

ALR Information Package

File Number: 3015-20/D20190054

☐ Inclusion 17(1) ☒ Non-Adhering Residential Use 20.1(2) ☐ Soil or Fill Use 20.3(5)

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

Electoral Area: D

Date of Referral: October 22, 2019

Date of Application: October 10, 2019

Property Owner's Name(s): Lynda Archibald

Applicant's Name: Lynda Archibald

SECTION 1: Property Summary

Legal Description(s): District Lot 9482, Cariboo District, Except Parcel A (Plan 18013)

Area of Application: 12.14 ha (30 ac)

Location: 6111 Soda Creek-Macalister Road

Current Zoning:

Rural 1 (RR 1)

Current Land Use: *BC Assessment* - 180 – Mixed

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
77%	100% Class 4 Adverse Climate	100% Class 2 Topography
23%	60% Class 6 Topography 40% Class 5 Moisture Limitation	60% Class 6 Topography 40% Class 2 Cumulative Minor Adverse Characteristics

The agricultural capability classification of the property ranges from class 4 - 6. The limiting factors are noted as topography, moisture limitation, and adverse climate.

Class 6 lands are capable only of producing perennial forage crops, and improvement practices are not feasible. Soils in Class 6 have some natural sustained grazing capacity for farm animals

but have such serious soil, climatic, or other limitations as to make impractical the application of improvement practices that can be carried out in Class 5. Topography limitations affect the steepness or the patterns of slopes and hinder the use of farm machinery, decreases the uniformity of growth and maturity of crops, and/or increase the potential for water erosion.

Class 5 soils have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The soils in Class 5 have such serious soil, climatic, or other limitations that they are not capable of use for sustained production of annual field crops. However, they may be improved using farm machinery for the production of native or tame species of perennial forage plants. Feasible improvement practices include clearing of bush, cultivation, seeding, fertilizing, and water control. The Moisture Limitation subclass consists of soils where crops are adversely affected by drouthiness owing to inherent soil characteristics. They are usually soils with low water-holding capacity.

Soils in Class 4 have severe limitations that restrict the range of crops or require special conservation practices or both. Soils in Class 4 have such limitations that they are only suitable for a few crops, or the yield for a range of crops is low, or the risk of crop failure is high. The limitations may seriously affect such farm practices as the timing and ease of tillage, planting and harvesting, and the application and maintenance of conservation practices. These soils are low to medium in productivity for a narrow range of crops but may have higher productivity for a specially adapted crop. The Adverse Climate subclass denotes a significant adverse climate for crop production as compared to the "median" climate which is defined as one with sufficiently high growing-season temperatures to bring field crops to maturity, and with sufficient precipitation to permit crops to be grown each year on the same land without a serious risk of partial or total crop failures.

The subject property does have improvement capabilities. These improvements can bring those soils classified as Class 4 with Adverse Climate down to Class 2 with Topography, and soils classified Class 5 with Moisture Limitation down to Class 2 with Cumulative Minor Adverse Characteristics. Land in Class 2 has minor limitations that require good, ongoing management practices or slightly restrict the range of crops, or both. Cumulative Minor Adverse Characteristics have a moderate limitation caused by the cumulative effect of two or more adverse characteristics which singly are not serious enough to affect the class rating.

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

Proposed Use: To provide a residence for a farm worker. Although the proposed building is of approximately the same size as a manufactured home, the desire is to have a well-insulated, environmentally sustainable building constructed of timber not plastics, reduced demand for heating and cooling resources, and on a proper foundation to assure longevity.

SECTION 2: Planning Report

Background:

The application is to provide a residence for a farm worker. Although the proposed building is of approximately the same size as a manufactured home, the desire is to have a well-insulated, environmentally sustainable building constructed of timber not plastics, reduced demand for heating and cooling resources, and on a proper foundation to assure longevity. A total estimate of 150 sq. m (1614.59 sq. ft) floor area is proposed for this secondary residence. The proposed building site is shown in Appendix D.

