

ALR Information Package

File Number: 3015-20/E20200026

☐ 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: E

Date of Referral: July 29, 2020

Date of Application: July 16, 2020

Property Owner's Name(s): Brittany and Travis Murphy

Applicant's Name: Same as above

SECTION 1: Property Summary

Legal Description(s): The North East 1/4 of Section 34, Township 46, Lillooet District

Area of Application: 65.8 ha (162.59 ac)

Location: 3004 DeSous Road

Current Designation:

Not in Official Community Plan area.

Current Zoning:

Resource/Agricultural (R/A)

Current Land Use: *BC Assessment - 070 – 2 Acres or More (Outbuilding)*

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
100%	60% Class 4 – Adverse Climate, Stoniness	60% Class 3 - Stoniness
	40% Class 4 – Adverse Climate	40% Class 2 – Adverse Climate

The agricultural capability classification of the property is Class 4. The limiting factors are noted as Adverse Climate and Stoniness. Land in Class 4 has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation. Adverse climate conditions have thermal limitation to plant growth. Minimum temperature near freezing and/or insufficient heat units during the growing season and/or extreme minimum temperatures during the winter season. Stoniness conditions contain coarse fragments which significantly hinder tillage, planting, and harvesting. Note

that in areas which are climatically suitable for growing tree fruits and grapes, stoniness may not be a significant limitation to these crops.

The improved rating is from Class 2 to Class 4. The limiting factors are Adverse Climate. Class 2 soils have minor limitations that require good ongoing management practices or slightly restrict the range of crops or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty. Land in Class 4 has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously 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: Residing in mobile home during construction of a new single family dwelling and further maintaining the mobile home as a secondary dwelling for family use.

SECTION 2: Planning Report

Background:

The applicants have proposed to build a new single-family dwelling on a 65.8 ha (162.59 ac) ALR property while residing in the existing mobile home on-site during construction. There was a residential dwelling previously existing on the property that was destroyed by fire in February 2020. It is further intended to maintain the mobile home for family members and future farm use. A total estimate of 250 sq. m (2690.98 sq. ft) floor area is proposed for this new single-family residence. On completion, the proposed dwelling will be considered as a primary residence on-site and the existing mobile home will gain the secondary dwelling status permitted under CRD zoning bylaw. The proposed location of the new dwelling is shown in Appendix D.

The subject property is zoned Resource/Agricultural (R/A) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999. It has an existing 102.19 sq. m (1100 sq. ft) two-bedroom mobile home with four other ancillary structures and a well currently present on the property as shown in Appendix D.

ALR use regulations permit a single-family dwelling and an additional manufactured home for family members without any application required. However, a non-adhering residential use application is required for any additional residence on a property that are not manufactured home in nature which is the case with the proposal in hand.

Location and Surrounding:

The subject property is located on DeSous Road with Westwick Lake to the far north-east of the property as shown in Appendix C. There are mostly agricultural farmlands surrounding the property to

the north, south, west and Westwick Lakes Ecological Reserve situated to the east of the subject 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

- (a) RESIDENTIAL USES:
 - i) a single-family residential dwelling; or
 - v) one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

CRD Agricultural Policy, 2016

5.5 FARM WORKER HOUSING

5.5.2 Policies

- a) Additional dwellings will be permitted for farm workers provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR non-adhering residential use application. The proposal of having an additional dwelling complies with the Central Cariboo Area Rural Land Use Bylaw by being a permitted land use in the existing R/A zone. It also aligns with policies contained within the CRD Agricultural Policy.

With the previous primary dwelling being destroyed by fire, constructing a new single-family dwelling would provide an adequate accommodation for the family. The applicants have indicated their intention to start a long-term agricultural operation once the new residence is constructed. Therefore, maintaining the existing mobile home as a secondary dwelling will be useful for future farm purposes. Significantly, the proposal still conforms with the allowable number and type of residential structures in ALR. As per ALR use regulations, a single-family dwelling and a manufactured/mobile home as additional dwelling is permitted in ALR for family members provided that it is approved prior to December 31, 2020.

Further, the location of the proposed dwelling is strategically selected to have minimum impact on the agricultural land base and is surrounded by aspen for forest fire protection. The proposed location is appropriate with considerably more amount of sun which would benefit in future farm operations. Situated at the highest part of the property allows for better security and monitoring of potential livestock.

