

Planning Application Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/L20220056

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

Electoral Area: L

Date of Referral: October 03, 2022 **Date of Application:** August 24, 2022

Property Owner's Name(s): CHRISTINE A MUTCH

TOBIN N MUTCH

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 3793, Lillooet District, Plan 23263

Property Size(s): 32.5 ha (80.25 ac.)

Area of Application: 32.5 ha (80.25 ac.)

Location: 6252 Banks Road

Current Designation: Min. Lot Size Permitted:

Agriculture 32 ha (79.07 ac.)

Current Zoning: Min. Lot Size Permitted:

Resource /Agricultural (RA 1) 32 ha (79.07 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. (1,400 sq. ft.) secondary dwelling.

Existing Buildings: Residential Dwelling - 167.23 sq. m (1,800 sq. ft.) Detached hay shed, tractor shed, barn - 185.81 sq. m (2,000 sq. ft.)

Chicken House #1 - 55.7 sq. m (599.55 sq. ft.)

Chicken House #2 - 23.2 sq. m (249.72 sq. ft.)

2 Storage Sheds - 22.2 sq. m (238.96 sq. ft.) each

2 Electric Sheds - 4.65 sq. m (50 sq. ft.) each

2 Wood Sheds - 5.9 sq. m (63.51 sq. ft.) each

Proposed Buildings: Secondary Dwelling - 112.9 sq. m (1,215.25 sq. ft.)

Road Name: Banks Road Road Type: Gravel/Dirt Road

Within the influence of a Controlled Access Highway: N/A

Services Available: Hydro, 2 Sewage Disposal Systems, and 2 Wells.

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

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

Name of Lake/Contributing River: Little Horse Lake

Watch Creek

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Riparian Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	150 - Beef	47.75 ha (118 ac.)
	Little Horse Lake	
(b) South	Green Lake Provincial Park - Buckside Hill Site	41.99 ha (103.78 ac.)
(c) East	060 - 2 Acres Or More (Single Family Dwelling, Duplex)	13.05 ha (32.25 ac.)
	180 - Mixed	8.74 ha (21.6 ac.)
	060 - 2 Acres Or More (Single Family Dwelling, Duplex)	4.33 ha (10.7 ac.)
(d) West	150 - Beef	32.74 ha (80.9 ac.)

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating		
100%	% 100 Class 5 – Stoniness	% 100 Class 4 – Stoniness		

The agricultural capability classification of the property is Class 5. The limiting factor is noted as Stoniness. Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated, and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

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 improved rating for the property is Class 4. The limiting factor is noted as Stoniness. Land in Class 4 has limitations which make it 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 practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

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 32.5 ha (80.25 ac.) ALR property for a family member providing assistance with the existing farming activities on the subject property. The current buildings existing on the property includes a 167.23 sq. m (1,800 sq. ft.) primary dwelling, a detached hay shed/tractor shed/barn of 185.81 sq. m (2,000 sq. ft.) in size, two chicken houses of 23.2 sq. m (249.72 sq. ft.) and 55.7 sq. m (599.55 sq. ft.), two storage sheds of 22.2 sq. m (238.96 sq. ft.) each, two electric sheds of 4.65 sq. m (50 sq. ft.) each , and two wood sheds of 5.9 sq. m (63.51 sq. ft.) each. A modular/mobile home of 112.9 sq. m (1,215.25

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 designated Agriculture in the Green Lake and Area Official Community Plan Bylaw No. 4641, 2012, and is zoned Resource/Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw No. 3501, 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 6252 Banks Road with Little Horse Lake, Watch Lake, Green Lake, and Watch Creek in proximity as shown in Appendix B. Existing services include hydro, two sewage disposal systems and two wells. There are mostly agricultural farmlands surrounding the property to the north and west, residential lots to the east and Green Lake Provincial Park – Buckside Hill Site to the south of the subject property.