The property has an existing 167.23 sq. m (1800 sq. ft) single-family dwelling on site with a shop and two sheds as shown in Appendix D. The subject property is 12.14 ha (30 ac) in size and is currently zoned Rural 1 (RR 1) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

Location and Soil Information:

The table presented in the property summary shows the agricultural capability ratings for the whole property based on the Canada Land Inventory. Located on Soda Creek-Macalister Road and adjacent to Fraser River, the agricultural capability classification of the subject property ranges from Class 4 - 6. It is noted that 77% of the parcel is classified as Class 4 and the remaining 23% of the parcel is classified as Class 6 (60%) and Class 5 (40%). The limiting factors are noted as topography, moisture limitation, and adverse climate.

Class 6 lands are capable only of producing perennial forage crops, and improvement practices are not feasible. Soils in Class 6 have some natural sustained grazing capacity for farm animals but have such serious soil, climatic, or other limitations as to make impractical the application of improvement practices that can be carried out in Class 5. Topography limitations affect the steepness or the patterns of slopes and hinder the use of farm machinery, decreases the uniformity of growth and maturity of crops, and/or increase the potential for water erosion.

Class 5 soils have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The soils in Class 5 have such serious soil, climatic, or other limitations that they are not capable of use for sustained production of annual field crops. However, they may be improved using farm machinery to produce native or tame species of perennial forage plants. Feasible improvement practices include clearing of bush, cultivation, seeding, fertilizing, and water control. The Moisture Limitation subclass consists of soils where crops are adversely affected by drouthiness owing to inherent soil characteristics. They are usually soils with low water-holding capacity.

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and harvesting, and the application and maintenance of conservation practices. These soils are low to medium in productivity for a narrow range of crops but may have higher productivity for a specially adapted crop. The Adverse Climate subclass denotes a significant adverse climate for crop production as compared to the “median” climate which is defined as one with sufficiently high growing-season temperatures to bring field crops to maturity, and with sufficient precipitation to permit crops to be grown each year on the same land without a serious risk of partial or total crop failures.

The subject property does have improvement capabilities. These improvements can bring those soils classified as Class 4 with Adverse Climate down to Class 2 with Topography, and soils classified Class 5 with Moisture Limitation down to Class 2 with Cumulative Minor Adverse Characteristics. Land in Class 2 has minor limitations that require good, ongoing management practices or slightly restrict the range of crops, or both. Cumulative Minor Adverse Characteristics have a moderate limitation caused by the cumulative effect of two or more adverse characteristics which singly are not serious enough to affect the class rating.

There are mostly agricultural farm lands surrounding the property to the north and east, crown land to the south and Fraser River to the west of the subject property.

CRD Regulations and Policies:

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

8.11 RURAL 1 (RR 1) ZONE

8.11.1 USES PERMITTED

(a) RESIDENTIAL USES:

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

Rationale for Recommendations:

As the proposed secondary dwelling is intended to accommodate farm worker who will help in continuing farm operations on the property, planning staff supports this application.

Based on permitted land uses in the existing RR 1 zone and minimal impact on the surrounding properties, the application for non-adhering residential use be authorized for submission to the Provincial Agricultural Land.

SECTION 3: Referral Comments

Advisory Planning Commission – November 13, 2019

See attached

Ministry of Environment

Ministry of Agriculture – November 25, 2019

See attached

SECTION 4: Board Action

ATTACHMENTS

Appendix A: Application

Appendix B: Local Government Report

Appendix C: General Map

Appendix D: Specific Map

Appendix E: Orthographic Map

Other: APC Comments

Ministry of Agriculture Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 59760

Application Status: Under LG Review

Applicant: Lynda Archibald

Local Government: Cariboo Regional District

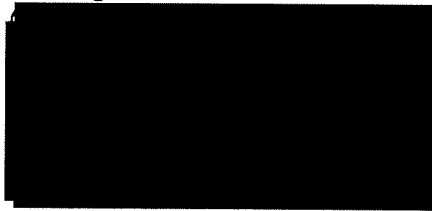
Local Government Date of Receipt: 10/10/2019

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

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: Purpose is to provide a residence for a farm worker. Although the proposed building is of approximately the same size as a manufactured home, the desire is to have a well insulated environmentally sustainable building constructed of timber not plastics, reduced demand for heating and cooling resources, and on a proper foundation to assure longevity.