Being surrounded by large agricultural parcels, the proposal has minimal impact on the neighboring properties. Therefore, staff recommend the application be forwarded to the ALC for consideration of non-adhering residential use within the ALR.

Recommendation:

1. That the Provincial Agricultural Land Commission application for non-adhering residential use, pertaining to the North East 1/4 of Section 34, Township 46, Lillooet District, be authorized for submission to the Provincial Agricultural Land Commission.

SECTION 3: Referral Comments

Advisory Planning Commission: August 18, 2020

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: Advisory Planning Commission Comments

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61037

Application Status: Under LG Review

Applicant: Brittany Murphy , Travis Murphy

Agent: Brittany Murphy

Local Government: Cariboo Regional District

Local Government Date of Receipt: 07/13/2020

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

Proposal Type: Non-Adhering Residential Use - Non-Adhering Accommodation

Proposal: We are proposing to stay in our current mobile home while we construct a new, more sustainable home to replace the lost residential structure at another location on the property much closer to the original heritage site. We have a large family with three children and the mobile home is simply not big enough. This new home will allow us to stay on our property and to continue improving the land and work towards fulfilling our goals to work cohesively with our neighbours and in apiculture. We would like to put in services such as power and water as soon as possible with the hopes of beginning a build in late 2020 or spring 2021. We would like to further apply to keep the mobile home for several reasons; Firstly, we have aging parents on both sides and will likely require to house them nearby. Secondly, it is our goal to instil a love of the land in our own kids and hope that one of them will remain close and help with working the land. Lastly, because of the limited residences in our area and the number of larger ranching families surrounding us, we hope that the ALC would agree that the need for the additional residence for bona fide farm help would be very likely at some point between ourselves and our neighbours if the ALC were to allow that type of use. We would be happy to include a letter of support from our ranching neighbours to keep the mobile home as a second residence at the ALC's request if it holds any merit.

Agent Information

Agent: Brittany Murphy

Mailing Address:



Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 002-212-871

Legal Description: NE 1/4 OF SEC 34 TP 46 LILLOOET

Parcel Area: 65.8 ha

Civic Address: 3002/3004 DeSous Rd Williams Lake, BC, V2G4X2

Applicant: Brittany Murphy , Travis Murphy

Date of Purchase: 09/27/2018

Farm Classification: No

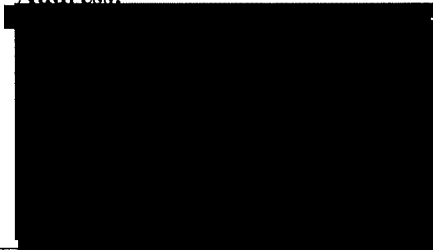
Owners

1. **Name:** Brittany Murphy



2. **Name:** Travis Murphy

Address:



Current Use of Parcels Under Application

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

Currently the agricultural activities taking place are being carried out by our neighbours to the North, Pablo Mountain Ranch. They are grazing 50 head of cattle through a lease commitment and continue to mentor us on current and prospective land use. Our neighbours at DeSous Valley Ranch have also expressed interest in leasing land if and when it were to become available.

We have been spending considerable time researching our agricultural options while being conscious of the necessity for graze land by our neighbours. We are educating ourselves in the area of apiculture and have joined the Central Cariboo Beekeepers and BC Honey Producers Association and will continue educating, planning and acquiring equipment for the remainder of this year. Our goal is to be ready to order stock for spring 2021. We would be happy to provide proof of our intent through a monetary commitment to put towards necessary equipment/stock for next year.

We are currently seeking farm status for the 2021 year.

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

After many years of being left derelict and previous abuse of land with many building being used as rentals, there was a significant amount of remediation to do. We have removed 4 hazardous dwellings and two other structures and are working on salvaging the remaining structures for potential future use. We've levelled and added new tin roofing to 4 buildings and revived the well that supplies water to the north eastern corner of the property. We are continually removing barbwire strands, glass and scrap steel pieces which pose a risk to potential livestock. It was our top priority to make this place habitable for us and our children and any potential livestock.

