

# ALR Information Package

**File Number:** 3015-20/L20200022

**Subdivision 21(2)**    **Non-Farm Use 20(2)**    **Exclusion 30(1)**    **Inclusion 17(3)**  
 **Non-Adhering Residential Use 20.1(2)**    **Soil or Fill Use 20.3(5)**

**Electoral Area:** L

**Date of Referral:** July 8, 2020

**Date of Application:** June 17, 2020

**Property Owner's Name(s):** Bonafide Builders Ltd. and Simore Developing Ltd.

**Applicant's Name:** Panther Creative Inc. – Maziar Rahmati

## SECTION 1: Property Summary

**Legal Description(s):** District Lot 3867, Lillooet District, Except: (1) Plans 20244 and KAP52993 (2) Part Lying South of the Southerly Boundary of the Road Shown on Plan 20244

**Area of Application:** 49.16 ha (121.49 ac)

**Location:** 6262 Mulligan Drive

**Current Designation:**

Agriculture

**Current Zoning:**

Rural 1 (RR 1)

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

**Agricultural Capability Classification:**

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

**% of parcel**

100%

**Unimproved rating**

100% Class 3 – Adverse Climate

**Improved rating**

No Improved Rating

The agricultural capability classification of the property is Class 3. The limiting factors are noted as Adverse Climate. Class 3 land has limitations that are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

\*\*\*note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory mapsheet #93B/16 (scale 1:50,000). An on-site visit of the property has not been conducted.\*\*\*

**Proposed Use:** To subdivide property into 4 agricultural lots.

## **SECTION 2: Planning Report**

### Background:

The application is to subdivide 49.16 ha (121.49 ac) Agricultural Land Reserve (ALR) property into four smaller agricultural lots of approximately 12.1 ha (29.89 ac) in size. The applicant has indicated that this subdivision will provide more usage, more flexibility, more variety, and more opportunity for feasible land utilization within the ALR.

The subject property is zoned Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and designated Agriculture in the South Cariboo Official Community Plan Bylaw No. 5171, 2018.

### Location and Soil Information:

The subject property is located on Mulligan Drive, adjacent to Horse Lake as shown in Appendix D. Currently, there is a residential dwelling with a few ancillary structures existing on the property. It is mostly surrounded by single-family residential lots to the east and west, Horse Lake to the north and agricultural parcels to the south of the property.

### CRD Regulations and Policies:

*South Cariboo Area Zoning Bylaw No. 3501, 1999*

#### **5.18 RURAL 1 (RR 1) ZONE**

##### 5.18.2 ZONE PROVISIONS

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

*South Cariboo Area Official Community Plan Bylaw No. 5171, 2018*

#### **6.0 AGRICULTURE DESIGNATION**

##### 6.2 OBJECTIVES

6.2.3 Protect agricultural land by maintaining large parcel areas which can economically sustain agricultural production.

##### 6.3 POLICIES

6.3.7 Maintain a minimum parcel size of 32 hectares for land designated as Agriculture except for the subdivision of land:

- i) In compliance with the Homesite Severance policy of the ALC;
- ii) Divided by a major road with right of way width greater than 30 metres; and

iii) For parkland dedication purposes.

**Rationale for Recommendations:**

Planning staff are not supportive of the proposed ALR subdivision application. The proposed lot sizes are not in compliance with the required minimum parcel size of 32 ha (79.07 ac) as per CRD policies under the Official Community Plan bylaw.

The soil classification for the property is designated as Class 3 which can produce fairly wide range of crops and the proposal to subdivide this property into smaller lots can negatively affect the long-term agricultural and economic potential of the property by increasing the land cost per acre which can further limit farm business opportunities. Therefore, planning staff suggests that the application for ALR subdivision be rejected and not be submitted to the Provincial Agricultural Land Commission.

However, the Board may wish to defer this application until we receive comments from the Ministry of Agriculture and the Advisory Planning Committee.

**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

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 60933

**Application Status:** Under LG Review

**Applicant:** Bonafide Builders Ltd. , Simore Developing Ltd.

**Agent:** Panther Creative Inc.

**Local Government:** Cariboo Regional District

**Local Government Date of Receipt:** 06/09/2020

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

**Proposal Type:** Subdivision

**Proposal:** The purpose of the proposal is that the current owners are in dire financial hardship due to the COVID-19 pandemic and associated issues. This has left the owners without much options.