Mailing Address:



Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-437-560

Legal Description: DL 9482 CARIBOO EXC PCL A (PL 18013)

Parcel Area: 13.8 ha

Civic Address: 6111 Soda Creek-Macalister Road, Williams Lake, BC

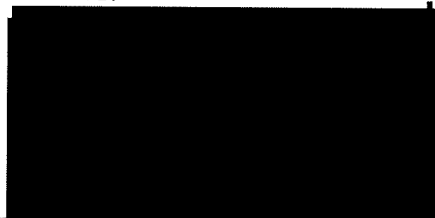
Date of Purchase: 06/30/1986

Farm Classification: Yes

Owners

1. **Name:** Lynda Archibald

Address:



Current Use of Parcels Under Application

Applicant: Lynda Archibald

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

1 ha orchard, 0.5 ha vegetable and raspberry row crops, 11 ha pasture

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

perimeter barb wire fencing, deer fencing around 3 ha garden/orchard area, 1200 feet of buried 1" PVC pipe irrigating each orchard tree, 1000 gallon water storage tank with approx 1 km supply lines from spring, 70' deep well and 250' well, two 5 HP and one 3/4 HP water pumps, two pumphouses with electrical installations, 1000' buried 2" ABS water supply lines, four standpipes for supply of reel sprinkler, farm equipment shed, repair shop, 10'x10'x7' cold storage, 20'x10' propagation greenhouse structure

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

0.25 ha house and shed

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: ranching

East

Land Use Type: Other

Specify Activity: crown land

South

Land Use Type: Other

Specify Activity: crown land

West

Land Use Type: Other

Specify Activity: Fraser River

Proposal

1. What is the purpose of the proposal?

Purpose is to provide a residence for a farm worker. Although the proposed building is of approximately the same size as a manufactured home, the desire is to have a well insulated environmentally sustainable building constructed of timber not plastics, reduced demand for heating and cooling resources, and on a proper foundation to assure longevity.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

The farmers (owners) are not able to continue the farm production and develop the 5+ ha pasture development as we are 72 and 87 years old. We would like to continue to farm but need help.

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

one older house built in the 1940's with additions and renovations (plumbing, electrical) about 1800 sq. ft footprint, no garage or carport

4. What is the total floor area of the proposed additional residence in square metres?

150 m²

5. Describe the rationale for the proposed location of the additional residence.

steep land that can't be used for ag crops, relatively close to required infrastructure (electricity, water)

6. What is the total area of infrastructure necessary to support the additional residence?

driveway and parking 30m long, septic drain field 100m leach line, pad for building approx 30m x 20m

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Proposal Sketch - 59760
- Other correspondence or file information - property assessment notice
- Site Photo - #1 SE includes road
- Site Photo - #2 SE includes shop
- Site Photo - #3 S includes house + orchard
- Site Photo - #4 NW includes road fence
- Certificate of Title - 004-437-560

ALC Attachments

None.

Decisions

None.