We have fixed the perimeter fencing and have added a new gate to the grazing areas and will be replacing posts in stages. We have cleared blowdown and brush and trimmed and removed hazardous trees which has improved ATV access to the back of the property and improved livestock access to rear watering hole area.

Applicant: Brittany Murphy , Travis Murphy

Aside from the continual clean up, we had approximately 90 acres selectively logged which resulted in enhanced grazing and a large area of 10-15 acres completely cleared of timber which we are working to clean up and de stump in anticipation to seed for pasture or a low maintenance crop.

I would also like to note here that the main stick frame home that held the second civic address for our property was lost to fire this February. While we had hopes of possibly repairing this building to live in for our home, it was likely too far gone. We are now working on returning that area to pasture.

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

None.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Cattle ranch

East

Land Use Type: Unused

Specify Activity: Ecological Reserve

South

Land Use Type: Agricultural/Farm

Specify Activity: Cattle pasture

West

Land Use Type: Agricultural/Farm

Specify Activity: Cattle pasture

Proposal

1. What is the purpose of the proposal?

We are proposing to stay in our current mobile home while we construct a new, more sustainable home to replace the lost residential structure at another location on the property much closer to the original heritage site. We have a large family with three children and the mobile home is simply not big enough. This new home will allow us to stay on our property and to continue improving the land and work towards fulfilling our goals to work cohesively with our neighbours and in apiculture. We would like to put in services such as power and water as soon as possible with the hopes of beginning a build in late 2020 or spring 2021. We would like to further apply to keep the mobile home for several reasons; Firstly, we have aging parents on both sides and will likely require to house them nearby. Secondly, it is our goal to instil a love of the land in our own kids and hope that one of them will remain close and help with working the land. Lastly, because of the limited residences in our area and the number of larger ranching families surrounding us, we hope that the ALC would agree that the need for the additional residence for bona fide farm help would be very likely at some point between ourselves and our neighbours if the ALC were to allow that type of use. We would be happy to include a letter of support from our ranching neighbours to keep the mobile home as a second residence at the ALC's request if it holds any merit.

2. Describe any agri-tourism that is currently taking place on the property.

None.

Applicant: Brittany Murphy , Travis Murphy

3. What is the total floor area of the proposed accommodation in square metres?

1000 m²

4. How many "sleeping units" in total are proposed?

4

5. Describe the rationale for the proposed location of the accommodation.

We are proposing building at the new location for several reasons. Firstly, we have strategically selected an area that is surrounded by aspen for forest fire protection. Aspen provides excellent fire suppression during leaf out such as during the summer months. It is the highest and driest part of the property and would benefit from having services such as power and water added for potential farm use. The soil in the area is quite shaley and not as appropriate for tilling and crops. It also gets a considerable more amount of sun which would benefit our goals in beekeeping. Having a home constructed at the new location would allow for better security and monitoring of potential livestock.

6. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

A two bedroom mobile home with small addition with approximately 1100 total square feet of living space.

7. Describe any agri-tourism accommodation or tourist accommodation currently located on the property.

None.

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

Long Term. These plans support us remaining on this land and furthering our progress as stewards of our land as we look at all responsible agricultural options. We take the future of our children and food security seriously and are wanting to educate ourselves and make wise, long term decisions. Building the house where we are proposing, in our opinions, enhances our land use and any viable farming options as there is more sun, no services there at this point, and it would allow for better security and monitoring of livestock.

9. What is the total area of infrastructure necessary to support the proposed accommodation?

We have not set our hearts on any one plan until we hear the ALC's decision. We hope to build a modest 1800-2500 square foot home with 4 bedrooms and with a small yard and garage. We will need to build a driveway which will be partially built on an existing road (please review proposal sketch).

10. Do you need to import any fill be required to construct the accommodation?

No

Applicant Attachments

- Agent Agreement - Brittany Murphy
- Proposal Sketch - 61037
- Certificate of Title - 002-212-871

ALC Attachments

None.

Decisions

None.

