

# Rezoning Information Package

**File Number:** 3360-20/20190063

**Subject:** North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019

**Electoral Area:** A

**Date of Referral:** December 20, 2019 **Re-referral:** January 27, 2020

**Date of Application:** December 2, 2019

**Property Owner's Name(s):** Ralph, Darlene and Trevor Norn

**Applicant's Name:** Brad Wiles – Wiles Surveying

## SECTION 1: Property Summary

**Legal Description(s):** District Lot 7260, Cariboo District and District Lot 9796, Cariboo District

**Area of Application:** 53 ha (131 ac) (DL 7260 32.8 ha (81 ac) & DL 9796 20.2 ha (50 ac))

**Location:** 3572 and 3580 Durrell Road

**Current Designation:**

Not in OCP area

**Min. Lot Size Permitted:**

N/A

**Proposed Designation:**

Not in OCP area

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

Resource/Agricultural (R/A)

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

32 ha (79.07 ac)

4 ha (9.88 ac)

**Proposed Zoning:**

Resource/Agricultural (R/A)

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

32 ha (79.07 ac)

4 ha (9.88 ac)

**Proposed Use:** Rezoning to allow for subdivision to provide legal access to the residence at 3580 Durrell Road without needing an easement. The proposed lot sizes and zoning will limit future urban development of the land within the Agricultural Land Reserve. Rezoning will better align buildings to benefit agriculture operations within the parcels described. This will allow for farming operations to be scaled back on one property and scaled up on the other and will align hay production and cattle range area.

**No. and size of Proposed Lots:** 2 Lots (No new lots created): Lot A 46.9 ha (116 ac) and Rem. 6.07 ha (15 ac) **\*Re-referral: 2 Lots (No new lots created): Lot A 49.0 ha (121 ac) and Rem. 4.05 ha (10 ac)**

**Name and type of existing road system:** Durrell Road (Rd)

**Services Available:** Hydro, Telephone, Sewage Disposal System, Well

**Within the influence of a Controlled Access Highway:** No

**Within the confines of the Agricultural Land Reserve:** Yes

**Required to comply with the Shoreland Management Policy or Development Permit Areas:**

Yes

**Name of Lake/Contributing River and Lake Classification:** Sisters Creek

**Adjoining Properties:** (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	601 Civic, Institutional, and Recreational (Vacant)	37.23 ha (92 ac)
(b) South	180 Mixed 150 Beef	66.77 ha (165 ac) 64 ha (158.14) - 64.75 ha (160 ac)
(c) East	Crown	Unsurveyed Crown Land
(d) West	000 Single Family Dwelling 060 2 acres or more (Single Family, Duplex)	1.8 ha (4.448 ac) – 162 ha (440.31 ac)

**SECTION 2: Planning Report**

Background:

It is proposed to rezone the two subject parcels located at 3572 and 3580 Durrell Road in order to allow a boundary adjustment. The boundary adjustment is technically considered a subdivision and will provide legal access to the residence at 3580 Durrell Road without needing an easement. The proposed lot sizes and zoning will limit future subdivision of the land within the Agricultural Land Reserve. The rezoning will better align land and buildings to benefit agricultural operations within the proposed lots. This will allow for farming operations to be scaled back on one lot and scaled up on the other in a way that aligns with the existing hay production and cattle range area. The subject properties are currently zoned as Resource/Agricultural (R/A) and Rural 1 (RR 1) in the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.

The applicant has requested to adjust the boundaries of the subject properties to create a 49.0 ha (121 ac) "Proposed Lot A" and a 4.05 ha (10 ac) "Proposed Remainder". The Proposed Lot A will be rezoned to Resource/Agricultural (R/A), while the Proposed Remainder will be rezoned to Rural 1 (RR 1) as shown in Appendix C.

Location & Surroundings:

The subject properties are located at Durrell Road with Dale Lake to the north as shown in Appendix B. The existing R/A zoned parcel is 32.8 ha (81 ac) in size and is completely within Agricultural Land Reserve with Sisters Creek flowing through the property, whereas the existing RR 1 zoned parcel is 20.2 ha (50 ac) in size, lies partially within the Agricultural Land Reserve, and is accessed via an easement located on the existing R/A zoned parcel.

Currently, there are a few sheds, a dwelling, shop, well and sewage lagoon present on each parcel with partial forage crops and moderate tree coverage. The subject properties are mostly surrounded by resource/agricultural lands to the north and south, single-family dwelling to the west and unsurveyed crown land to the east.

CRD Regulations and Policies:

*3505- North Cariboo Area Rural Land Use Bylaw, 1999*

**8.11 RURAL 1 (RR 1) ZONE**

8.11.2 ZONE PROVISIONS

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

**8.14 RESOURCE/AGRICULTURAL (R/A) ZONE**

8.14.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 32.0 hectares (79.07 acres)

Rationale for Recommendations:

The requested rezoning and associated subdivision will establish legal access to both the subject properties and the proposed lot sizes will restrict any future urban development of the ALR land. The proposed boundary adjustment does not require Agricultural Land Commission (ALC) approval in accordance with Section 10(c) of the *Agricultural Land Reserve Use Regulation* (BC Reg 30/2019). Further, the boundary adjustment between the two subject properties allows for enhancement of farming and better utilization of the structures/resources used for agricultural operations. Being surrounded by unsurveyed crown land and large parcels, the proposal has minimal impact on adjacent properties. Therefore, planning staff recommends approval of this application.