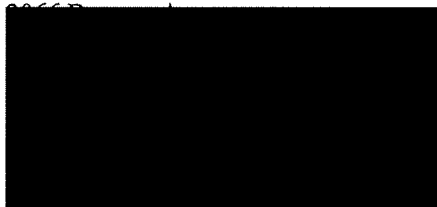
Currently, the parcel is underutilized from a agricultural perspective. Over the past few years, the owners had attempted to remove the parcel from the ALC (which was rejected) and also attempted to subdivide within the ALC (which was also rejected). These attempts were made to try and provide more opportunities to the parcel and the potential changes to the usage, yet all was rejected. Some of the complaints were that in subdividing or removing, you will create damage to the environment care of new roads and infrastructure. Also, concerns that in the future with climate change and the soil rating of this land, that it needs to remain in the ALC.

Based on all these comments, we are aligned and wish to proceed in keeping the parcel in the ALC, and subdividing it into 4 utilizable lots that don't require any new roads or associated infrastructure. All that would be required is to run some more fencing to segregate the lots and the future agricultural owners/investors would have to propose agricultural usage activities to be able to purchase the lots and provide agricultural value and activities. The outright purpose is to support agricultural opportunities on such a large parcel of land that has huge potential, but is not being used due to financial hardships of the current owners.

## Agent Information

**Agent:** Panther Creative Inc.

**Mailing Address:**



## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 013-360-248

**Legal Description:** DL 3867 LILLOOET EXC (1) PLS 20244 & KAP52993 (2) PT LYING S OF

**Applicant:** Bonafide Builders Ltd. , Simore Developing Ltd.

THE SLY BDY OF THE RD SHOWN ON PL 20244

Parcel Area: 48.3 ha

Civic Address: 6262 Mulligan Drive, 100 Mile House, BC

Date of Purchase: 06/01/2017

Farm Classification: Yes

**Owners**

1. Name: Bonafide Builders Ltd.

Address:



2. Name: Simore Developing Ltd.

Address:



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**Current Use of Parcels Under Application**

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

*Currently, there is barely any agricultural activities taking place on the parcel of land. The issue at hand is the land is far too large for one farmer to be effectively able to utilize the land for all of its opportunity.*

*That being said, currently there is only pasturing of cattle that occurs on the parcel. There is an agreement with a local farmer to allow him to pasture his cattle.*

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

*We have not made large improvements to the parcel upon acquiring it. We are very limited in finances and with the COVID-19 pandemic, this has placed us in a dire position as we are not sure if we will even have the financial ability to up keep the parcel. We will be looking at potential investors to improve the parcel and provide more agricultural opportunity to the parcel.*

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

*There is currently a house on the parcel that the owner's use to manage the parcel and it gets barley used.*

**Adjacent Land Uses**

**North**

Land Use Type: Other

Specify Activity: Lake

**East**

Land Use Type: Residential

**Applicant:** Bonafide Builders Ltd. , Simore Developing Ltd.

**Specify Activity:** Residential Dwellings

## **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Agricultural farm land

## **West**

**Land Use Type:** Residential

**Specify Activity:** Residential Dwellings

## **Proposal**

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

12.1 ha

12.1 ha

12.1 ha

12 ha

### **2. What is the purpose of the proposal?**

*The purpose of the proposal is that the current owners are in dire financial hardship due to the COVID-19 pandemic and associated issues. This has left the owners without much options.*

*Currently, the parcel is underutilized from a agricultural perspective. Over the past few years, the owners had attempted to remove the parcel from the ALC (which was rejected) and also attempted to subdivide within the ALC (which was also rejected). These attempts were made to try and provide more opportunities to the parcel and the potential changes to the usage, yet all was rejected. Some of the complaints were that in subdividing or removing, you will create damage to the environment care of new roads and infrastructure. Also, concerns that in the future with climate change and the soil rating of this land, that it needs to remain in the ALC.*

*Based on all these comments, we are aligned and wish to proceed in keeping the parcel in the ALC, and subdividing it into 4 utilizable lots that don't require any new roads or associated infrastructure. All that would be required is to run some more fencing to segregate the lots and the future agricultural owners/investors would have to propose agricultural usage activities to be able to purchase the lots and provide agricultural value and activities. The outright purpose is to support agricultural opportunities on such a large parcel of land that has huge potential, but is not being used due to financial hardships of the current owners.*