Applicant: Brittany Murphy , Travis Murphy

AGENT AUTHORIZATION LETTER

I (we) Travis Murphy / Brittany Murphy
Printed/typed name(s) of landowner(s)

hereby appoint Brittany Murphy 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

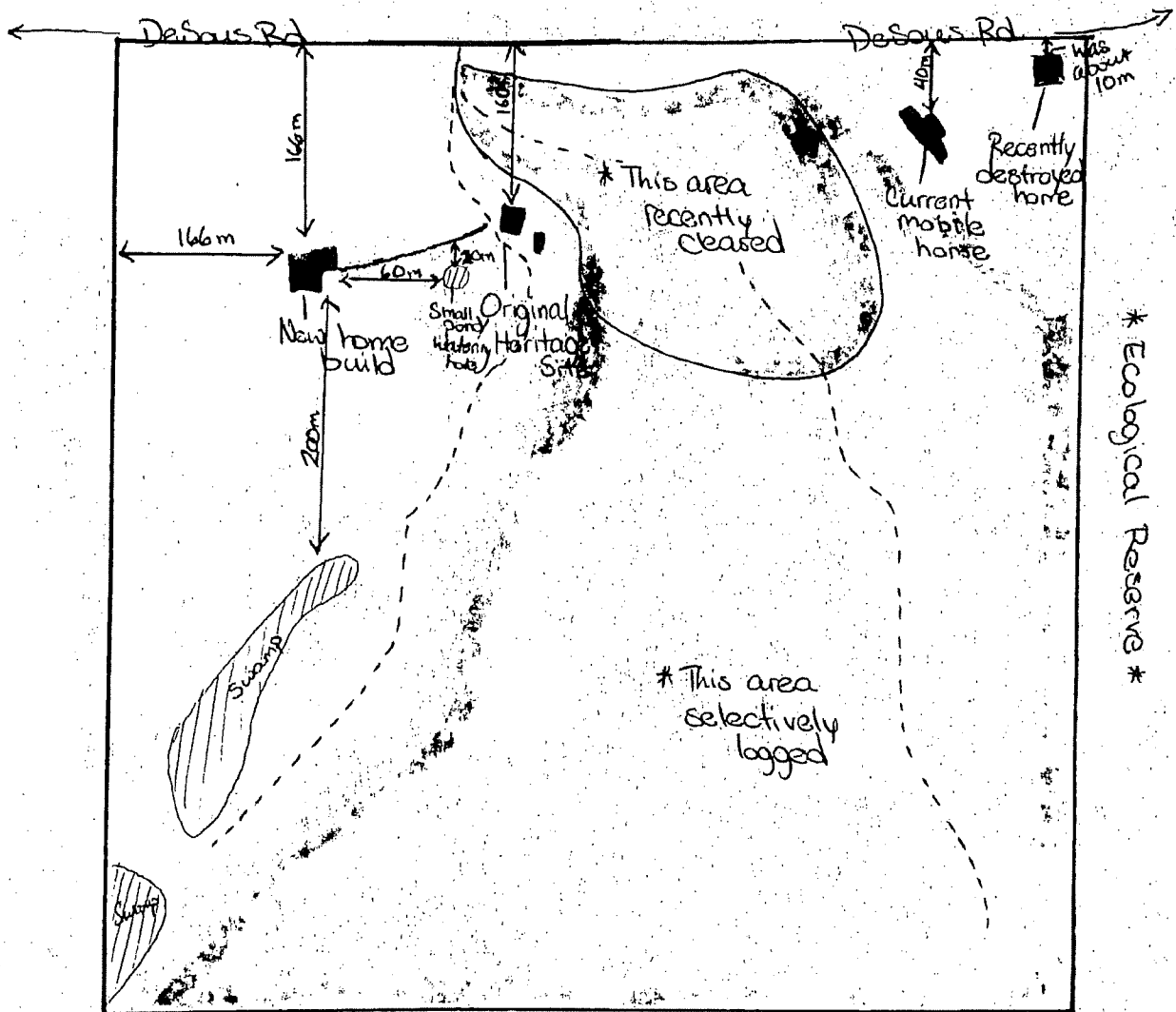
I Brittany Murphy understand that as
Printed/typed name of agent

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

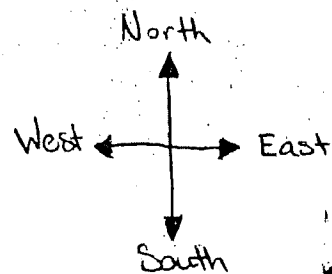
Signature(s) of landowner(s):

