

ALR Information Package

File Number: 3015-20/20180046

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

Electoral Area: D

Date of Referral: September 27, 2018

Date of Application: September 13, 2018

Property Owner's Name(s): Ricci Durfeld and Mattheo Durfeld

Applicant's Name: Exxon and Dodge Land Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): District Lot 13013, Cariboo District

Area of Application: 1.73 ha (4.27 ac)

Property Size: 4.88 ha (12.1 ac)

Location: 4482 Cariboo Highway 97 N

Current Designation:

Industrial

Current Zoning:

Commercial Service/Light Industrial (C/M)

Current Land Use: *BC Assessment - 273 – Storage and Warehousing - Closed*

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
%100	% 100 Class 5 – Topography and Soil moisture deficiency	No improved rating

The agricultural capability classification of the property is Class 5. The limiting factors are noted as topography and soil moisture deficiency. Class 5 soils are capable of producing cultivated perennial forage crops and specially adapted crops. Soil and climate conditions severely limit capability.

There is no improved rating.

note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory mapsheet #93B/01H (scale 1:50,000). An on-site visit of the property has not been conducted.

Proposed Use: To create two lots, one 1.73 ha lot and a 3.15 ha lot

SECTION 2: Planning Report

Background:

The application is to subdivide 1.73 ha (4.27 ac) from 4.88 ha (12.1 ac) subject property under Agricultural Land Reserve to create two separate lots of 1.73 ha (4.27 ac) and 3.15 ha (7.78 ac). The subject property is zoned Light Industrial (M 1) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999, and designated Industrial in the Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012.

The property is currently used as the building site for Durfeld Log & Timber business. There are several Log Home building activities that takes place on site, including log storage, equipment and tool storage, mill, construction crane, firewood processing, and site office. The subject property is owned by two owners, and therefore the applicants have requested this subdivision to allow each owner have an individual title and the ability to conduct business operations separately.

Location and Soil Information:

The agricultural capability classification of the property is uniformly Class 5. The limiting factors are noted as topography and soil moisture deficiency. 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.

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 vacant crown land surrounding the subject property with agricultural land used for grazing activity to the east and industrial/CRD sewage lagoons to the south of the property.

CRD Regulations and Policies:

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

8.3 COMMERCIAL SERVICE/ LIGHT INDUSTRIAL (C/M) ZONE

8.3.2 ZONE PROVISIONS

(a) LOT AREA (minimum):

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)

Rationale for Recommendations:

The proposed subdivision does not change the current land use activity on the subject property and complies with the minimum lot size requirement in the Central Cariboo Area Rural Land Use Bylaw.

Based on Canada Land Inventory's poor soil rating for agricultural capability and being the subject property is already a developed parcel of land, the application for ALR subdivision be 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: Email from Director Forseth regarding APC meeting



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 58019

Application Status: Under LG Review

Applicant: Ricci Durfeld , Matheo Durfeld

Agent: Exton and Dodge Land Surveying Inc.

Local Government: Cariboo Regional District

Local Government Date of Receipt: 09/07/2018

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

Proposal Type: Subdivision

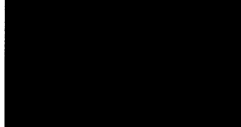
Proposal: Ricci Durfeld has 65% ownership, and Matheo Durfeld has 35% ownership. The proposed boundaries would see the parent parcel subdivided based land area equivalent to 65-35. The property is developed with several buildings and services in place for the Durfeld Log Home business. The use of an 10m wide easement would allow the boundaries to meet CRD zoning setback requirements. The driveway would become road and would stay as currently designed. This road is through ALR Crown land.

The subdivision would allow each owner individual title and the ability to conduct business operations separately.

Agent Information

Agent: Exton and Dodge Land Surveying Inc.

Mailing Address:



Primary Phone:

Mobile Phone:

Email:



Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 024-548-049

Legal Description: DL 13013 CARIBOO

Parcel Area: 4.9 ha

Civic Address: 8842 Cariboo Highway 97 North

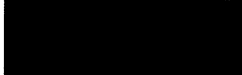
Date of Purchase: 07/06/1999

Farm Classification: No

Owners

1. **Name:** Ricci Durfeld

Address:



Applicant: Ricci Durfeld , Matheo Durfeld

[REDACTED]
Phone: [REDACTED]

Email: [REDACTED]

2. **Name:** Matheo Durfeld

Address:

[REDACTED]
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).

No agricultural activities take place on the property.

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

None exist.

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

The property is the building site for the business Durfeld Log & Timber. Log Home building activities include: log storage, log stripping, equipment and tool storage, mill, construction crane, firewood processing, and site office.