Applicant: Lynda Archibald

0.2135 a/square

house + buildings
cultivated - irrigated
- dry

~ 0.5 a

~ 1.5 a

unimproved
waste

~ 11.42 a

~ 16.5 a

29.92 a

proposed
building
site

NORTH



Soda Creek - Macalister Rd

Ranch

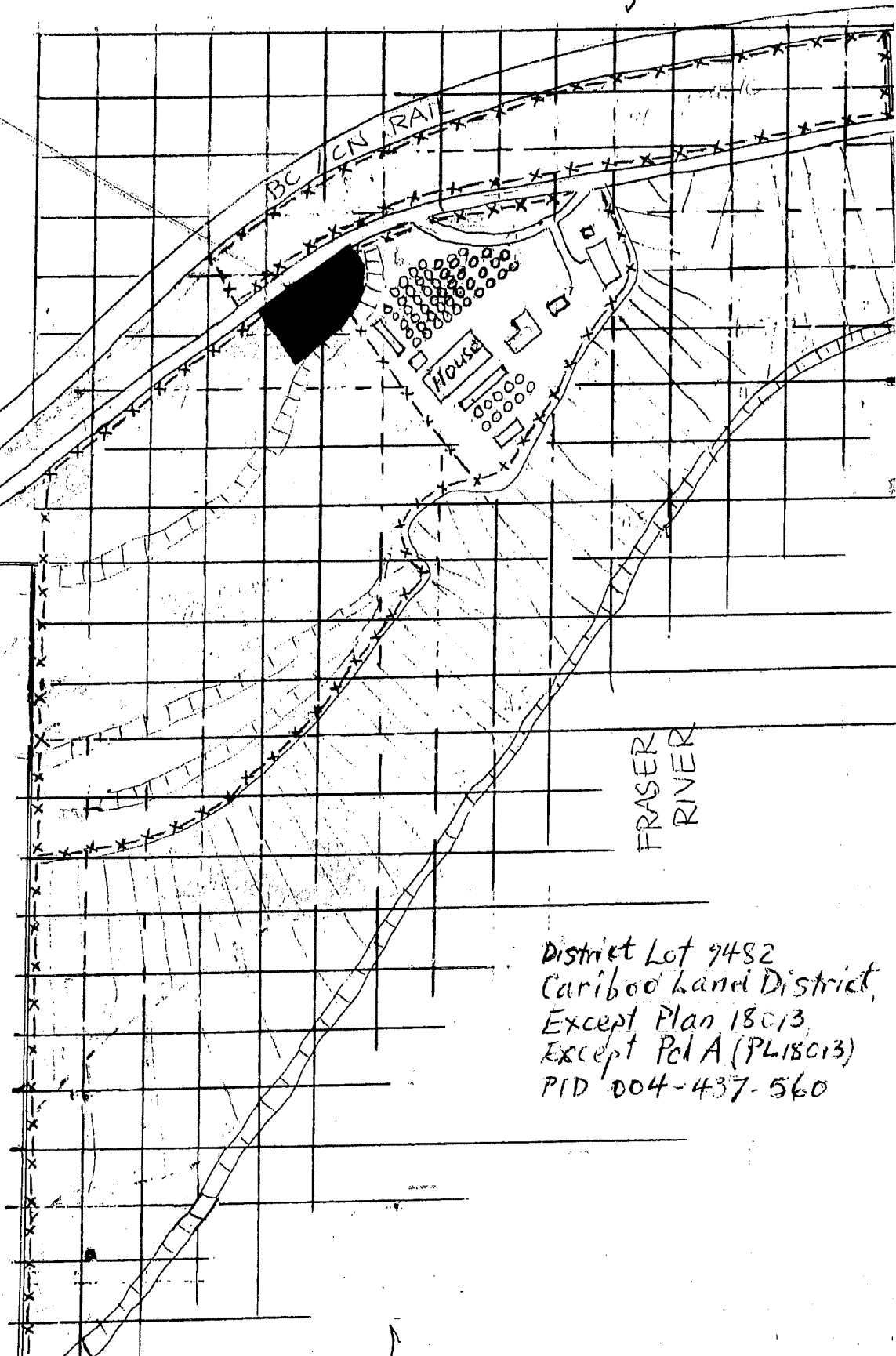
BC / CN RAIL

House

FRASER
RIVER

District Lot 9482
Cariboo Land District,
Except Plan 18013,
Except Pct A (PL18013)
PID 004-437-560

traced from 2012 BC
govt photo

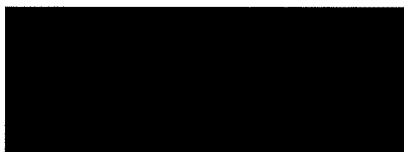




LAND TITLE ACT

STATE OF TITLE CERTIFICATE

TO:



YOUR FILE NUMBER: N5286

LAND TITLE OFFICE, PRINCE GEORGE BRITISH COLUMBIA

CERTIFICATE NO: 314725

TITLE NO.: X19069

THIS IS TO CERTIFY THAT AT 21:34 ON 16 JULY, 1986,
THE STATE OF THE TITLE TO THE LAND DESCRIBED HEREIN IS AS STATED AND IS SUBJECT
TO THE NOTATIONS APPEARING BELOW. THIS CERTIFICATE IS TO BE READ SUBJECT TO THE
PROVISIONS OF SECTION 23(1) OF THE LAND TITLE ACT AS AMENDED AND THE LAND ACT
SECTIONS 47, AND 52-57 (SEE R.S.B.C. 1979, CHAPTER 214).