CRD Regulations and Policies:

South Cariboo Area Zoning Bylaw No. 3501, 1999

5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE

5.21.1 <u>USES PERMITTED</u>

- (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.

4.26 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;
- 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 South Cariboo Area Zoning Bylaw by being a permitted land use in the existing RA 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.

The Electoral Area 'L' Advisory Planning Commission (APC) has reviewed the application and expressed support, noting the need for securing winter-appropriate housing for farm helpers.

The Ministry of Agriculture and Food has provided comments and noted that the additional dwelling is proposed where a previous residence was once located with all the supported services in place. As indicated by the applicants, the area around the proposed additional dwelling is already fenced separately for cattle. This minimizes any potential impact on the existing agricultural operations. Therefore, the Ministry has no significant concerns with the proposal.

The property is noted in the British Columbia Soil Information Finder Tool as having an agricultural capability classification of Class 5 with Class 4 as an improved rating. The limiting factor is noted as Stoniness. With relatively flat topography and moderate soil type, there are several small-scale agricultural activities currently taking place on-site. And, as indicated by the applicants, getting a farm help will be beneficial in maintaining and potentially increasing these farming activities.

Based on property lot size, moderate building footprint, existing driveway access, hydro, septic and water services, 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:

 That the Provincial Agricultural Land Commission application for non-adhering residential use, pertaining to Lot A, District Lot 3793, Lillooet District, Plan 23263, be authorized for submission to the Provincial Agricultural Land Commission, with a recommendation of approval.

REFERRAL COMMENTS

Advisory Planning Commission: October 20, 2022

See attached.

Ministry of Agriculture and Food: October 19, 2022

See attached.

CRD Chief Building Official: October 19, 2022

No objections. Permit required for proposed work.

ATTACHMENTS

Appendix A: Application
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map

Appendix D: Orthographic Map

Other: Advisory Planning Commission Comments

Ministry of Agriculture and Food Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66344

Application Status: Under LG Review **Applicant:** Christine Mutch, Tobin Mutch

Agent: Christine Mutch

Local Government: Cariboo Regional District **Local Government Date of Receipt:** 08/24/2022

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: Wanting to bring in a mobile home to place on the property to assist us in maintaining and potentially increasing the farming activites. Presently the chickens are providing eggs for the surrounding community. We are quite remote here in this area on a long gravel road. Assistance for farming is needed

as well as we are retired from our other jobs and increasing in age. I am 62 - Tobin is 59.

Agent Information

Agent: Christine Mutch **Mailing Address:**

6252 Banks Rd, 70 Mile House

70 Mile House, BC

V0K 2K0 Canada

Primary Phone: (604) 741-8992 Email: sockit1960@gmail.com

Parcel Information

Parcel(s) Under Application

1. Ownership Type: Fee Simple Parcel Identifier: 006-522-718

Legal Description: LOT A DISTRICT LOT 3793 LILLOOET DISTRICT PLAN 23263

Parcel Area: 32 ha

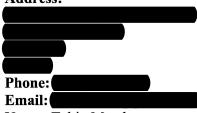
Civic Address: North of Green Lake and west of Watch Lake, (6252 Banks Rd. 70 Mile House)

Date of Purchase: 04/28/2022 **Farm Classification:** Yes

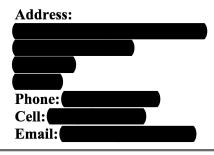
Owners

1. Name: Christine Mutch

Address:



2. Name: Tobin Mutch



Current Use of Parcels Under Application

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

 3 horses grazing on 20 acres., 60 layer hens in 2 enclosures total 1 acre, 60 acres fenced previous cattle grazing
- **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**Previous owner fenced and cross fenced entire acreage for cattle, pigs, goats, chickens and horses grazing. 20 acre horse field cleared for grazing. 400 sq foot potato growing area, 1 acre home garden area fenced. Detached hay shed, tractor shed, barn 2000 sq ft. 2x chicken houses 100 sq feet each. 2 storage sheds 200 sq ft each. Electric sheds x 2 50 sq ft each. Wood sheds x 2 50 sq ft each.
- 3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s). House 1800 sq. ft.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm Specify Activity: grazing cattle