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

*The parcel is suitable given its outright size and logistical location for farming activities. Given the proposed lot sizes, this still provides ample opportunity to perform numerous profitable agricultural activities at a smaller scale and still have effective use of the land.*

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

*This proposal is to support agricultural activities in both large and small formats and in both short and long term. Currently, the pasturing of cattle is not utilizing the land to its potential. If the proposal to subdivide into 4 smaller, yet still large, agricultural parcels, these can be provided to upcoming investors/farmers that need land to provide their activities and services to produce a better income off farming the land. From a short term perspective, you could have 4 farmers utilizing the same parcel of land and producing more outcome and producing different agricultural activities. This will then lead into the long term.*

### **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**

**Applicant:** Bonafide Builders Ltd. , Simore Developing Ltd.

**in the "Upload Attachments" section.**

*No*

### **Applicant Attachments**

- Agent Agreement - Maziar Rahmati
- Proposal Sketch - 60933
- Certificate of Title - 013-360-248

### **ALC Attachments**

None.

### **Decisions**

None.

**AGENT AUTHORIZATION LETTER**

I (we) Bonafide Builders Ltd. and Simore Developing Ltd.  
*Printed/typed name(s) of landowner(s)*

hereby appoint Maziar Rahmati to  
*Printed/typed name of agent*

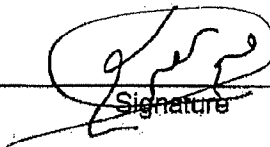
make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application*

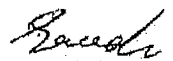
PID 013-360-248 DISTRICT LOT 3867 LILLOOET DISTRICT EXCEPT: (1) PLANS 20244 and KAP52993 (2) PART LYING SOUTH OF THE SOUTHERLY BOUNDARY OF THE ROAD SHOWN ON PLAN 20244

I Maziar Rahmati 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):

  
Signature Hamid Rahmati - Bonafide Builders 18-09-05  
Printed Name Date

  
Signature Reza Saeedi - Simore Developing 18-09-05  
Printed Name Date

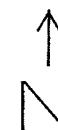




**LEGEND:**

- Property Line
- Agricultural Proposed Land 4Q at 30.2 Acre/Ea Approx.

6262 Mulligan Drive,  
100 Mile House BC  
Proposed Site Plan  
Sketch for ALC



SK-1  
NTS  
20-06-09

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

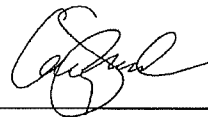
Certificate Number: STSR2624487

File Reference: Rahmati

KATY ROOHANI NOTARY CORPORATION  
115 - 1433 LONSDALE AVE.  
NORTH VANCOUVER BC V7M 2H9

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 543917).

I certify this to be an accurate reproduction of title number **CA6897291** at 12:09 this 28th day of September, 2018.



REGISTRAR OF LAND TITLES



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<b>Land Title District</b>	KAMLOOPS
Land Title Office	KAMLOOPS
<b>Title Number</b>	CA6897291
From Title Number	KH88329
<b>Application Received</b>	2018-06-28
<b>Application Entered</b>	2018-07-09
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	BONAFIDE BUILDERS LTD., INC.NO. BC1167371 [REDACTED]
	AS TO AN UNDIVIDED 50/100 INTEREST
Registered Owner/Mailing Address:	SIMORE DEVELOPING LTD., INC.NO. BC1130703 [REDACTED]
	AS TO AN UNDIVIDED 50/100 INTEREST

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2624487

**Taxation Authority**

Cariboo Assessment Area

**Description of Land**

Parcel Identifier: 013-360-248

Legal Description:

DISTRICT LOT 3867 LILLOOET DISTRICT EXCEPT:

(1) PLANS 20244 AND KAP52993

(2) PART LYING SOUTH OF THE SOUTHERLY BOUNDARY OF THE ROAD SHOWN ON PLAN 20244

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11544 (PART)

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

KH88330

Registration Date and Time:

1994-09-02 10:58

Registered Owner:

CARIBOO REGIONAL DISTRICT

HER MJESTY THE QUEEN IN RIGHT OF PROVINCE OF BRITISH COLUMBIA

C/O MINISTRY OF ENVIRONMENT, LANDS AND PARKS

Remarks:

INCLUDES INDEMNITY UNDER SEC 215 (2)(A) LTA

Nature:

MORTGAGE

Registration Number:

CA6897329

Registration Date and Time:

2018-06-28 13:31

Registered Owner:

LARRY WAYNE PINKNEY

OLIVE ANN PINKNEY

AS JOINT TENANTS

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

**TITLE SEARCH PRINT**

2020-06-15, 09:55:10

File Reference:

Requestor: KATY ROOHANI

Declared Value \$2450000

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Land Title District** KAMLOOPS  
Land Title Office KAMLOOPS

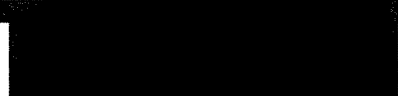
**Title Number** CA6897291  
From Title Number KH88329

**Application Received** 2018-06-28

**Application Entered** 2018-07-09

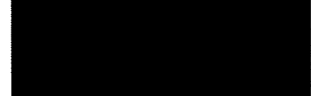
**Registered Owner in Fee Simple**

Registered Owner/Mailing Address: BONAFIDE BUILDERS LTD., INC.NO. BC1167371



AS TO AN UNDIVIDED 50/100 INTEREST

Registered Owner/Mailing Address: SIMORE DEVELOPING LTD., INC.NO. BC1130703



AS TO AN UNDIVIDED 50/100 INTEREST

**Taxation Authority** Cariboo Assessment Area

**Description of Land**

Parcel Identifier: 013-360-248

Legal Description:

DISTRICT LOT 3867 LILLOOET DISTRICT EXCEPT:  
(1) PLANS 20244 AND KAP52993  
(2) PART LYING SOUTH OF THE SOUTHERLY BOUNDARY OF THE ROAD SHOWN ON PLAN 20244

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11544 (PART)

**TITLE SEARCH PRINT**

File Reference:  
Declared Value \$2450000

2020-06-15, 09:55:10  
Requestor: KATY ROOHANI

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	KH88330
Registration Date and Time:	1994-09-02 10:58
Registered Owner:	CARIBOO REGIONAL DISTRICT HER MJESTY THE QUEEN IN RIGHT OF PROVINCE OF BRITISH COLUMBIA C/O MINISTRY OF ENVIRONMENT, LANDS AND PARKS
Remarks:	INCLUDES INDEMNITY UNDER SEC 215 (2)(A) LTA

Nature:	MORTGAGE
Registration Number:	CA6897329
Registration Date and Time:	2018-06-28 13:31
Registered Owner:	LARRY WAYNE PINKNEY OLIVE ANN PINKNEY AS JOINT TENANTS

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

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

R.D./Mun. File No. 3015-20/L20200022  
Fee Receipt No. B:2020061501  
Fee Amount \$1500  
ALR Base Map No. 092P055  
ALR Constituent Map No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Bonafide Builders Ltd., Simore Developing Ltd.  
Name of Applicant

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

Zoning Bylaw name and designation: South Cariboo Area Zoning Bylaw, 3501, 1999; Rural 1 (RR 1)

Minimum Lot Size: 4 ha (9.88 ac)

Uses permitted: Please see attached Section 5.18 Rural 1 (RR 1) zone.

Official Community Plan Bylaw and current designation: South Cariboo Area Official Community Plan Bylaw, 5171, 2018; Agriculture

Minimum Lot Size: 32 ha (79.07 ac)

Conformance: Not in conformance with minimum lot size.

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*

## 5.18 RURAL 1 (RR 1) ZONE

### 5.18.1 USES PERMITTED

No person shall, within any RR 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RR 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) Animal incineration; provided the activity is in conformance with applicable provincial and federal legislation, ancillary to a permitted veterinary clinic or animal hospital;
  - xi) Farm Retail Sales;
  - xii) 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;
  - 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;

B/L 4180

B/L 4180

B/L 4180

B/L 4180

- B/L 4180 xiv) a horse boarding centre, 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;
- B/L 4180 xv) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
- B/L 4180 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;
- B/L 4237 xvii) growing, tending and harvesting of trees produced on the 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.

### 5.18.2 ZONE PROVISIONS

No person shall, within any RR 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): = 4 hectares (9.88 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)

Notwithstanding the above, where abutting a lake access road the exterior side yard – setback may be reduced to 4.57 metres (15 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 Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- 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) |
| B/L 4237 | iv) Rear Yard – Setback           | = 30 metres (98.4 feet) |

- (c) LOT COVERAGE (maximum): = 15%
- (d) DWELLINGS PER LOT (maximum):  
Notwithstanding the provisions of section 5.17.1(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.