APPLICATION FOR REGISTRATION RECEIVED ON: 30 JUNE, 1986

ENTERED: 16 JULY, 1986

REGISTERED OWNER IN FEE-SIMPLE:

LYNDA MARIE ARCHIBALD, TEACHER



DESCRIPTION OF LAND:

CARIBOO ASSESSMENT AUTHORITY

PARCEL IDENTIFIER 004-437-560

DISTRICT LOT 9482 CARIBOO DISTRICT EXCEPT PARCEL A (PLAN 18013)

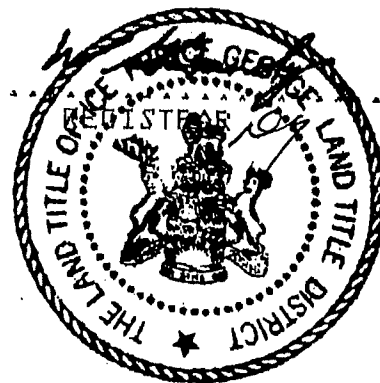
LEGAL NOTATIONS:

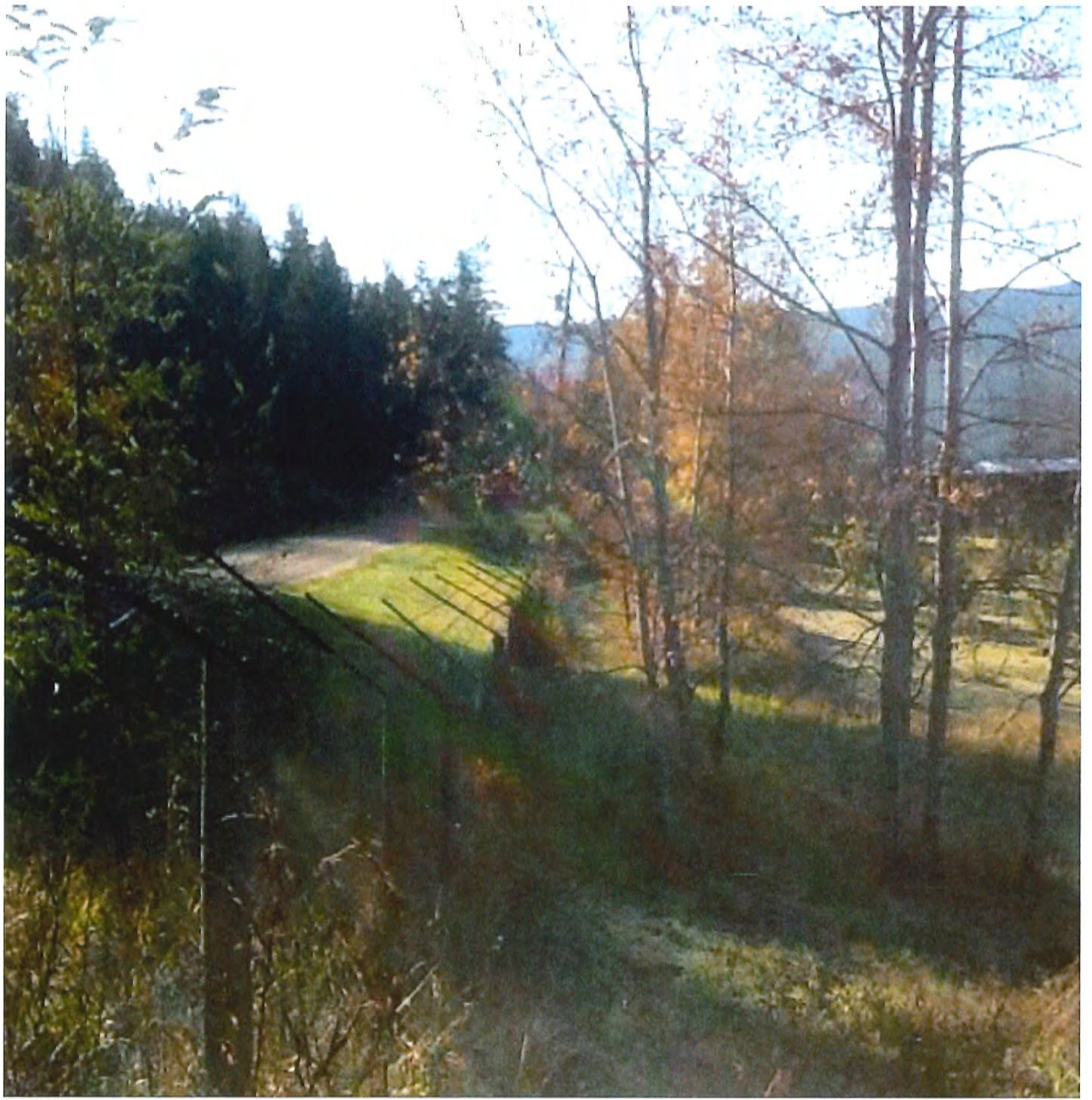
RE ROAD SEE D2731

Red River Road # 11, Plan 18013

THIS CERTIFICATE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION
ACT SEE PLAN #21608

CHARGES, LIENS, AND INTERESTS:











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

R.D./Mun. File No. 3015-20/20190054

Fee Receipt No. 0001018556

Fee Amount: \$1500

ALR Base Map No. 093B039

ALR Constituent Map No.

Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Lynda Archibald

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
Rural 1 (RR 1)

Minimum Lot Size: 4 ha (9.88 ac)

Uses permitted: Please refer to Section 8.11.1 of the Central Cariboo Area Rural Land Use Bylaw 3503, 1999.

Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan ☐ Yes ☒ No Bylaw ☐ Yes ☒ No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

☒ Yes *(If yes, please attach resolution or documentation)* ☐ No

COMMENTS AND RECOMMENDATIONS *(Include copies of resolution)*

Board or Council:

Advisory Planning Commission:

Agriculture Advisory Committee:

Planning staff:

Others:

Signature of Responsible Local Government Officer

Date

Appendix C: GENERAL MAP



LEGEND

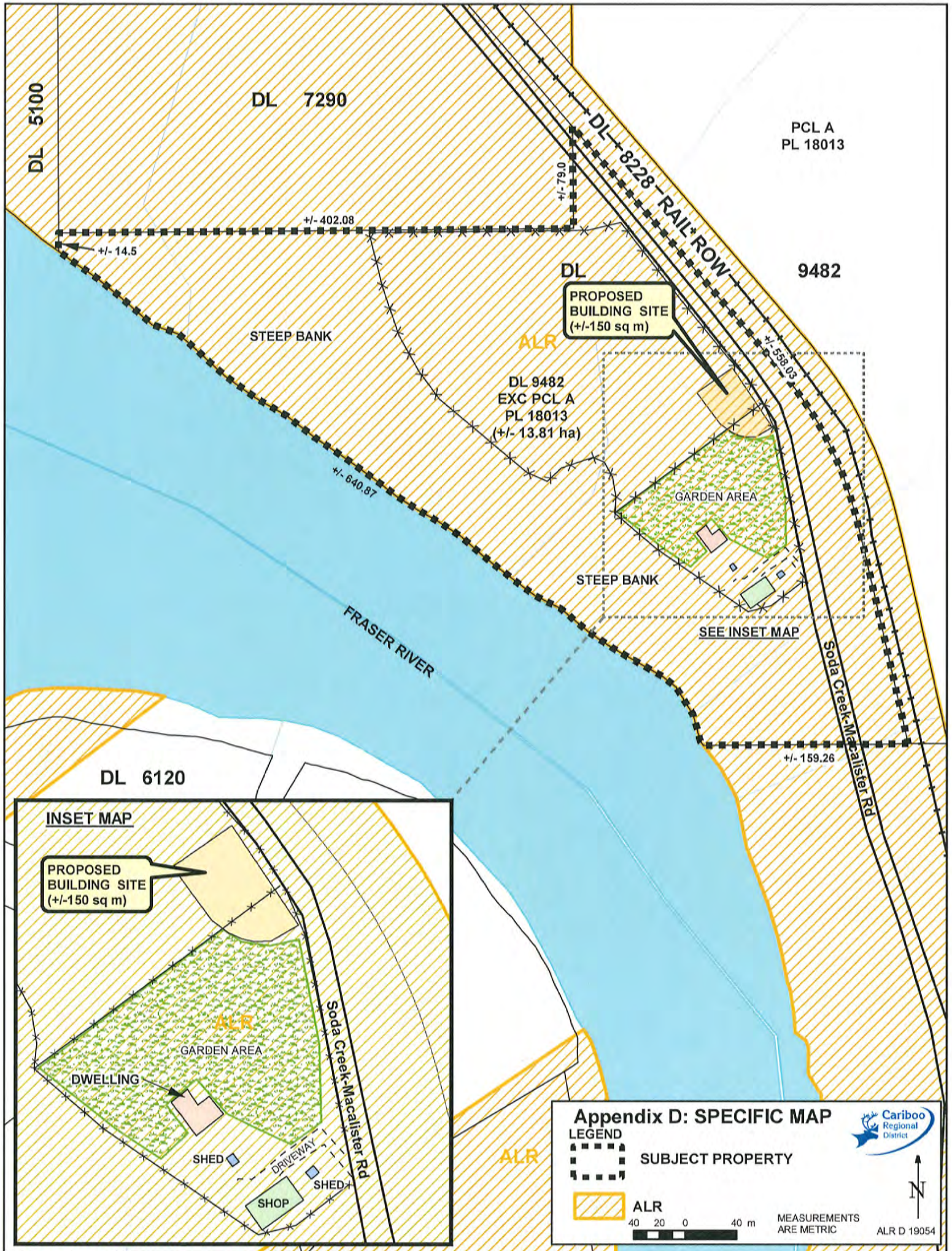
 SUBJECT PROPERTY

 ALR

0 500 1,000 2,000 m

ALR D 19054





Appendix D: SPECIFIC MAP

LEGEND