Adjacent Land Uses

North

Land Use Type: Unused

Specify Activity: Vacant Crown Land

East

Land Use Type: Agricultural/Farm

Specify Activity: Ranching -Grazing and Haying

South

Land Use Type: Industrial

Specify Activity: Cariboo Regional District Sewage Lagoons

West

Land Use Type: Unused

Specify Activity: Vacant Crown Land

Proposal

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

Applicant: Ricci Durfeld , Matheo Durfeld

1.7 ha
3.2 ha

2. What is the purpose of the proposal?

Ricci Durfeld has 65% ownership, and Matheo Durfeld has 35% ownership. The proposed boundaries would see the parent parcel subdivided based land area equivalent to 65-35. The property is developed with several buildings and services in place for the Durfeld Log Home business. The use of an 10m wide easement would allow the boundaries to meet CRD zoning setback requirements. The driveway would become road and would stay as currently designed. This road is through ALR Crown land. The subdivision would allow each owner individual title and the ability to conduct business operations separately.

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

Property does not have to be rezoned (minimum M2 Lot size is 0.4ha). The existing driveway was surveyed and inspected by V. Meister, BCLS. A 20m wide road would allow 3m past existing cuts and fills. Driveway is of minimal grade. There are no drainages or wetlands on the property. The building and septic field encroachments existed when the DL 13013 was a Crown Lease. They were identified when the property was granted several years later. Owner would like to apply for additional Crown land to remedy the encroachment. An application to MOTI will be made concurrently with this application .

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

The business has minimal, long-term impact on the land. Should the business cease to exist in the future, the land could readily become agricultural.

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.

The Log Home Business aides in the development of the local, rural economy and provides jobs.

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

The site is of low ALR value. It would only be suitable for grazing. It is better suited to industrial development rather than agricultural.

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

There are two ranching operations east of the property. Because of the size and remoteness of the properties, the log home business has minimal impact on neighboring ranching activities. No other sites are available for Log Home construction.

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.

Business development is supported by community planning.

Applicant Attachments

Applicant: Ricci Durfeld , Matheo Durfeld

- Agent Agreement - Exton and Dodge Land Surveying Inc.
- Other correspondence or file information - authorization
- Proposal Sketch - 58019
- Other correspondence or file information - ALC approval letter
- Other correspondence or file information - support letter
- Other correspondence or file information - support letter
- Other correspondence or file information - CRD letter
- Certificate of Title - 024-548-049

ALC Attachments

None.

Decisions

None.



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

PERMISSION TO ACT AS AN AGENT

Region and area address: Cariboo District

301 – 604 Borland Street

Williams Lake, BC V2G 4T1

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: May 16 / 18

I, Ricci Caius Durfeld, hereby give permission to Exton and Dodge Land Surveying Inc.
to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

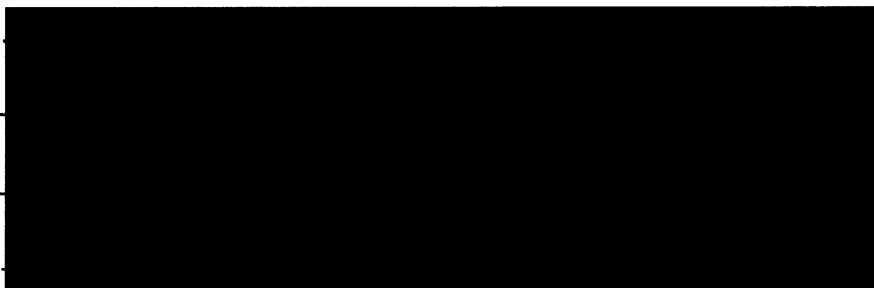
District Lot 13013, Cariboo District (PID 024-548-049)