East

Land Use Type: Recreational

Specify Activity: Pine Gate Lodge cabins/grazing cattle

South

Land Use Type: Agricultural/Farm

Specify Activity: bc parks holding lands/ grazing cattle

West

Land Use Type: Agricultural/Farm Specify Activity: grazing cattle

Proposal

1. What is the purpose of the proposal?

Wanting to bring in a mobile home to place on the property to assist us in maintaining and potentially increasing the farming activities. Presently the chickens are providing eggs for the surrounding

Applicant: Christine Mutch, Tobin Mutch

community. We are quite remote here in this area on a long gravel road. Assistance for farming is needed as well as we are retired from our other jobs and increasing in age. I am 62 - Tobin is 59.

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

My sister is the one that would be helping with the farming and living in the mobile. She came with us from the coast due to the fact she could not afford the rent costs on the coast. She has a huge interest in farming as well as experience with chickens and horses and gardening. We have started gardening on the property and wish to start more of a potato growing operation next year to provide again for the local community via farmers markets. Cattle were grazed in the past on the property as well. We will look into that as well for next spring. Mobile bigger in size than ALR lands permit for secondary residence. Searched for one to fit that size permitted and had a heck of a time finding one. BC low on mobile homes at present due to floods and fires in the previous year. Maybe people buying mobiles that have been displaced. Had to go to Alberta to find a mobile suitable and decent to live in under 90,000\$. Many Alberta mobiles are designed for the colder temp. The 16' wide ones have 2"x 6" wall construction (compared to the 2"x 3" walls of the 14' wide ones) to be more longer lasting and more better insulating against colder weather. This particular mobile has also an extra layer of siding placed on it for even more insulating and strength. Its not been damaged by rain or cigarette smoking inside it. It is an excellent value for the cost. We looked at many dirty and moldy mobiles for almost the same price.

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

One House 1800 sq ft.

- 4. What is the total floor area of the proposed additional residence in square metres? 112.9 m^2
- 5. Describe the rationale for the proposed location of the additional residence.

Has a separate driveway entrance. Has separate hydro pole, septic and water well. Previous owners had primary residence mobile in that spot. It has been torn down (no idea when). All support services stated above had been permitted by Cariboo RD in the past. Does not impact at all in any agricultural activities and is separately fenced and driveway gated so that no cattle can get close to the potential structure or loose on the roads.

6. What is the total area of infrastructure necessary to support the additional residence?All infastructures are there now. May need to clear a few trees to get the mobile into place as it had overgrown with trees in the past years. There is an electric shed there and a woodshed as stated in previous question. Levelling and gravel needed in the area where the mobile will sit on piers. No basement involved. Structure could be moved at any time.

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

Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) 0.0149 ha Maximum depth of material to be placed as fill 0.152 m Volume of material to be placed as fill $22.59 m^3$ Estimated duration of the project. 1 Months

Describe the type and amount of fill proposed to be placed. crushed gravel

Briefly describe the origin and quality of fill.

crushed screened cleaned gravel - United Gravel Co. 100 Mile House

Applicant: Christine Mutch, Tobin Mutch

Applicant Attachments

- Agent Agreement-Christine MutchProposal Sketch-66344
- Professional Report-foundation plan
 Certificate of Title-006-522-718

ALC Attachments

None.

Decisions

None.