- SUBJECT PROPERTY
- ALR

40 20 0 40 m

MEASUREMENTS ARE METRIC

Cariboo Regional District

N

ALR D 19054

Appendix E: ORTHOGRAPHIC MAP



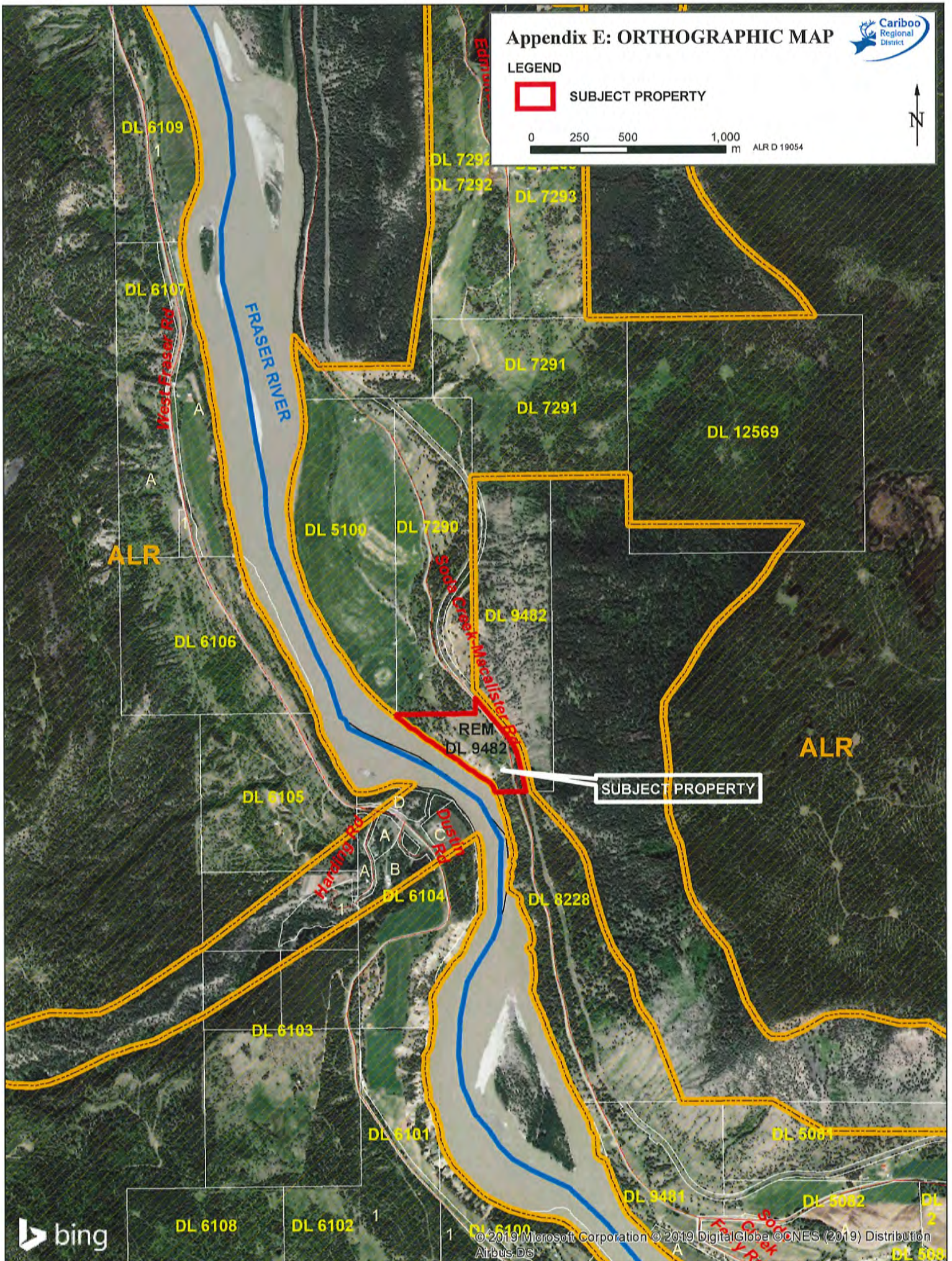
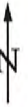
LEGEND