However, the applicant must comply with the CRD Shoreland Management Policy with respect to onsite sewage disposal and riparian protection due to the presence of Sisters Creek on-site and Dale Lake in proximity.

Recommendation:

1. That the North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019 to rezone the District Lot 7260, Cariboo District and District Lot 9796, Cariboo District from Resource/Agricultural (R/A) and Rural 1 (RR 1) zones to Resource/Agricultural (R/A) and Rural 1 (RR 1) zones be approved, subject to the following condition:
  - i.) The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

Further, that the cost of registration of the covenant be borne by the applicant.

### **SECTION 3: Referral Comments**

**Health Authority:** -

**Ministry of Transportation and Infrastructure:** - January 20, 2020

The Ministry of Transportation and Infrastructure has no objection in principle to the above rezoning application.

Please note this in no way constitutes subdivision approval and in no way relieves the owner or occupier of the responsibility of adhering to all other relevant legislation. Items to be considered at the subdivision stage may include, but are not limited to:

- [Agricultural Land Reserve General Regulation - 171/2002](#) , Part 5 — Permitted Subdivisions: Subdivision Approval - Section 10, concerning Boundary Adjustment does not require Agriculture Land Commission approval if application meets requirements. Determined by Provincial Approving Officer(PAO). All documentation must be provided.
- Access Evaluation
- Drainage
- Right of Way Dedication
- Archaeological Assessment
- Proof of Water
- Sewage Disposal
- Firsts Nations Consultation
- Geotechnical Assessment

Please see attached link for information: [http://www.th.gov.bc.ca/DA/Subdivision\\_Home.asp](http://www.th.gov.bc.ca/DA/Subdivision_Home.asp)

**February 5, 2020**

The Ministry of Transportation and Infrastructure has no objection in principle to the re-referral of the above rezoning application. Our comments remain as stated on the original referral:

Please note this in no way constitutes subdivision approval and in no way relieves the owner or occupier of the responsibility of adhering to all other relevant legislation. Items to be considered at the subdivision stage may include, but are not limited to:

- [Agricultural Land Reserve General Regulation - 171/2002](#) , Part 5 — Permitted Subdivisions: Subdivision Approval - Section 10, concerning Boundary Adjustment does not require Agriculture Land Commission approval if application meets requirements. Determined by Provincial Approving Officer(PAO). All documentation must be provided.
- Access Evaluation
- Drainage
- Right of Way Dedication

- Archaeological Assessment
- Proof of Water
- Sewage Disposal
- Firsts Nations Consultation
- Geotechnical Assessment

Please see attached link for information: [http://www.th.gov.bc.ca/DA/Subdivision\\_Home.asp](http://www.th.gov.bc.ca/DA/Subdivision_Home.asp)

**Advisory Planning Commission:** January 6, 2020 and February 20, 2020

See attached

**Ministry of Environment:** - February 4, 2020

The Terrestrial Habitat Section has no comments to submit for this referral.

**Ministry of Agriculture** – February 24, 2020

See attached.

**Agricultural Land Commission** – December 30, 2020 and February 13, 2020

See attached.

#### **SECTION 4: Board Action**

Date of Meeting: March 6, 2020

That North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019 be read a first and second time this 6<sup>th</sup> day of March, 2020. Further, that adoption be subject to the following:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

Further, that the cost of registration of the covenant be borne by the applicant.

Date of Meeting: July 10, 2020

That North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019 be read a third time this 10<sup>th</sup> day of July, 2020.

#### **ATTACHMENTS**

Appendix A: Bylaw No. 5250

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation  
Advisory Planning Commission Comments  
Ministry of Agriculture Comments  
Agricultural Land Commission Comments  
Results of Public Hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5250

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No.3505, being the "North Cariboo Area Rural Land Use Bylaw No. 3505, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited for all purposes as the "North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019".

2. AMENDMENT

Bylaw No. 3505 of the Cariboo Regional District is amended by:

- i) rezoning District Lot 9796, Cariboo District from Rural 1 (RR 1) zone to Resource/Agricultural (R/A) zone and District Lot 7260, Cariboo District from Resource/Agricultural (R/A) zone to Resource/Agricultural (R/A) and Rural 1 (RR 1) zones, as shown on Schedule "A"; and
- ii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 6<sup>th</sup> DAY OF March, 2020.

READ A SECOND TIME THIS 6<sup>th</sup> DAY OF March, 2020.

A PUBLIC HEARING WAS HELD ON THE 25<sup>th</sup> DAY OF June, 2020.

