



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/D20220034

ALR Application Type: Non-Adhering Residential Use 20.1(2)

Electoral Area: D

Date of Referral: June 28, 2022

Date of Application: April 25, 2022

Property Owner's Name(s): WILLIAM A RANKIN
HEATHER R RANKIN

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 6349 and 9173, Cariboo District, Plan BCP17165

Property Size(s): 17.80 ha (43.98 ac.)

Area of Application: 17.80 ha (43.98 ac.)

Location: 5351 Cariboo Hwy 97 North

Current Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac.)

Proposal: To allow for a secondary dwelling greater than 90 sq. m (968.75 sq. ft.) on an ALR property. Current CRD zoning allows up to 130 sq. m. (1,399 sq. ft.) secondary dwelling.

Existing Buildings: Primary Residence – 204.39 sq. m (2,200 sq. ft.)

Shop - 117.6 sq. m (1265.84 sq. ft.)

Proposed Buildings: Secondary Dwelling - 98.5 sq. m (1,060 sq. ft.) to 120.4 sq. m. (1,296 sq. ft.)

Road Name: Cariboo Highway 97 N

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97

Services Available: Telephone, Well and Septic tank.

Within the confines of the Agricultural Land Reserve: Yes - partially within

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: Hawks Creek / Unnamed stream

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Unsurveyed Crown Land	---
(b) South	150 - Beef	90.69 ha (224.11 ac.)
(c) East	Unsurveyed Crown Land	---
(d) West	Unsurveyed Crown Land	---
	061 - 2 Acres Or More (Vacant)	1.59 ha (3.92 ac.)
	150 - Beef	79.92 ha (197.49 ac.)

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
100%	% 60 Class 6 –Topography	No Improved Rating
	% 40 Class 7 – Depth to Solid Bedrock, Topography	No Improved Rating

The agricultural capability classification of the property is Class 6 and Class 7. The limiting factors are noted as Topography and Depth to Solid Bedrock. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Class 7 land may have limitations equivalent to Class 6 land, but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation.

The land capability classification gives two ratings: unimproved and improved. The “improved” rating indicates the land’s potential once the appropriate management practice identified by the limiting factors has been implemented. The soil map indicates the improved ratings remain unchanged.

note: the information above is an interpretation of the British Columbia Soil Information Finder Tool – B.C. Agricultural Capability Map. An on-site visit of the property has not been conducted.

PLANNING COMMENTS

Background:

The applicants have proposed to construct a secondary dwelling on a 17.80 ha (43.98 ac.) subject property for residential use. There is currently a 204.39 sq. m (2,200 sq. ft.) primary dwelling and a 117.6 sq. m (1,265.84 sq. ft.) shop existing on the property. The intent is to have an additional dwelling for the applicants and have their family move into the existing primary dwelling. A modular/mobile home ranging from 98.5 sq. m (1,060 sq. ft.) to 120.4 sq. m (1,296 sq. ft.) in size is proposed as a secondary dwelling. The proposed location of the new dwelling is shown on Appendix C.

The subject property is zoned Rural 1 (RR 1) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999. This current CRD zoning allows up to 130 sq. m (1,400 sq. ft.) secondary dwelling. It must be detached from the principal dwelling and ancillary buildings; and must have its own cooking and sanitary facilities.

As of December 31, 2021, amendments to the Agricultural Land Reserve (ALR) Use Regulation came into effect that allows a secondary dwelling in the ALR provided it is not larger than 90 sq. m (968.75 sq. ft.). Because the proposed size of the secondary dwelling on the subject property is larger than the permitted floor area, a non-adhering residential use application is required by the Agricultural Land Commission.