SUBJECT PROPERTY

0 250 500 1,000 m

ALR D 19054



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'D' advisory planning commission held on
NOV 13, 2019 in the MCLEESE LAKE HALL, located at MCLEESE LAKE BC, commencing at 19:10

PRESENT: Chair RON KAUFMAN
Members DANIEL JALBERT
HOWIE CHAMBERLIN
TOREY LEE
KATHY ROURKE
Recording Secretary RON KAUFMAN
Owners/Agent, or
☒ Contacted but declined to attend

ABSENT: GORD KEENER
PHYLLIS WEBSTAD

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

Agenda Items FILE 3015-20/D20190054

APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/D20190054
(District Lot 9482, Cariboo District, Except Parcel A (Plan 18013))

/ : "THAT the application for submission to the ALC at 6111
SODA CREEK-MACALISTER ROAD be supported/rejected for the following reasons:

i)

ii)

For: 5 Against: 0

CARRIED/DEFEATED

Termination

JALBERT / CHAMBERLIN : That the meeting terminate.

CARRIED

Time: 1920

R. Kaufman
Recording Secretary

Chair

Cariboo Regional District
File No.

NOV 14 2019

Referred To
.....



Date: November 25, 2019

Shivani Sajwan
Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4

Via email: ssajwan@cariboord.bc.ca

Dear Shivani,

Re: ALC Non-Adhering Residential Use Application – 6111 Soda Creek-Macalister Road

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the proposed ALC Non-Adhering Residential Use application for residence for a farm worker. I have reviewed the documents you have provided and conducted a site visit in October. From a Ministry perspective I can provide the following comments for your consideration:

- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged, and non-agricultural uses are restricted.
- We recognize the challenge aging operators face on an intensive agricultural operation in the reality of a shrinking workforce, in a rural location.
- The applicant is a bona fide agricultural operation that has learned how to maximize the land and the climate to produce a productive and resilient orchard.
- It appears the applicant has proposed a location that is situated in a manner as to have a lower impact to the agricultural land base than in a location with larger setbacks.
- If the applicant or future landowner wishes to expand the orchard to the proposed build site, a permanent foundation would not allow for expansion. For this reason, we would prefer to see a mobile home rather than a concrete foundation.

If you have any questions, please contact me directly at Nicole.Pressey@gov.bc.ca or 236-213-2223.

Sincerely,

Nicole Pressey, P. Ag.,
Regional Agrologist
Ministry of Agriculture, Cariboo Chilcotin Coast

Email copy:

Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca
Gregory Bartle, AGRI Land Use Planner, Gregory.Bartle@gov.bc.ca