READ A THIRD TIME this 10<sup>th</sup> day of July, 2020.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair

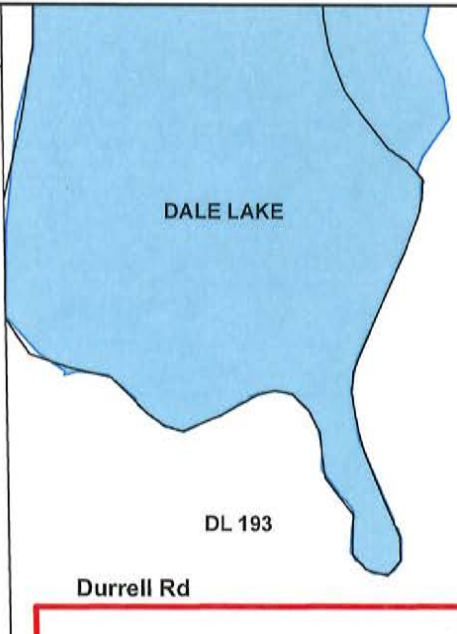
\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5250 cited as the "North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Manager of Corporate Services



L 1 PL 16836



DALE LAKE

DL 193

Durrell Rd

# SCHEDULE 'A'



Proposed Rural 1 (RR 1) Zone



Proposed Resource/Agricultural (R/A) Zone

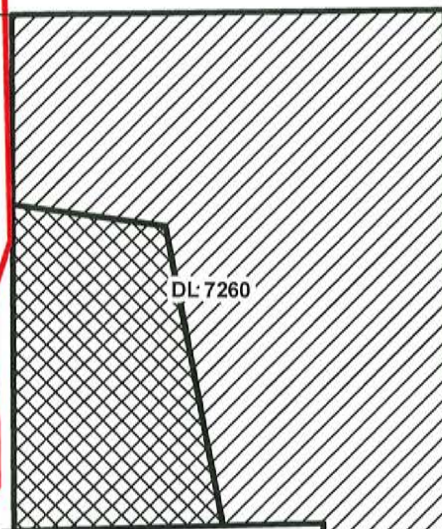
130 65 0 130 m MEASUREMENTS ARE METRIC



