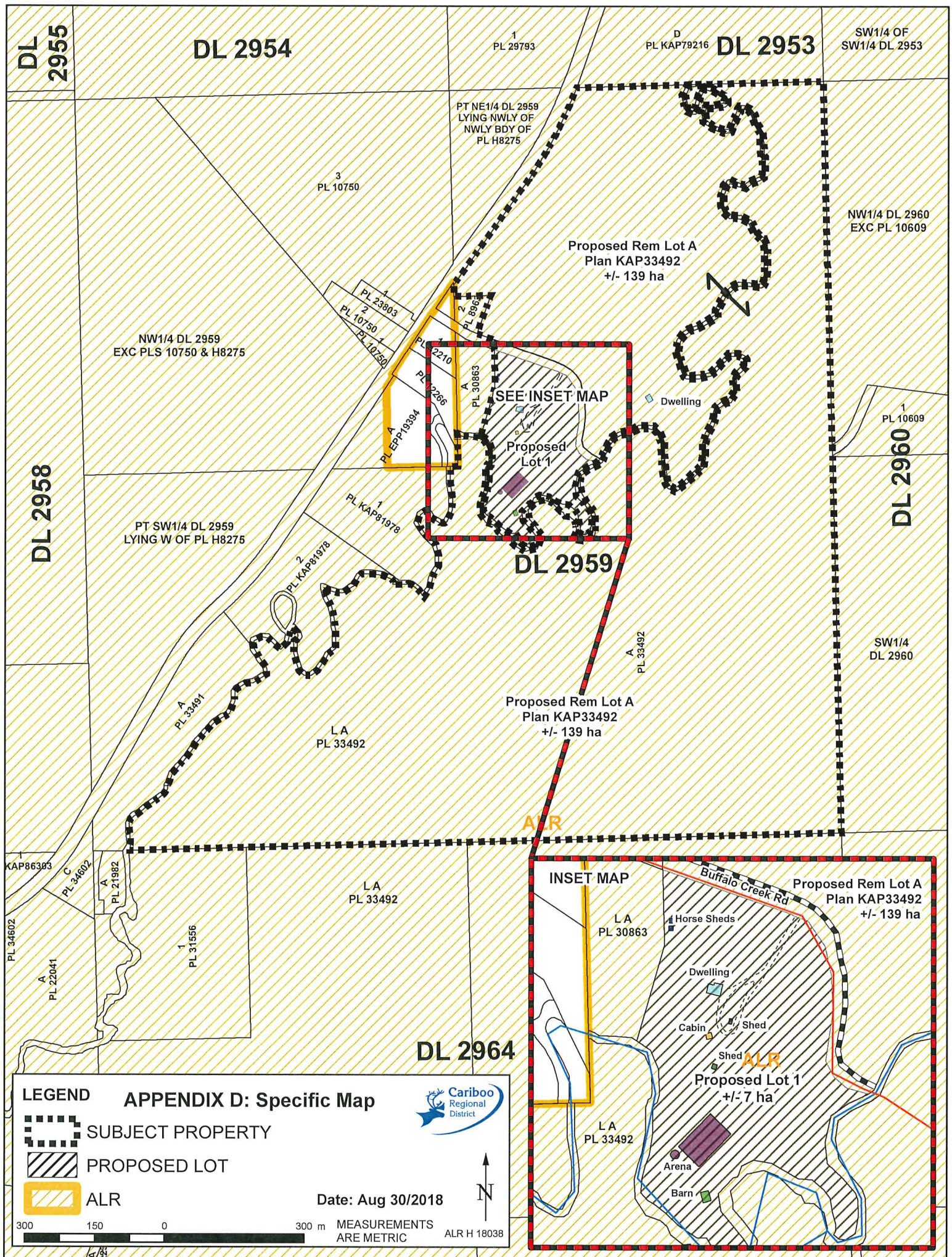
	(a)	LOT AREA (minimum):	= 32 hectares (79.07 acres)
	(b)	REQUIRED YARDS (minimum):	
	i)	Front Yard - Setback	= 7.6 metres (24.9 feet)
	ii)	Exterior Side Yard - Setback	= 7.6 metres (24.9 feet)
	iii)	Interior Side Yard - Setback	= 7.6 metres (24.9 feet)
	iv)	Rear Yard - Setback	= 7.6 metres (24.9 feet)
B/L 4180	(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 4237	iii)	Interior Side Yard – Setback	= 30 metres (98.4 feet)