Ricci Caius Durfeld
Ricci Caius Durfeld

[Signature]
Witness

Exton and Dodge Land Surveying Inc.
Agent

May 16 2018
DATE



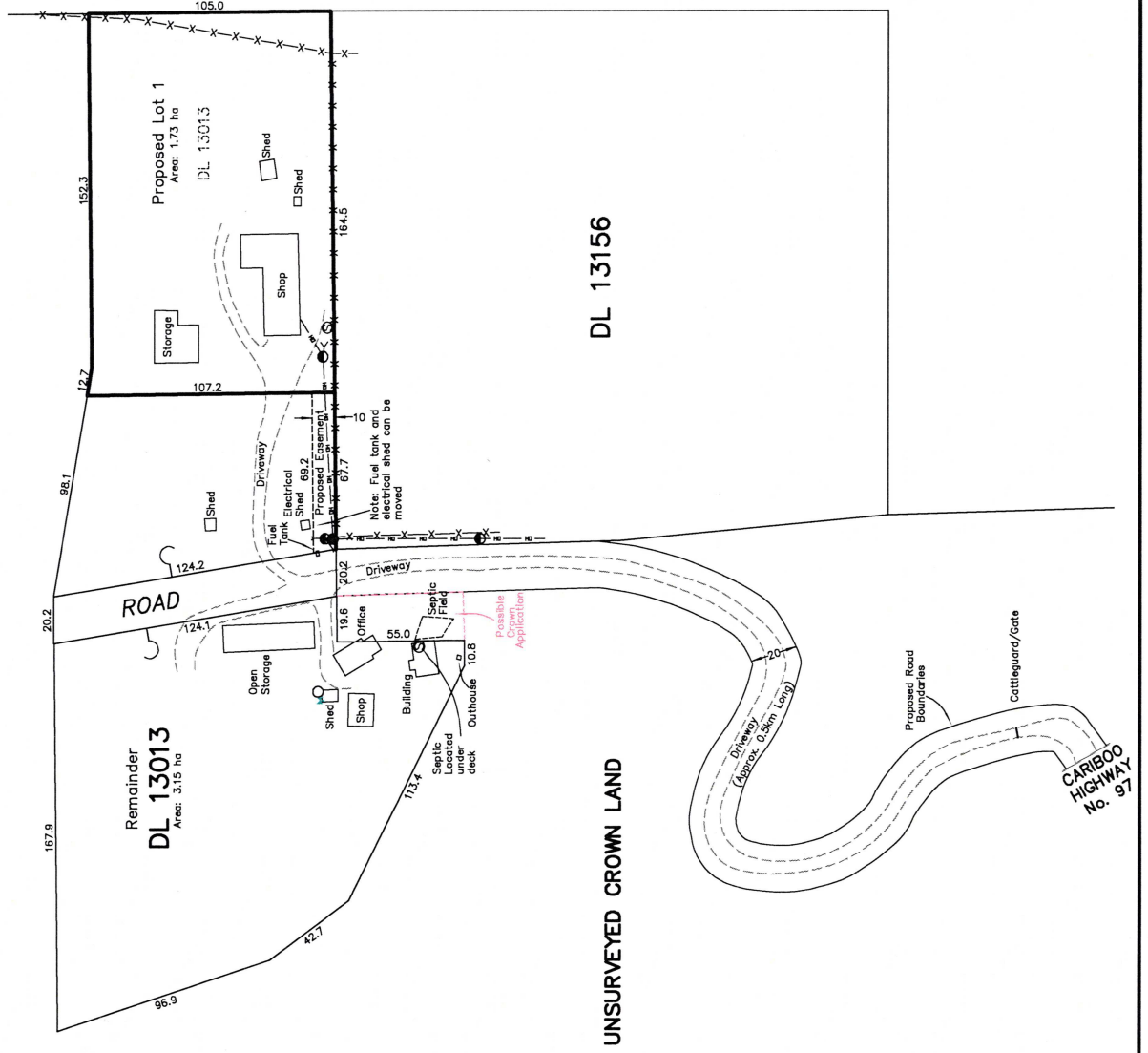
The personal information on this form is collected under the authority of the Land Title Act. The information collected will be used to process your preliminary subdivision application, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

The information in this application may be subject to disclosure under the
Freedom of Information and Privacy Act.
Further information can be found at <http://www.gov.bc.ca/citz/lao/foi/submit/general/>

PLAN OF PROPOSED SUBDIVISION OF DISTRICT LOT 13013, CARIBOO DISTRICT.

PID: 024-54B-049
4482 Cariboo Highway #97 North
SCALE 1 : 1500

UNSURVEYED CROWN LAND



DL 3940

Note: This plan shows dimensions based on existing land title office records.

Plan was drafted July 5, 2018
according to field survey
conducted on May 24, 2018
Amended June 25, 2018

EXTON AND DODGE
LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-7111
FILE No. 18311 Dwg. P

BRITISH
COLUMBIA

Ministry of Transportation and Infrastructure

PERMISSION TO ACT AS AN AGENT

Region and area address: Cariboo District

301 -- 604 Borland Street

Williams Lake, BC V2G 4T1

Provincial Approving Officer

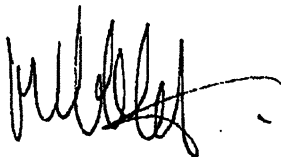
Ministry of Transportation and Infrastructure

Date: *May 23/18*

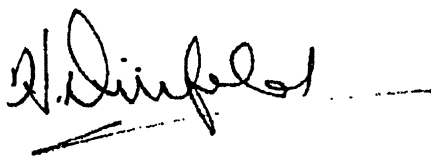
I, Matheo Josef Durfeld, hereby give permission to
Exton and Dodge Land Surveying Inc.
to act as my agent on my behalf for the attached preliminary
subdivision application. Any and all correspondence shall be sent
to my agent.