Z19063

UNSURVEYED CROWN LAND

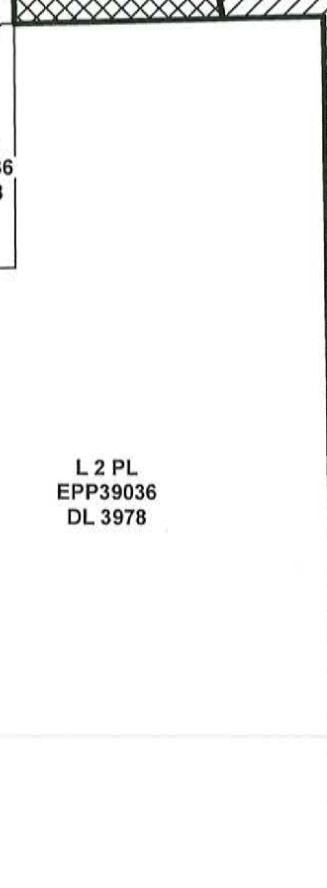
LOT1 PL  
EPP76970



DL 7260

L 1 PL 17907

L 1 PL  
EPP39036  
DL 3978



L 2 PL  
EPP39036  
DL 3978

DL 9796

DL 9792

DL 3979

# Appendix B: GENERAL MAP



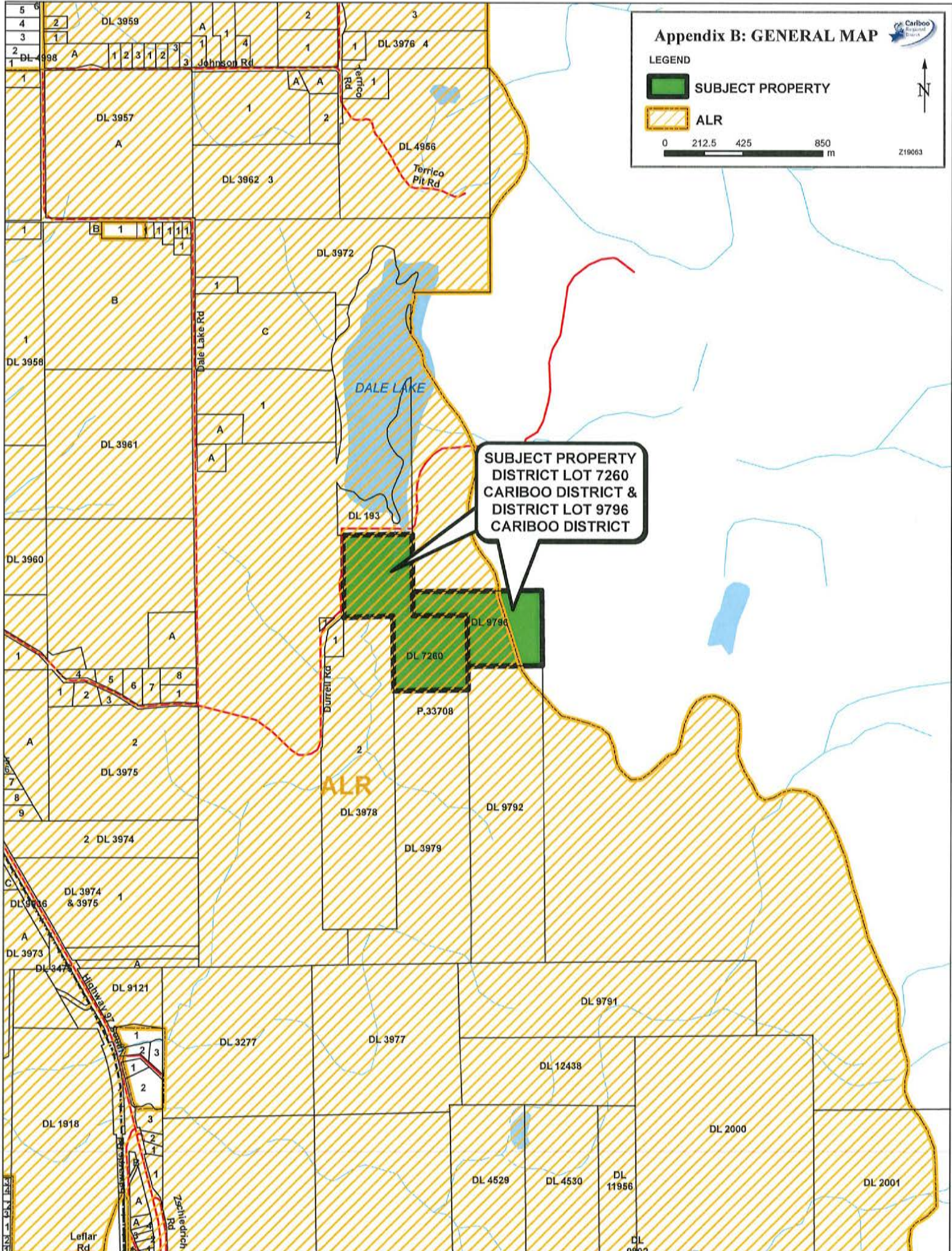
## LEGEND

 SUBJECT PROPERTY

 ALR

0 212.5 425 850 m

Z19063



# Appendix C: SPECIFIC MAP



Subject Property



Proposed Rural 1 (RR 1) Zone, 4.05 Ha



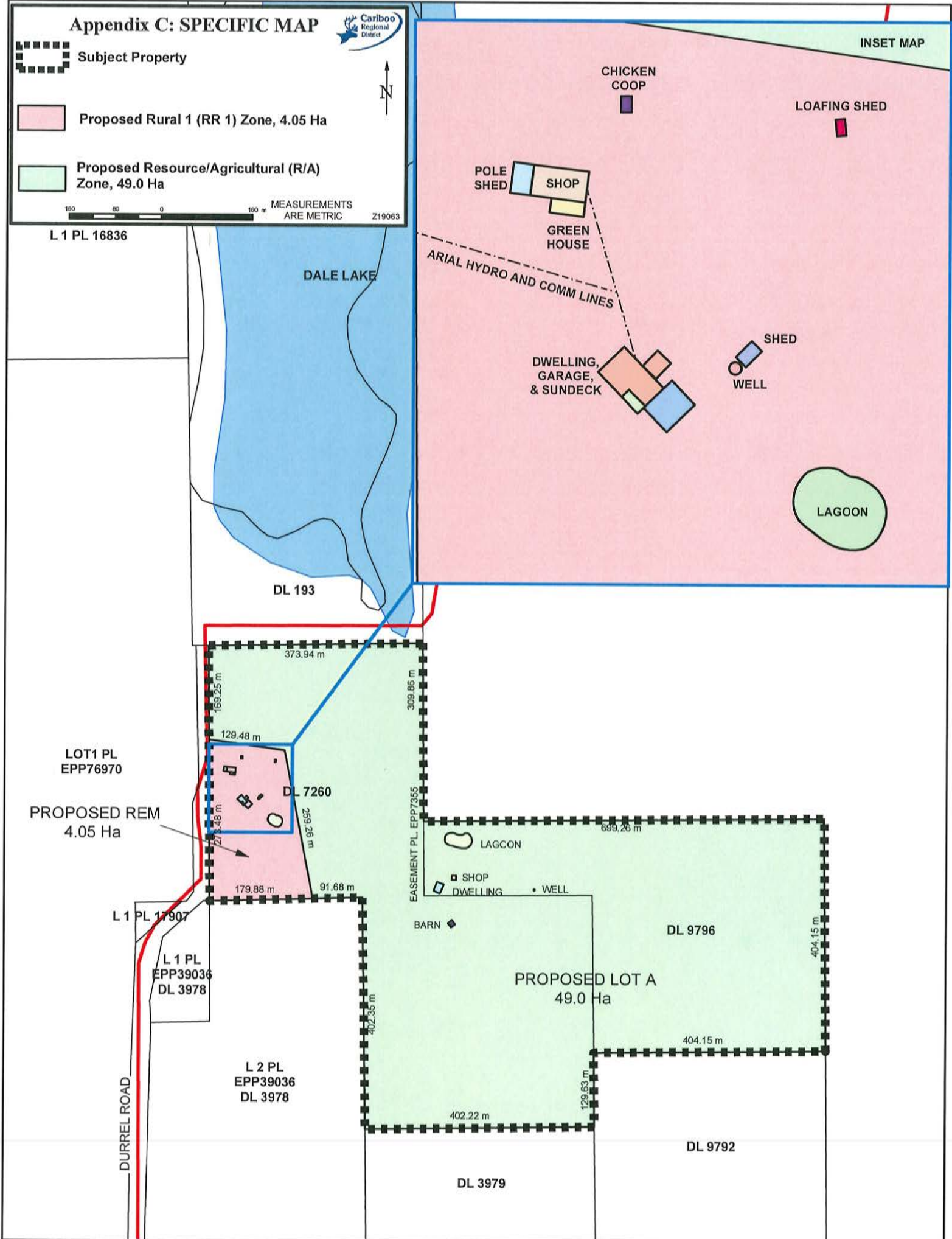
Proposed Resource/Agricultural (R/A) Zone, 49.0 Ha