[Signature] Travis Murphy June 19/2020
Signature Printed Name Date

[Signature] Brittany Murphy June 19/2020
Signature Printed Name Date



- property Boundary
- New Home/driveway
- Existing locations of note.
- land changes/logging.
- Existing road infrastructure
- ↔ Setbacks (approximate)



TITLE SEARCH PRINT

File Reference:
Declared Value \$225000

2020-07-16, 15:00:30
Requestor: Brittany Murphy

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

Land Title District
Land Title Office

KAMLOOPS
KAMLOOPS

Title Number
From Title Number

CA7093303
CA7020169

Application Received

2018-09-27

Application Entered

2018-10-11

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

TRAVIS AARON MURPHY, ELECTRICIAN
BRITTANY ELIZABETH MURPHY, HOMEMAKER


AS JOINT TENANTS

Taxation Authority

Cariboo Assessment Area

Description of Land

Parcel Identifier:

002-212-871

Legal Description:

THE NORTH EAST 1/4 OF SECTION 34 TOWNSHIP 46 LILLOOET DISTRICT

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL
LAND COMMISSION ACT, SEE PLAN M11544

RE PARAGRAPHS E AND F SECTION 23(1) LAND TITLE ACT SEE DF X80176
FILED 22-01-1986

Charges, Liens and Interests

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

X67944

Registration Date and Time:

1985-11-20 10:24

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$225000

2020-07-16, 15:00:30

Requestor: Brittany Murphy

Pending Applications

NONE

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

R.D./Mun. File No. 3015-20/E20200026
Fee Receipt No. B:2020071306
Fee Amount \$1500
ALR Base Map No. 0920100
ALR Constituent Map No.
Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Travis & Brittany Murphy.

Name of Applicant

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

Zoning Bylaw name and designation: Central Cariboo Area Rural Land Use Bylaw, 3503, 1999;
Resource/Agricultural (R/A)

Minimum Lot Size: 32 ha (79.07 ac)

Uses permitted: Please see attached Section 8.14 Resource/Agricultural (R/A) zone.

Official Community Plan Bylaw and current designation: Not in Official Community Plan area

Minimum Lot Size: N/A

Conformance: N/A

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:

BL 4991

(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, 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;
- 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

BL 4182

- Columbia Racing Commission.
- BL 4239 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;
- BL 4239 xvii) growing, tending and harvesting of trees produced on the property;
- 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

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

(c) LOT COVERAGE (maximum): = 10%

(d) DWELLINGS PER LOT (maximum):
Notwithstanding the provisions of section 8.12.1(a) above, additional dwellings in conjunction with bona fide agricultural operations may be located on a lot provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.

(e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(f) 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.

(g) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 7.0 hereof.