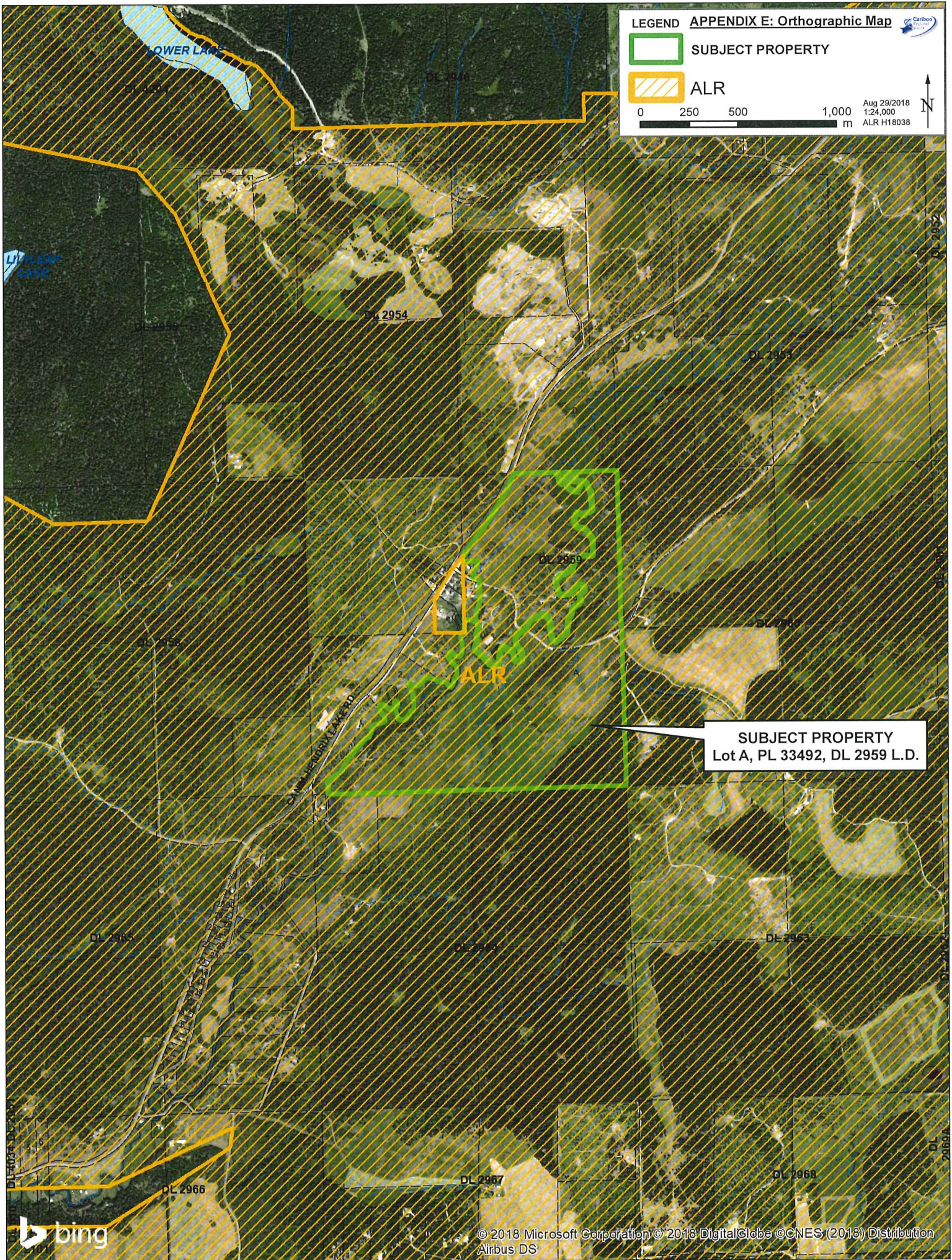
iv) Rear Yard – Setback = 30 metres (98.4 feet)

- (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) WATERFRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (f) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 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







ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'H' advisory planning commission held on October 17/18 in the FOREST GROVE COMMUNITY HALL, located at FOREST GROVE, BC, commencing at 7:00 PM

PRESENT: Chair PETER SANDERS
Members

LORI FRAME KEN BOURNE
TOM PRICE LOIS JORDON

Recording Secretary

SHELLY MORTON

Owners/Agent, or

☐ Contacted but declined to attend

MICHAEL KIDSTON

BETH PINCOTT

TED PINCOTT

ABSENT:

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

MARGO WAGNER

Agenda Items

APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/H20180038 (Lot A, District Lot 2959, Lillooet District, Plan 33492)

KEN BOURNE / LOIS JORDON : "THAT the application for submission to the ALC at be supported/rejected for the following reasons:

- i) There will be no physical changes to the land use, and will provide stability within a long term farming family. * LORI FRAME DID NOT VOTE RECONFIRM
- ii)

For: 5 Against: 0

CARRIED/DEFEATED

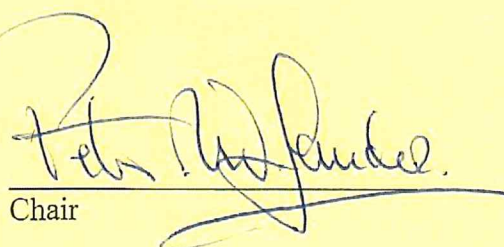
Termination

KEN BOURNE / TOM PRICE : That the meeting terminate.

CARRIED

Time:


Recording Secretary


Chair