Location and Surrounding:

The subject property is located at 5351 Cariboo Hwy 97 North with the Fraser River to the far west of the property as shown in Appendix B. There is also Hawks creek and other unnamed streams running through the property. Existing services include a well and a septic tank for the existing residence. There are mostly unsurveyed crown lands surrounding the property to the north, east and west, and agricultural farmland to the south 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
 - v) one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

7.23 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

c) Specific Provisions:

iii) Secondary Dwelling:

1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
2. must be detached from principal dwelling and ancillary buildings;
3. secondary dwelling height limited to two (2) storeys;
4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
5. home industry not permitted within the secondary dwelling; and
6. home occupation cannot exceed 40% of the total living floor space.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR non-adhering residential use application. The proposal of having a secondary dwelling complies with the Central Cariboo Rural Land Use Bylaw by being a permitted land use in the existing RR 1 zone. The proposed size of the secondary dwelling also conforms with the permitted floor area under the CRD bylaw.

As per the recent ALR use regulation amendments under Section 34.3 (1), the use of agricultural land for an additional residence for which construction begins after December 30, 2021, is permitted on a parcel with conditions. On 40 ha or less parcels, which is the case in hand, an additional dwelling with the total floor area of 90 sq. m (968.75 sq. ft.) or less is permitted without an ALR application. Except this, other conditions align with the CRD specific provisions.

The subject property is located within the CRD Building Inspection Service Area. The CRD Chief Building Official (CBO) has no objections regarding this proposal, and a building permit will be required for the proposed secondary dwelling.

At the time of drafting this report, the Electoral Area 'D' Advisory Planning Commission (APC) has not returned a response to the referral.

The Ministry of Agriculture and Food has provided comments and expressed that additional housing on parcels in the ALR that are not being farmed may negatively impact future agricultural producers looking for land in the region by increasing the value of these parcels for purchase. The Ministry also noted that the proposed secondary dwelling is away from the existing field and close to the driveway which may help reduce any further fragmentation should land be further developed for agricultural use.

The property is noted in the British Columbia Soil Information Finder Tool as having an agricultural capability classification of Class 6 and Class 7 with no improved ratings. The limiting factors are noted as Topography and Depth to solid bedrock. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Class 7 land may have limitations equivalent to Class 6 land, but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation. Due to the current topography and poor soil type, there are no agricultural activities taking place at present on-site.

Based on property lot size, limited agricultural opportunity, small building footprint, existing driveway access and being mostly surrounded by unsurveyed crown land, the proposal is anticipated to have minimal impact on the agricultural utility of the subject property. Therefore, staff recommend the application be forwarded to the ALC for consideration of non-adhering residential use within the ALR, with a recommendation of approval.

Recommendation:

1. That the Provincial Agricultural Land Commission application for non-adhering residential use, pertaining to Lot 1, District Lot 6349 and 9173, Cariboo District, Plan BCP17165, be authorized for submission to the Provincial Agricultural Land Commission, with a recommendation of approval.

REFERRAL COMMENTS

Advisory Planning Commission:

No comments received.

Ministry of Agriculture and Food: July 27, 2022

See attached.

BOARD ACTION

August 12, 2022:

That consideration of the Provincial Agricultural Land Commission application for a non-adhering residential use, pertaining to Lot 1, District Lot 6349 and 9173, Cariboo District, Plan BCP17165, be deferred to the September 1, 2022 Board meeting.

ATTACHMENTS

Appendix A: Application
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Ministry of Agriculture and Food Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65108

Application Status: Under LG Review

Applicant: Heather Rankin , Allan Rankin

Local Government: Cariboo Regional District

Local Government Date of Receipt: 04/25/2022

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

Proposal Type: Non-Adhering Residential Use - Principal Residence More than 500m²

Proposal: To put a second home on the property greater than 90 meters squared. We are looking at a modular or mobile home between 1.060 square feet and 1296 sq. feet (98.1 meters squared to 120 meters squared)

Mailing Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Primary Phone: [REDACTED]

Mobile Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 026-263-262

Legal Description: LOT 1 DISTRICT LOT 6349 AND 9173 CARIBOO DISTRICT PLAN BCP17165

Parcel Area: 16.4 ha

Civic Address: 5351 Cariboo Hwy. 97 North

Date of Purchase: 06/09/2006

Farm Classification: No

Owners

1. **Name:** Heather Rankin

Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Phone: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

2. **Name:** Allan Rankin

Address:

[REDACTED]

Applicant: Heather Rankin , Allan Rankin

[REDACTED]
[REDACTED]
[REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Current Use of Parcels Under Application

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

No agriculture is currently taking place

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

0

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

Land is used for location of home and shop

Adjacent Land Uses

North

Land Use Type: Unused

Specify Activity: No activity

East

Land Use Type: Agricultural/Farm

Specify Activity: Hay production

South

Land Use Type: Agricultural/Farm

Specify Activity: Hay production

West

Land Use Type: Unused

Specify Activity: Hay production

Proposal

1. What is the purpose of the proposal?

To put a second home on the property greater than 90 meters squared. We are looking at a modular or mobile home between 1.060 square feet and 1296 sq. feet (98.1 meters squared to 120 meters squared)

2. What is the total floor area of the proposed principal residence in square metres?

98.1 m²

3. Describe the rationale for the proposed location of the principal residence.

Our son and family will be moving into the current principle residence and we will be moving a modular or mobile home onto the same property. We are getting older and the big house is getting to be too much

Applicant: Heather Rankin , Allan Rankin

for us to maintain but we wish to stay on the property.

4. Does the proposal for a principal residence more than 500 m² support agriculture in the short or long term? Please explain.

At this point there is no agriculture taking place on the property due to topography and soil type

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

One residential structure which is a log house is 2200 square feet (204 meters squared) presently 2 residents located on the property

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

1 acre (.4 hectares)

7. Do you need to import any fill to construct the principal residence and necessary infrastructure?

No

Applicant Attachments

- Proposal Sketch-65108
- Site Photo-Mobile Home
- Site Photo-Modular Home
- Certificate of Title-026-263-262

ALC Attachments

None.

Decisions

None.

incl. fr
blockin

AD-2012, "The Aurora" 24'x 44', 1056 sq. ft.