5.18.3 SPECIAL RR 1 ZONES

- 5.18.3.1 Special Exception RR 1-1 Zone  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-1:  
i) two, detached, single-family dwellings shall be permitted.  
All other provisions of the RR 1 zone shall apply.
- 5.18.3.2 Special Exception RR 1-2 Zone (4600-20-1831)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-2:  
i) the permitted non-residential uses shall include an abattoir in addition to the other permitted uses for the RR 1 zone.

All other provisions for the RR 1 zone shall apply.

- 5.18.3.3 Special Exception RR 1-3 Zone (4600-20-2390)(4600-20-2537)  
(3360-20/20170026)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-3:  
i) Lot Area (minimum) = 16 hectares (39.535 acres).  
All other provisions of the RR 1 zone shall apply.
- 5.18.3.4 Special Exception RR 1-4 Zone (4600-20-2439)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-4:  
i. Lot Area (minimum) = 13 hectares (32.12 acres).  
  
All other provisions of the RR 1 zone shall apply.
- 5.18.3.5 Special Exception RR 1-5 Zone (4600-20-2478)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-5:  
i.) Lot Area (minimum) = 8 hectares (19.76 acres).  
  
All other provisions of the RR 1 zone shall apply.
- 5.18.3.6 Special Exception RR 1-6 zone (4600-20-2751)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-6:  
i) lot area (minimum) = 25 ha (61.8 ac)  
All other provisions of the Rural 1 (RR 1) zone shall apply.
- 5.18.3.7 Special Exception RR 1-7 Zone (4600-20-2799)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned Rural 1 (RR 1), the permitted uses shall include:  
  
(d) NON-RESIDENTIAL USES:  
xvi) A horse boarding centre;
- (e) ZONE PROVISIONS:  
  
(i) LOT AREA (minimum) = 11.5 ha (28.42 ac)  
(ii) HEIGHT OF HORSE BOARDING CENTRE (maximum):  
= 9.75 metres (32 feet)  
(iii) HORSE BOARDING CENTRE FLOOR AREA  
(maximum):= 1,200 square metres (12,916.69 square feet)  
(iv) On lots where a horse boarding facility 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)
- iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
- iv) Rear Yard – Setback = 30 metres (98.4 feet)

All other provisions of the RR 1 zone shall apply.

B/L 3866

5.18.3.8

Special Exception RR 1-8 zone (4600-20-2452)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-8:

- a) permitted residential uses shall be limited to:
  - i) a single-family dwelling; or
  - ii) a temporary dwelling unit in conjunction with a single-family residential dwelling.
- b) permitted non-residential uses shall be limited to:
  - i) a home occupation or home industry ancillary to a permitted residential use;
  - ii) bed and breakfast accommodation or rooming and boarding accommodations ancillary to a permitted residential use;
  - iii) agricultural operations including horticulture, silviculture, livestock and beekeeping; and
  - iv) ancillary buildings.

The following provisions shall also apply:

- c) Lot area (minimum) = 8.0 hectares (19.77 acres)
- d) Required yards (minimum):
  - i) Front Yard - Setback = 15 metres (49.22 feet)
  - ii) Exterior Side Yard - Setback = 15 metres (49.22 feet)
  - iii) Interior Side Yard – Setback = 10 metres (32.81 feet)
  - iv) Rear Yard – Setback = 25 metres (82.02 feet)
- e) Lot Coverage (maximum) = 10%
- f) Water Frontage (minimum) = 200 metres (656.17 feet).

All other provisions of the RR 1 zone shall apply.