MEASUREMENTS ARE METRIC

Z19063

L 1 PL 16836

INSET MAP



DALE LAKE

DL 193

LOT 1 PL EPP76970

PROPOSED REM 4.05 Ha

L 1 PL 17907

L 1 PL EPP39036 DL 3978

L 2 PL EPP39036 DL 3978

DURREL ROAD

373.94 m

169.25 m

129.48 m

271.48 m

259.26 m

DL 7260

179.88 m

91.68 m

309.86 m

EASEMENT PL. EPP7355

689.26 m

LAGOON

SHOP

DWELLING

WELL

BARN

DL 9796

PROPOSED LOT A 49.0 Ha

404.15 m

404.15 m

402.22 m



129.63 m

DL 3979

DL 9792

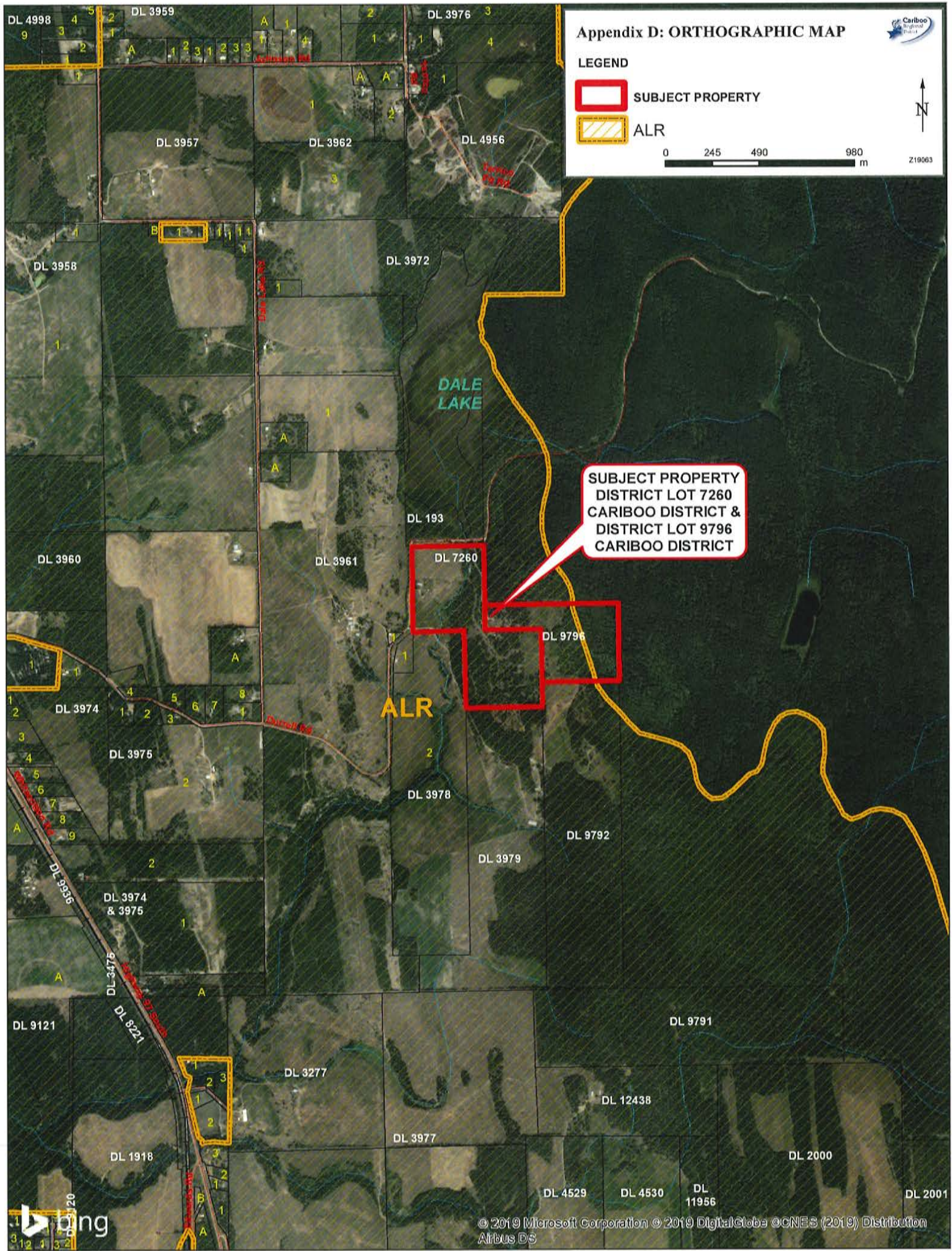
# Appendix D: ORTHOGRAPHIC MAP

## LEGEND

-  SUBJECT PROPERTY
-  ALR



Z19063



Describe the reasons in support for the application:

- REZONING WOULD ALLOW FOR SUBDIVISION
- SUBDIVISION WILL PROVIDE LEGAL ACCESS TO RESIDENCE AT 3580 DURREL ROAD WITHOUT NEED FOR EASEMENT.
- THE PROPOSED LOT SIZES AND ZONING WILL LIMIT/RESTRICT FUTURE URBAN DEVELOPMENT OF OF THIS LAND WITHIN THE AGRICULTURAL LAND RESERVE.
- REZONING WILL BETTER ALIGN LAND AND BUILDINGS TO BENEFIT AGRICULTURE OPERATIONS WITHIN THE PARCELS DESCRIBED.
- THE OWNERS OF DL 7260 WOULD LIKE TO SCALE BACK THIER FARMING OPERATIONS AND THE OWNERS OF DL9796 WOULD LIKE TO CONTINUE AND INCREASE THIER FARMING OPERATIONS, THE LAND TO BE JOINED TO DL 9796 WILL PROVIDE THE RESOURCES (HAY PRODUCTION & CATTLE RANGE AREA).

ADVISORY PLANNING COMMISSION RESPONSE FORM

JAN 10 2020  
6:10 PM  
Referred To

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on  
in the CRD office, located at Quesnel, BC, commencing at

**PRESENT:**

Chair Vivie Burlingutte

Members Carolyn Mitchell, Mij Sales  
Ted Armstrong

Recording Secretary Doug Service

Owners/Agent, or Trevor Now, Brian Bennett, Brad  
 Contacted but declined to attend wiles

**ABSENT:**

Dave Moffatt

**ALSO PRESENT:** Electoral Area Director

Mary Johnston

Staff support (if present)

Agenda Items

**REZONING APPLICATION – 3360-20/20190063 (District Lot 7260, Cariboo District and District Lot 9796, Cariboo District)**

/ : "THAT the application to rezone property at 3572 AND 3580 DURRELL ROAD, be supported/rejected for the following reasons:

- i)
- ii)

No Objection

For:

Against:

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

[Signature]  
Recording Secretary

[Signature]  
Chair

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on Feb. 20/2020  
in the CRD office, located at Quasnet, BC, commencing at

**PRESENT:**

Chair Dave Moffatt