Additional Comments:

District Lot 13013, Cariboo District (PID 024-548-049)



Matheo Josef Durfeld



Witness

Heather Durfeld.

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

R.D./Mun. File No. 3015-20/20180046

Fee Receipt No. 0001016004

Fee Amount \$900

ALR Base Map No. 93B01H

ALR Constituent Map No.

Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Ricci and Matheo Durfeld c/o Exton and Dodge Surveying Inc.

Name of Applicant

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

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

Service Commercial/Light Industrial (C/M) zone

Minimum Lot Size: 4,000 sq. m (43,057 sq. ft)

Uses permitted: Please refer to Section 8.3.1 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 All site measurements to be confirmed by Building Inspector. Planning approval subject to accurate information provided by client on intended use of the structure.

Max Ancillary Height and Area

4.94 ac. – 9.88 ac.

350 sq. m (3,767 sq. ft.) total combined ancillary area. 8.0 m (26.2 ft.) ancillary height.

Officer

Date

Appendix C: GENERAL MAP



LEGEND



SUBJECT PROPERTY



ALR

0 205 410 820 m

ALR_D_18046



SUBJECT PROPERTY

'Williams Lake (Airport)'

'Williams Lake'

SUBJECT PROPERTY
DISTRICT LOT 13013
CARIBOO DISTRICT

DL 13013

ALR

DL 6780

DL 6347

DL 3940

DL 3329

DL 9833

DL 11596

DL 12304

DL 9835

DL 5596

DL 12629

DL 3459

DL 12093

DL 12004

DL 9834

DL 11985

DL 12094

DL 12150

DL 1253

DL 5162A

DL 403

DL 12525

DL 13156

DL 9833

DL 5596

DL 12629

DL 3459

DL 12093

DL 12004

DL 9834

DL 11985

DL 12094

DL 12150

DL 1253

DL 5162A

DL 403

DL 12525

DL 13156

DL 9833

DL 5596

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DL 5162A

DL 403

DL 12525

DL 13156

DL 9833

DL 5596

DL 12629

DL 3459

DL 12093

DL 12004

DL 9834

DL 11985

Appendix D: SPECIFIC MAP



LEGEND



SUBJECT PROPERTY



ALR

50 25 0 50 m

MEASUREMENTS
ARE METRIC

ALR_D_18046

UNSURVEYED CROWN LAND

PROPOSED
REMAINDER
DL 13013
+/- 3.15 ha

DL

13013

PROPOSED
LOT 1
+/- 1.73 ha

OPEN
STORAGE

STORAGE

SHED

SHOP

SHED

SHED

SEPTIC
TANK

HYDRO LINE

PROPOSED
EASEMENT
(~10 m)

ALR

UNSURVEYED CROWN LAND

POSSIBLE
CROWN
APPLICATION

INSET

OPEN
STORAGE

WELL

SHED

SHOP

OFFICE

BUILDING

SEPTIC
FIELD

ELECTRICAL
SHED

FUEL
TANK

HYDRO
POLE

DRIVEWAY

FENCE

HYDRO LINE

Cariboo Hwy 97 N

SUBJECT PROPERTY
DISTRICT LOT 13013
CARIBOO DISTRICT

DL 13013

DL 13156

Appendix E: ORTHOGRAPHIC MAP

LEGEND



SUBJECT PROPERTY

0 20 40 80 m

ALR_D_18046



Nyree Alexander

From: Steve Forseth
Sent: October-31-18 10:09 AM
To: Nyree Alexander
Cc: Ron Kaufman; Margo Wagner; John MacLean
Subject: Re: APC Comments

Hi Nyree:

Unfortunately, due to myself and Ron Kaufman both having conflicts of interest on this file and because it would be practically impossible to assemble a quorum of APC in a reasonable timeframe, we have both agreed that APC would not consider this ALR application.... The agent for the applicant has been made aware of this and the next steps....

Thanks,

Steve Forseth
Director - Electoral Area D
Cariboo Regional District
E: sforseth@cariboord.ca
Ph: 250-267-6725
Sent from my iPad

On Oct 31, 2018, at 8:34 AM, Nyree Alexander <nalexander@cariboord.bc.ca> wrote:

Good morning,

On September 27th, an APC package regarding an ALR application for Durfeld was forwarded to your APC for the November 9th board meeting. The agenda will be published this Friday, and we have yet to receive the comments for this application. Please forward the comments as soon as possible.

Thank you.

Nyree Alexander
Development Services Clerk V
nalexander@cariboord.ca

<image001.png>

Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
Phone: 250-392-3351
Fax: 250-392-2812



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