vinyl floor

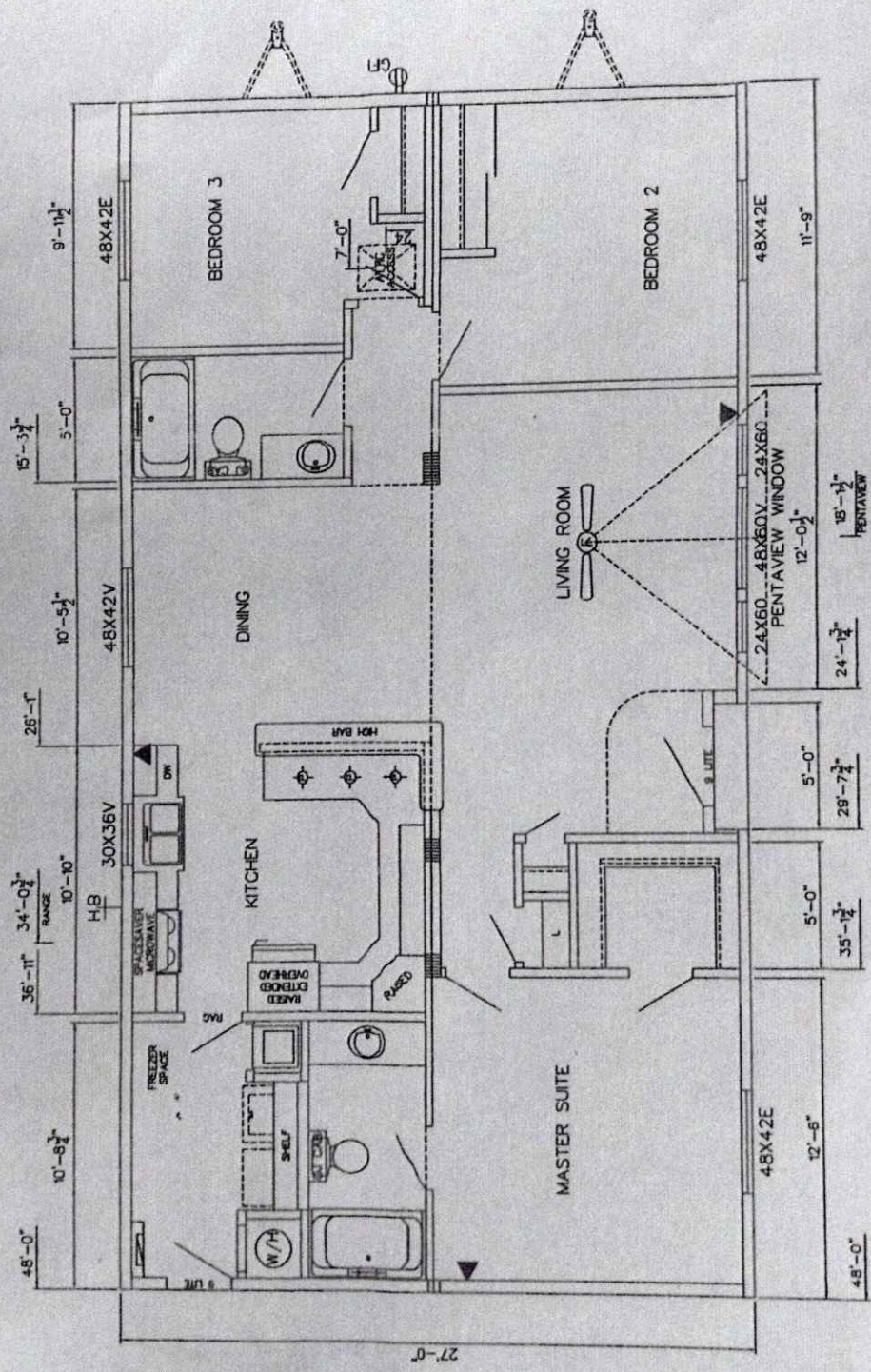
Approx \$6,300

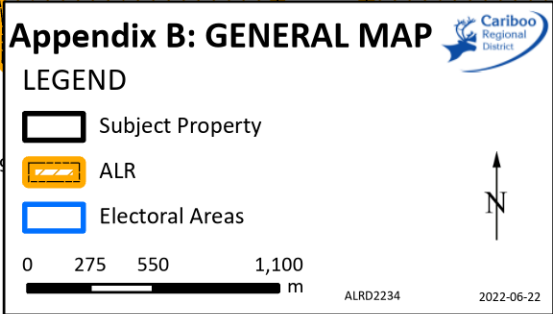
0', 960 sq. ft.