# Appendix C: GENERAL MAP



## Legend

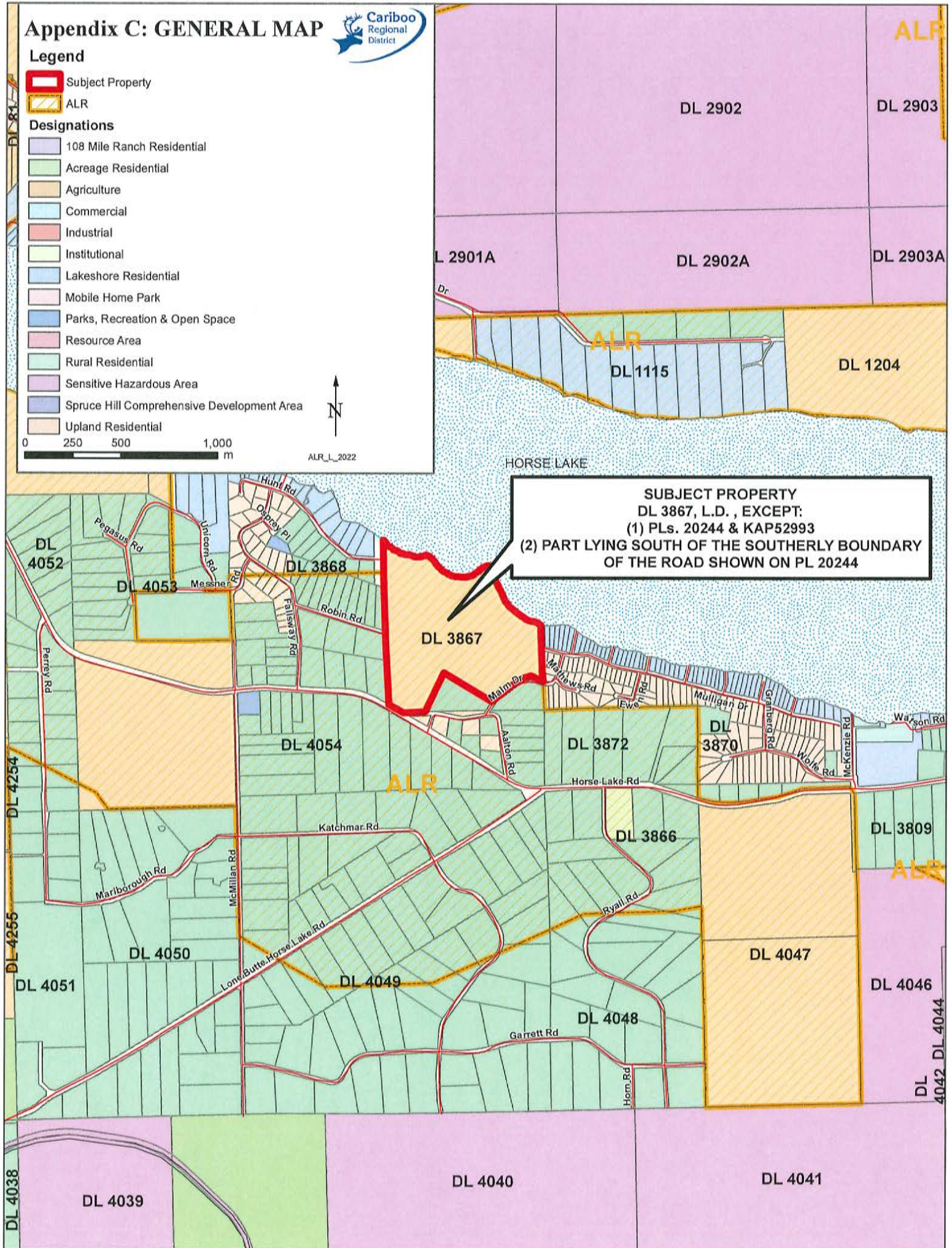
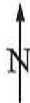
- Subject Property
- ALR

## Designations

- 108 Mile Ranch Residential
- Acreage Residential
- Agriculture
- Commercial
- Industrial
- Institutional
- Lakeshore Residential
- Mobile Home Park
- Parks, Recreation & Open Space
- Resource Area
- Rural Residential
- Sensitive Hazardous Area
- Spruce Hill Comprehensive Development Area
- Upland Residential



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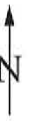
**SUBJECT PROPERTY**  
**DL 3867, L.D. , EXCEPT:**  
**(1) PLs. 20244 & KAP52993**  
**(2) PART LYING SOUTH OF THE SOUTHERLY BOUNDARY**  
**OF THE ROAD SHOWN ON PL 20244**

# APPENDIX D: SPECIFIC MAP



## LEGEND

- SUBJECT PROPERTY
- PROPOSED LOTS
- ALR



ALR\_L\_2022

HORSE LAKE

Hunt Rd

Lot 2  
+/-12.1 ha

4 PROPOSED LOTS

Lot 1  
+/-12.1 ha

DWELLING

DL 3867,  
L.D., EXCEPT:  
(1) PLs. 20244 & KAP52993  
(2) PART LYING SOUTH OF THE SOUTHERLY BOUNDARY  
OF THE ROAD SHOWN ON PL 20244  
49.17 ha