8.14.3 SPECIAL R/A ZONES

8.14.3.2 Special Exception R/A-2 Zone (4600-20-20140044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R/A-2:

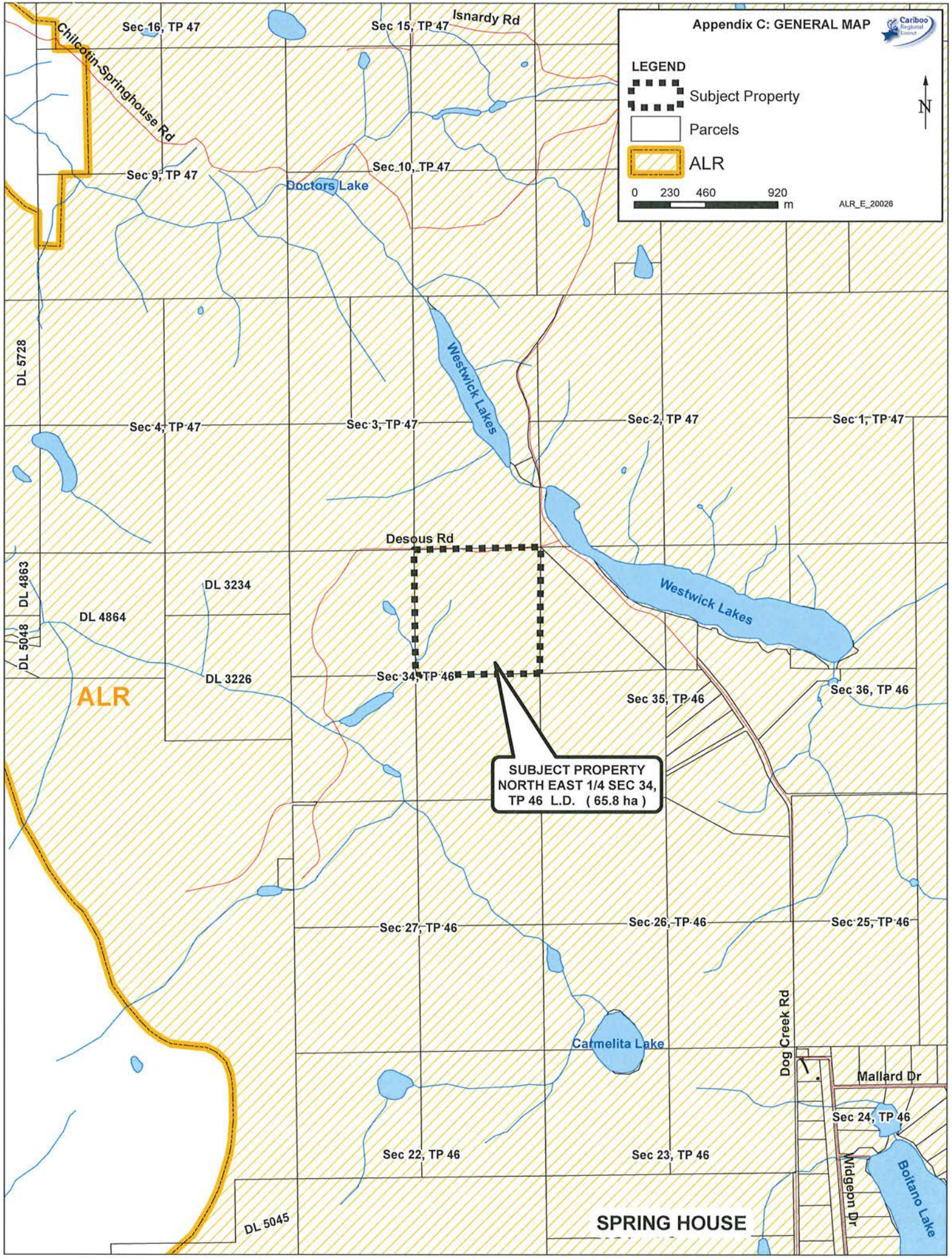
(a) RESIDENTIAL USES:

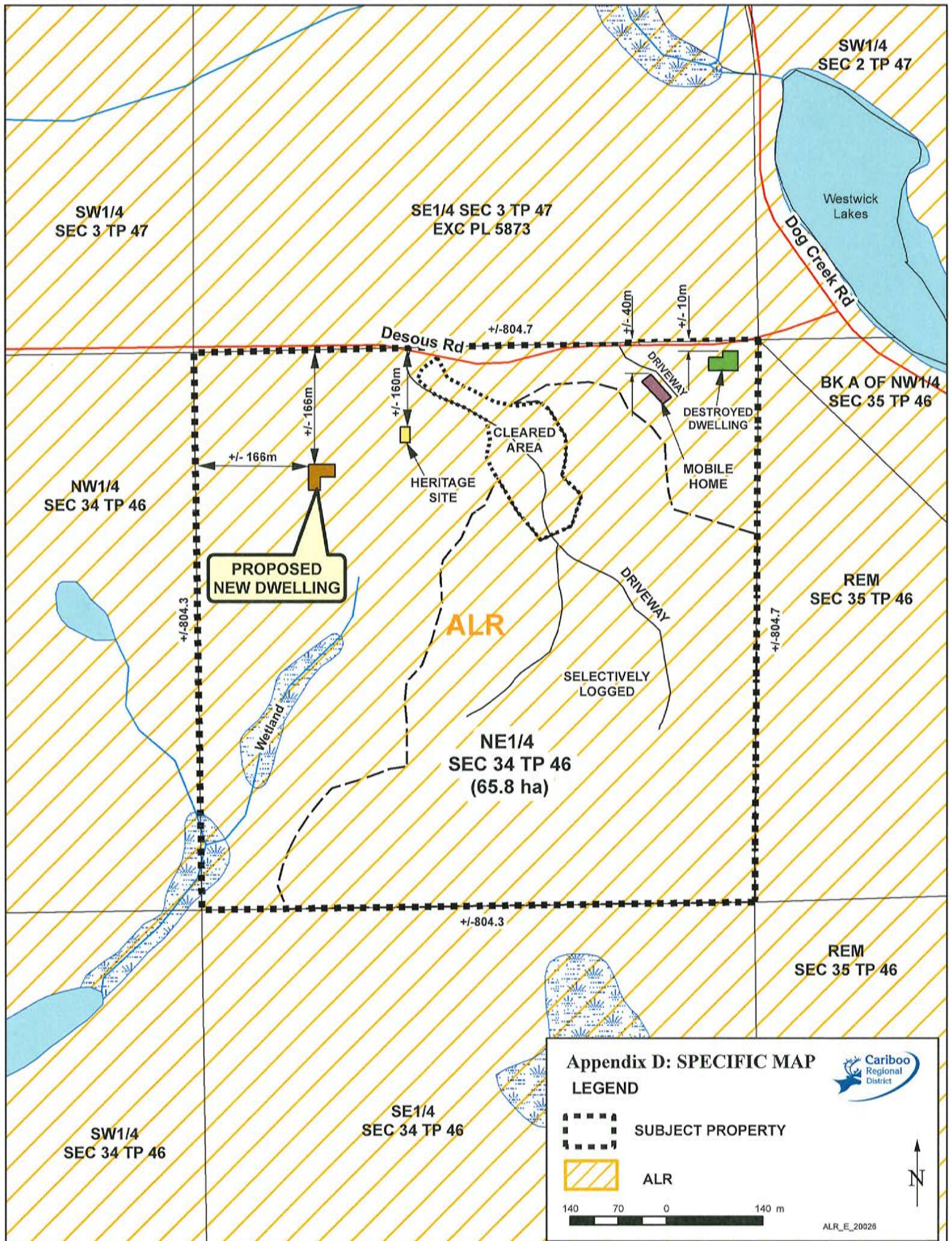
- i) One detached single family dwelling;
- ii) One detached single family dwelling, and restricted for use by a member of the owner's immediate family, or for farm help;

(b) The following provisions shall also apply:

- i) LOT AREA (minimum) = 28 hectares (69.2 acres)