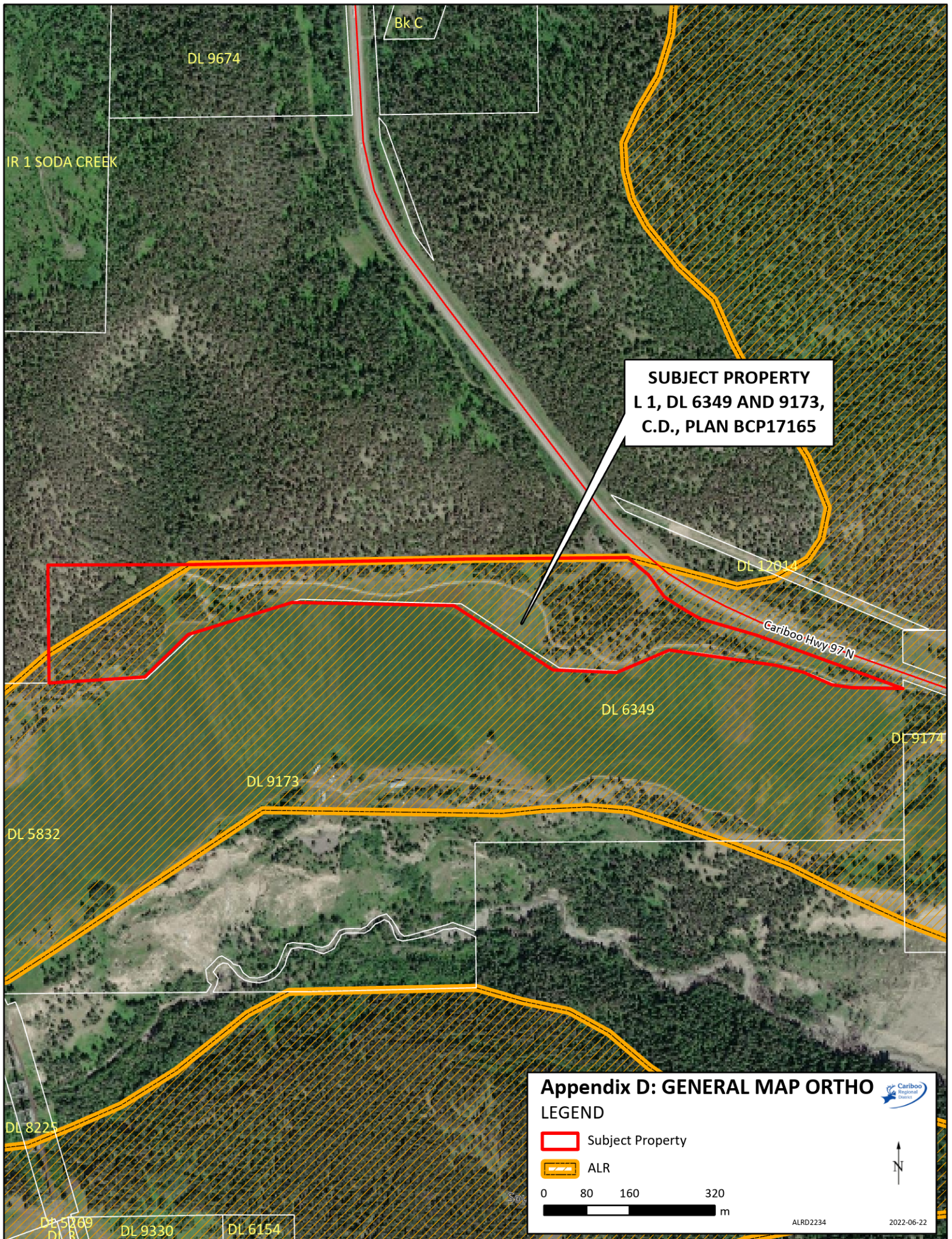


1296 sq. ft.
27 x 48

Show Home #1
Cornerstone 27CO4801









July 27, 2022

Local government file: 3015-20/D20220034
ALC ID: 65108

Shivani Sajwan
Planning Officer II
Cariboo Regional District
VIA EMAIL: ssajwan@cariboord.ca

Re: ALC Non-Adhering Residential Use Application – 5351 Cariboo Hwy 97 North

Dear Shivani,

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the Non-Adhering Residential Use (NARU) application to build a second residence for family members greater than 90m² within the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- The parcel is located in a farming community with a number of neighbouring parcels being used for forage and beef production. As stated in the provided information however, there is no agricultural activity currently taking place on the subject property and it does not appear the proposed additional house will provide any benefit for agriculture production. Additional housing on parcels in the ALR that are not being farmed may negatively impact future agricultural producers looking for land in the region by increasing the value of these parcels for purchase.
- It appears the proposed secondary home is away from the existing field and close to the driveway which may help reduce any further fragmentation should land be further developed for agricultural use. Access points and structures should be sited in a way that minimizes impact on the most arable areas and/or areas required for potential farming operations both on and off the property. Regional District staff and the applicant may wish to review Section 2.4.6 (Siting and Size of Residential Uses) of the Ministry's [Guide for Bylaw Development in Farming Areas](#), for suggested residential setbacks from roads.

- Ministry staff are available to discuss viable agricultural opportunities with landowners considering pursuing farming activities on ALR land.

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Gregory Bartle Land Use Planner
B.C. Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nicole Pressey, Regional Agrologist
Ministry of Agriculture and Food
Phone: (236) 713-2223
Email: Nicole.Pressey@gov.bc.ca

Email copy: ALC.Referrals@gov.bc.ca