Members Ted Armstrong Ted Armstrong  
Carlene Mitchell

Recording Secretary Doug SERVILLE

Owners/Agent, or  
 Contacted but declined to attend

**ABSENT:**

VINCE Beelinguette

**ALSO PRESENT:** Electoral Area Director

Staff support (if present) May Sposton

Agenda Items

**REZONING APPLICATION – 3360-20/20190063 (District Lot 7260, Cariboo District and District Lot 9796, Cariboo District)**

Support : "THAT the application to rezone property at 3572 AND 3580 DURRELL ROAD, be supported/~~rejected~~ for the following reasons:

i)

ii)

No Objections

For:

Against:

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

[Signature]  
Recording Secretary

[Signature]  
Chair



Date: February 24, 2020

File: 3360-20/201900063

Shivani Sajwan, Planning Officer  
Cariboo Regional District  
Suite D, 180 North 3<sup>rd</sup> Avenue  
Williams Lake, BC V2G 2A4

Via email: [ssajwan@cariboord.bc.ca](mailto:ssajwan@cariboord.bc.ca)

**Re: Proposed Bylaw No. 5250, 2019 – Rezoning to allow subdivision**

Dear Shivani Sajwan,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the proposed Bylaw No. 5250, 2019 for the properties located at 3572 and 3580 Durrell Road. I have reviewed the documents you have provided. From a Ministry perspective I can provide the following comments for your consideration:

- In general, Ministry staff have concerns with subdivision where it does not provide a clear advantage or benefit to agricultural use. Ministry staff also generally recognize a benefit of subdivision if it has the potential to increase the operational function of a parcel, and if no additional infrastructure/development which might inhibit agriculture is added.
- Ministry staff are available to discuss viable agricultural opportunities with land owners considering pursuing further farming activities on the parcel.
- For information about leasing farmland in the Cariboo, please refer to the [Guide for Agriculture Lease Agreements in British Columbia](#).
- In addition, the Ministry has funded the Young Agrarians' Land Matching Coordinator to link land owners with new entrants seeking to actively farm land. Please read more here: <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/programs/land-matching>

If you have any questions, please contact me directly at [Nicole.Pressey@gov.bc.ca](mailto:Nicole.Pressey@gov.bc.ca) or 236-713-2223.