DL

3867

ALR

Lot 4  
+/-12 ha

Lot 3  
+/-12.1 ha

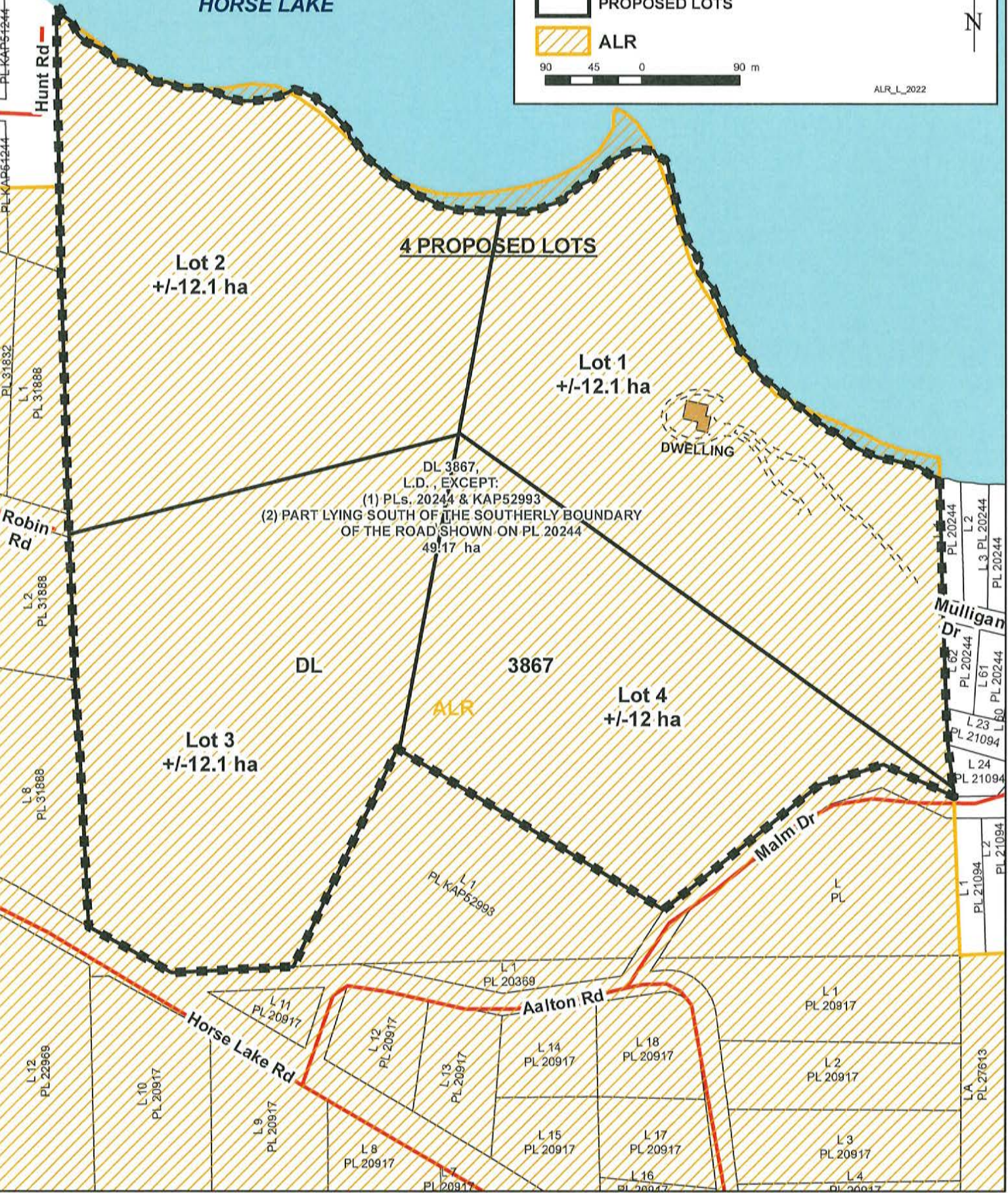
Robin Rd

Mulligan Dr

Malm Dr

Aalton Rd

Horse Lake Rd



APPENDIX E: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY

 ALR



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SUBJECT PROPERTY  
DL 3867, L.D. , EXCEPT:  
(1) PLs. 20244 & KAP52993  
(2) PART LYING SOUTH OF THE SOUTHERLY BOUNDARY  
OF THE ROAD SHOWN ON PL 20244



DL 3866