All other provisions of the R/A zone shall apply





LEGEND



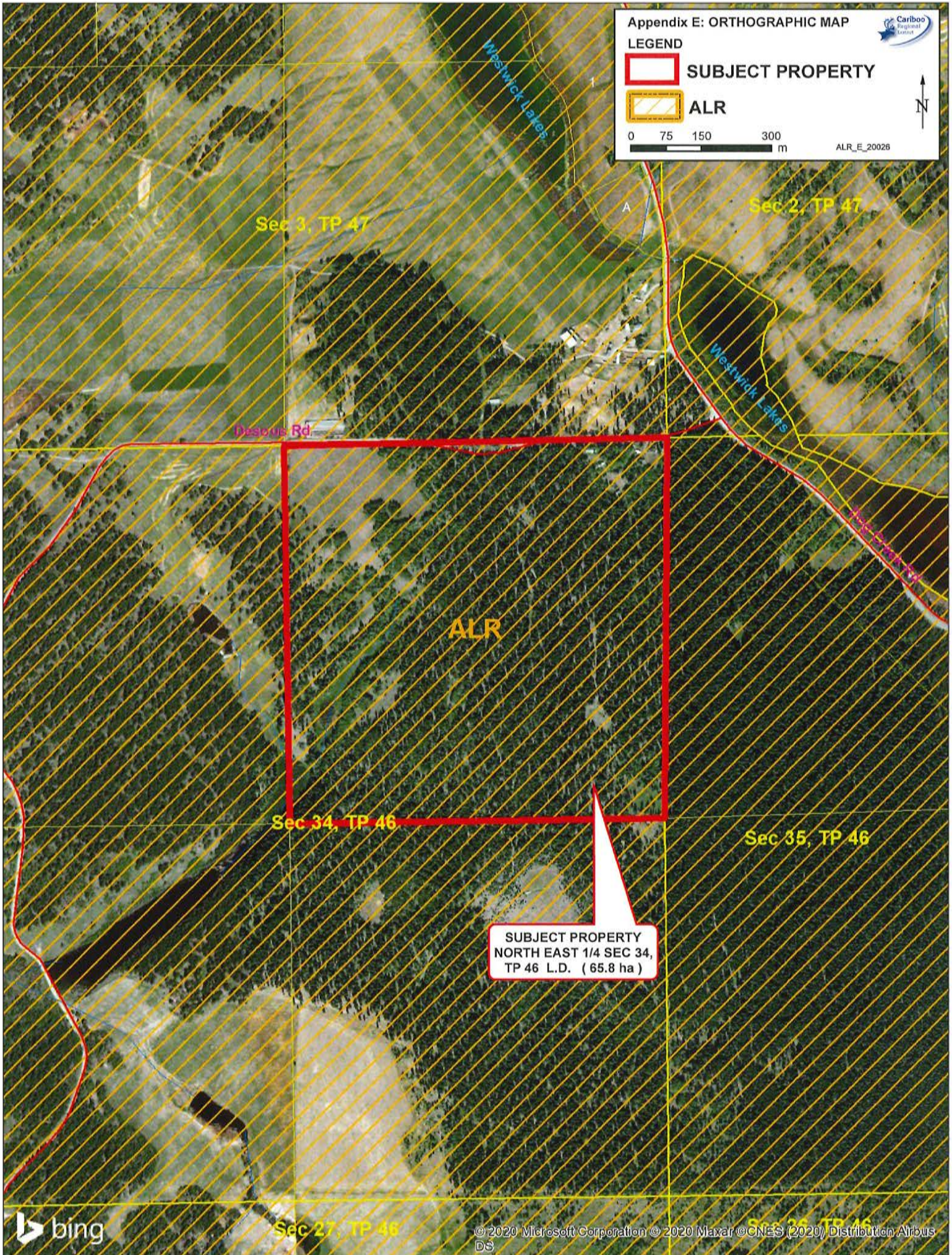
SUBJECT PROPERTY



ALR

0 75 150 300 m

ALR_E_20026



SUBJECT PROPERTY
NORTH EAST 1/4 SEC 34,
TP 46 L.D. (65.8 ha)

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on August 18 / 2020 in the Boitano Park, located at Williams Lake, BC, commencing at 12:02 hrs.

PRESENT:	Chair	John Dressler
	Members	Amy Thacker, Bette McLellan Dave Stafford, Bernd Eisele
	Recording Secretary	Bernd Eisele
	Owners	Brittany & Travis Murphy
ABSENT:		Henry Van Soest, Susan Tritt
ALSO PRESENT:	Electoral Area Director	Angie Delainey

Agenda Items

APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/E20200026 (The North East 1/4 of Section 34, Township 46, Lillooet District)

Moved by Bernd Eisele / Seconded by Bette McLellan: "THAT the application for submission to the ALC at 3004 DESOUS ROAD be **SUPPORTED** for the following reasons:

- i) ERECTING AND MAINTAINING A MOBILE HOME DURING AND AFTER CONSTRUCTION OF A SINGLE-FAMILY DWELLING IS REASONABLE CONSIDERING THE SIZE OF THE PROPERTY.
- ii) APPLICANTS DEMOLISHED SEVERAL EXISTING RESIDENCES THAT WERE IN DISREPAIR AND THAT WERE LIKELY GRANDFATHERED. A SINGLE-FAMILY DWELLING, COUPLED WITH A MOBILE HOME, IS A CLEAR AND DEFINITE IMPROVEMENT OVER THE PREVIOUSLY EXISTING INFRASTRUCTURE.

For: Five / Against: None

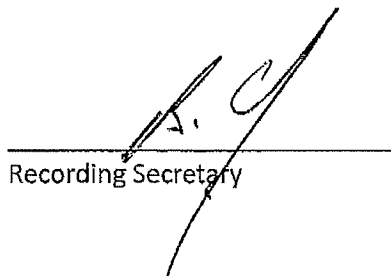
CARRIED

Termination

Moved by Bernd Eisele / Seconded by Bette McLellan: That the meeting terminate.

CARRIED

Time: 12:14 hrs.



Recording Secretary



Chair