Sincerely,

Nicole Pressey, P. Ag.,  
Regional Agrologist  
Cariboo Chilcotin Coast

Email copy:

Sara Huber, ALC Regional Planner, [Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)  
Gregory Bartle, AGRI Land Use Planner, [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@gov.bc.ca)





**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
www.alc.gov.bc.ca

December 30, 2019

Reply to the attention of Sara Huber  
ALC Issue: 51664  
Local Government File: BL5250

Genny Hilliard  
Development Services Clerk V, Cariboo Regional District  
ghilliard@cariboord.ca

**Delivered Electronically**

**Re: Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019**

Thank you for forwarding a draft copy of Cariboo Regional District (CRD) North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019 (the "Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the "General Regulation"), the Agricultural Land Reserve Use Regulation (the "Use Regulation"), and any decisions of the ALC.

**Current Proposal**

The Bylaw proposes to rezone the properties identified as 3572 Durrell Road; PID: 015-210-014 ("Property 1") and 3580 Durrell Road; PID: 015-210-022 ("Property 2"), collectively referred to as the "Properties", in order to facilitate a subdivision. The Properties are currently 32.8 ha (Property 1) and 20.2 ha (Property 2), with Property 2 currently accessed via an easement located on Property 1. The applicants are proposing to adjust the boundaries of the Properties to create a 46.9 ha lot ("Proposed Lot A") and a 6.07 ha lot ("Proposed Remainder") in order to establish legal access to the residence on Property 2 without the need for an easement, as well as to scale back/scale up the farm operations located on the Properties, which will align with the existing hay production and cattle range area. Proposed Lot A would be rezoned to Resource/Agricultural (R/A), with a minimum lot size of 32 ha; while the Proposed Remainder would be rezoned to Rural 1 (RR1) with a minimum 4 ha lot size.

The Proposed Remainder would contain a dwelling, garage, shop, sundeck, pole shed, greenhouse, chicken coop, loafing shed, shed, well, and lagoon.

**Applicable Legislation**

Under Section 10(c) of the Use Regulation, a subdivision by an Approving Officer may be undertaken in the ALR if the subdivision involves no more than four parcels, each of which is a minimum of 1 ha, and results in no increase in the number of parcels and no parcel less than 1 ha in size after the subdivision, and that in the opinion of the Approving Officer, the subdivision will allow for the enhancement of farming, or for the better use of structures used for farming.

**ALC Staff Comments**

ALC staff considers that the Bylaw and associated subdivision would establish legal access to both Properties, and has been configured in such a way to align with the existing hay production and cattle range area. For this reason, ALC staff has no objection to the proposed Bylaw.

\*\*\*\*\*

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of Amendment Bylaw No. 5250, 2019

CC: Ministry of Agriculture – Attention: Nicole Pressey

51664m1



**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
www.alc.gov.bc.ca

February 13, 2020

Reply to the attention of Sara Huber  
ALC Issue: 51664  
Local Government File: BL5250

Genny Hilliard  
Development Services Clerk V, Cariboo Regional District  
ghilliard@cariboord.ca

**Delivered Electronically**

**Re: Re-Referral of Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019**

Thank you for re-referring a draft copy of Cariboo Regional District (CRD) North Cariboo Area Rural Land Use Amendment Bylaw No. 5250, 2019 (the "Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the "General Regulation"), the Agricultural Land Reserve Use Regulation (the "Use Regulation"), and any decisions of the ALC.

**Current Proposal:**

The Bylaw proposes to rezone the properties identified as 3572 Durrell Road; PID: 015-210-014 ("Property 1") and 3580 Durrell Road; PID: 015-210-022 ("Property 2"), collectively referred to as the "Properties", in order to facilitate a subdivision. The Properties are currently 32.8 ha (Property 1) and 20.2 ha (Property 2), with Property 2 currently accessed via an easement located on Property 1.

On December 30, 2019, ALC staff raised no objection to the Bylaw referral which proposed to adjust the boundaries of the Properties to create a 46.9 ha lot ("Proposed Lot A") and a 6.07 ha lot ("Proposed Remainder") in order to establish legal access to the residence on Property 2 without the need for an easement, as well as to scale back/scale up the farm operations located on the Properties, which would align with the existing hay production and cattle range area. Proposed Lot A was proposed to be rezoned to Resource/ Agricultural (R/A), with a minimum lot size of 32 ha; while the Proposed Remainder was to be rezoned to Rural 1 (RR1) with a minimum 4 ha lot size. The Proposed Remainder would contain a dwelling, garage, shop, sundeck, pole shed, greenhouse, chicken coop, loafing shed, shed, well, and lagoon.

The Bylaw was re-referred on January 27, 2020 in order to adjust the proposed lot sizes from 46.9 ha and 6.07 ha to 49.0 ha and 4.05 ha.

**Applicable Legislation:**

Under Section 10(c) of the Use Regulation, a subdivision by an Approving Officer may be undertaken in the ALR if the subdivision involves no more than four parcels, each of which is a minimum of 1 ha, and results in no increase in the number of parcels and no parcel less than 1

ha in size after the subdivision, and that in the opinion of the Approving Officer, the subdivision will allow for the enhancement of farming, or for the better use of structures used for farming.

**ALC Staff Comments:**

ALC staff considers that the Bylaw and associated subdivision would establish legal access to both Properties, and has been configured in such a way to align with the existing hay production and cattle range area. For this reason, ALC staff has no objection to the re-referral of the proposed Bylaw.

\*\*\*\*\*

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Re-Referral of Amendment Bylaw No. 5250, 2019

CC: Ministry of Agriculture – Attention: Nicole Pressey

51664m1

RESULTS OF PUBLIC HEARING

File No: 3360-20/20190063 3360-20/20200006 3360-20/20190062

Date: June 25, 2020

Location: VIA Teleconference

Re: NORTH CARIBOO AREA RURAL LAND USE AMENDMENT BYLAW NO. 5250, 2019, QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5260, 2020 and CHILCOTIN AREA RURAL LAND USE AMENDMENT BYLAW NO. 5251, 2019

Persons Present:

- Chair: Margo Wagner
- Directors: Mary Sjostrom – Electoral Area “A” and Gerald Kirby – Electoral Area “J”
- Owner(s): Ralph & Trevor Norn; Carol & Walter Foster
- Agents: Brian Bennette, Andrea Hoy, Pat Gunderson, Mike Wolfram
- Public: See attached list
- Staff: John MacLean, Chief Administrative Officer; Nigel Whitehead, Senior Planner; and Shivani Sajwan, Planning Officer
- No public in attendance (excluding owner/agent)

- Roll call conducted by Planning Staff.
- Waited ten (10) minutes and then called the meeting adjourned.
- Welcome, introduction and the “Purpose of a Public Hearing”, including the rules for the meeting were read out by Chair Wagner. The hearing was called to order at \_6:00 pm\_\_\_\_\_.

- Chair turned the meeting over to Director Sjostrom who read out the specifics of the application for BL 5250.
- Director Sjostrom read out public comments received within the last 48 hours.
  - No comments received within 48 hours.

- The following verbal comments were received: (add additional sheet if required)  
Comments in favour:

Comments of concern/opposition:

- Director Sjostrom read out the following public comments received during the public hearing: (attached)(add additional sheet if required)
  - No comments received.

- 1) Date: \_\_\_\_\_ Name: \_\_\_\_\_
- 2) Date: \_\_\_\_\_ Name: \_\_\_\_\_

- Attendees were asked three times for further comments and/or questions.

Chair turned the meeting over to Director Sjostrom who read out the specifics of the application for BL 5260.

Director Sjostrom read out public comments received within the last 48 hours.  No comments received within 48 hours.

The following verbal comments were received: (add additional sheet if required)  
Comments in favour:

Comments of concern/opposition:

Director Sjostrom read out the following public comments received during the public hearing: (attached)(add additional sheet if required)  No comments received.

1) Date: Name:

2) Date: Name:

Attendees were asked three times for further comments and/or questions.

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Chair Wagner read out the specifics of the application for BL 5260

Chair Wagner read out public comments received within the last 48 hours.  No comments received within 48 hours.

The following verbal comments were received: (add additional sheet if required)  
Comments in favour:

Comments of concern/opposition:

Chair Wagner read out the following public comments received during the public hearing: (attached)(add additional sheet if required)  No comments received.

1) Date: Name:

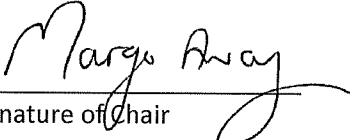
2) Date: Name:

Attendees were asked three times for further comments and/or questions.

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The Chair called the meeting adjourned at \_\_\_6:11 pm\_\_\_.

I certify this is a fair and accurate report on the results of the public hearing.

  
Signature of Chair

**Public Hearing Attendance**

**Date of Public Hearing: June 25, 2020**

**Application:** 3572 and 3580 Durrell Road (3360-20-20190063)

<b>Name</b>	<b>Address</b>
Brian Bennett - Agent	
Ralph and Trevor Norn - Applicant	

**Application:** 1262 Maple Heights Road (3360-20-20200006)

<b>Name</b>	<b>Address</b>
Andrea Hoy - Agent	

**Application:** Tatla Lake Area (3360-20-20190062)

<b>Name</b>	<b>Address</b>
Pat Gunderson - Agent	
Carol and Walter Foster - Applicant	