FOOTING SCHEDULE								
FOOTING	L	В	Т	REBAR	COMMENTS			
FI	24"	24"	4"	2-10m	SEE CRIBBING DETAIL (THIS PAGE)			

GENERAL NOTES

- I THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THE WORK.
- 2.THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CORRECTION OF DEFICIENCIES AS DETERMINED BY THE ENGINEER,
- 3, ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN.
- 4. IN CASES OF DISCREPANCIES ON STRUCTURAL DRAWINGS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN
- 5. ENGINEERING JUDGEMENT HAS BEEN APPLIED IN DEVELOPING THIS DESIGN IN AN ATTEMPT TO STRIKE A REASONABLE BALANCE BETWEEN RISK OF FAILURE AND ECONOMIC FACTORS, BEYOND A CERTAIN LEVEL OF COST INCREMENTS OF SECURITY ARE ATTAINED ONLY BY ADOPTED IN RETURN FOR INCREASED DESIGN AND CONSTRUCTION COSTS.
- G. THESE DESIGNS HAVE BEEN PREPARED IN ACCCORDANCE WITH GENERALLY ACCEPTED STRUCTURAL ENGINEERING PRACTICES AND TO THE REQUIREMENTS OF ALL APPLICABLE CODES, NO OTHER WARRANTY IS MADE, EITHER EXPRESSED OR IMPLIED.

DESIGN DATA

CODE: BCBC 2018 DESIGNED PER:

PART 9 - CWC 2014

PART 4 - BCBC

VALUES DEAD LOAD (DL)
LIVE LOAD (LL)
GROUND SNOW LOAD (SS) ASOCIATED RAIN LOAD (SR)
WIND LOAD (QSO)
SPECTRAL ACCELERATION, 5# (0.2) 0.3 kPa 0.35 kPa

SOIL BEARING CAPACITY I OO kPa.

LONGITUDINAL STEEL BEAM

(BY OTHERS)

- EXISTING MOBILE HOME TO BE PLACED ON FOUNDATION:

- 1994 WINALTA SHELTER'S BRAND WITH REGISTRATION # WINIG72-94-4912-130,







250 644 3470 reception@octoengineering.cc

Project Address:

6252 BANKS RD. 70 MILE HOUSE

Project No. A225-021

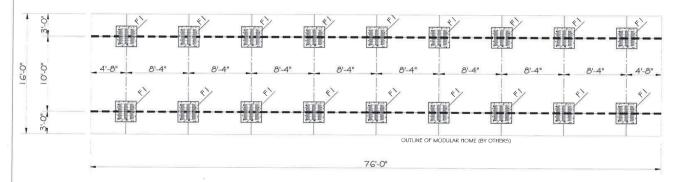
Project Title: MODULAR HOME SETUP

Drawing Title:

FOUNDATION

Scale: AS NOTED

Sheet No SLOFI

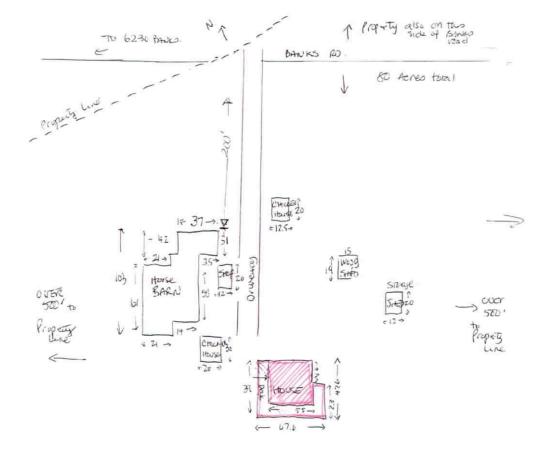


FOUNDATION/CRIBBING PLAN

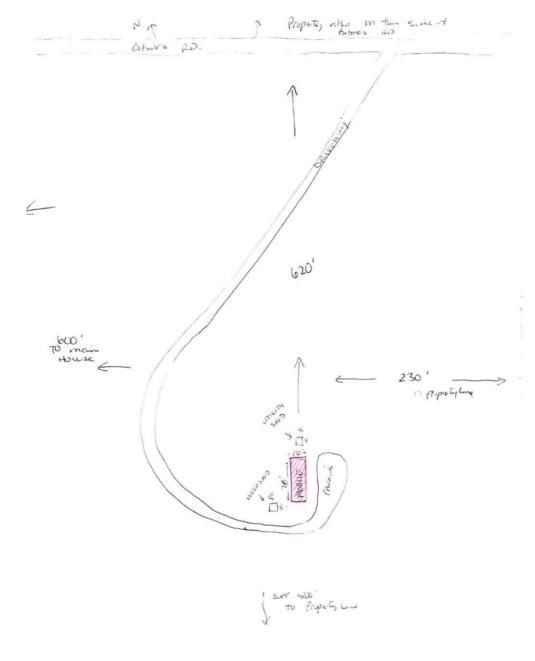
1/8" = 1'-0"

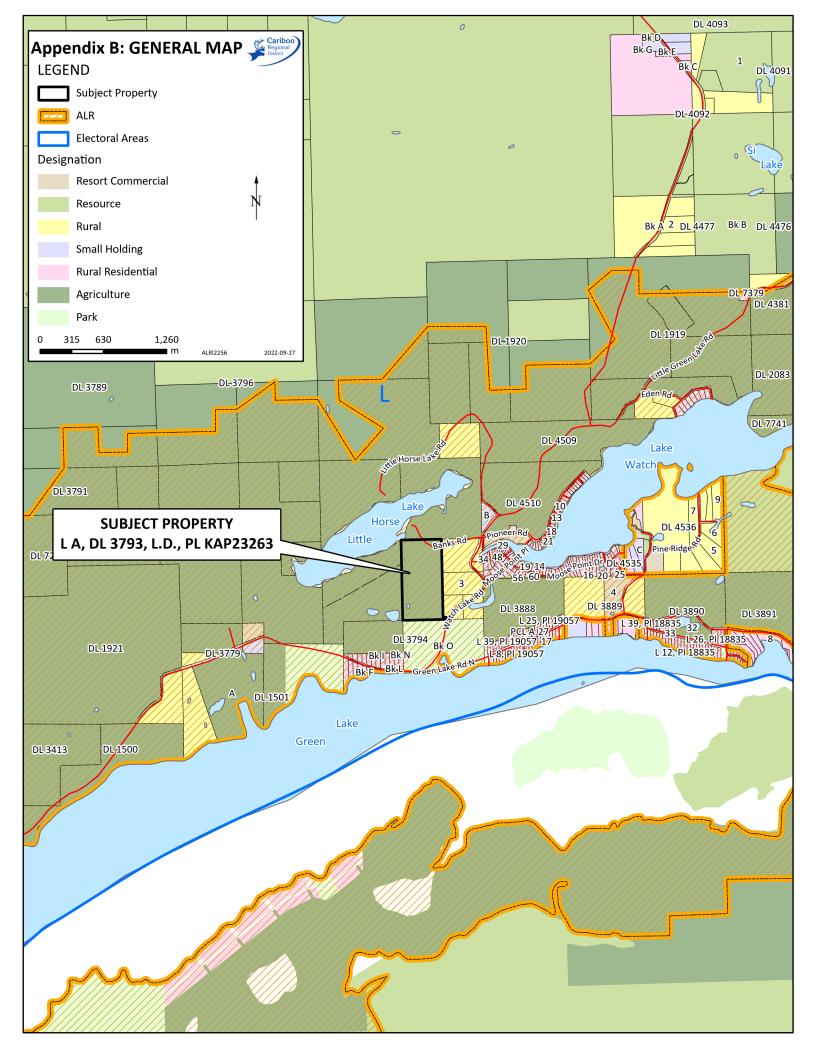
1/2 REINFORCED PRECAST CONCRETE MIN. 4" THK. **6MIL POLY** VAPOUR BARRIER COMPACTED CRIBBING DETAIL - FI GRANULAR FILL

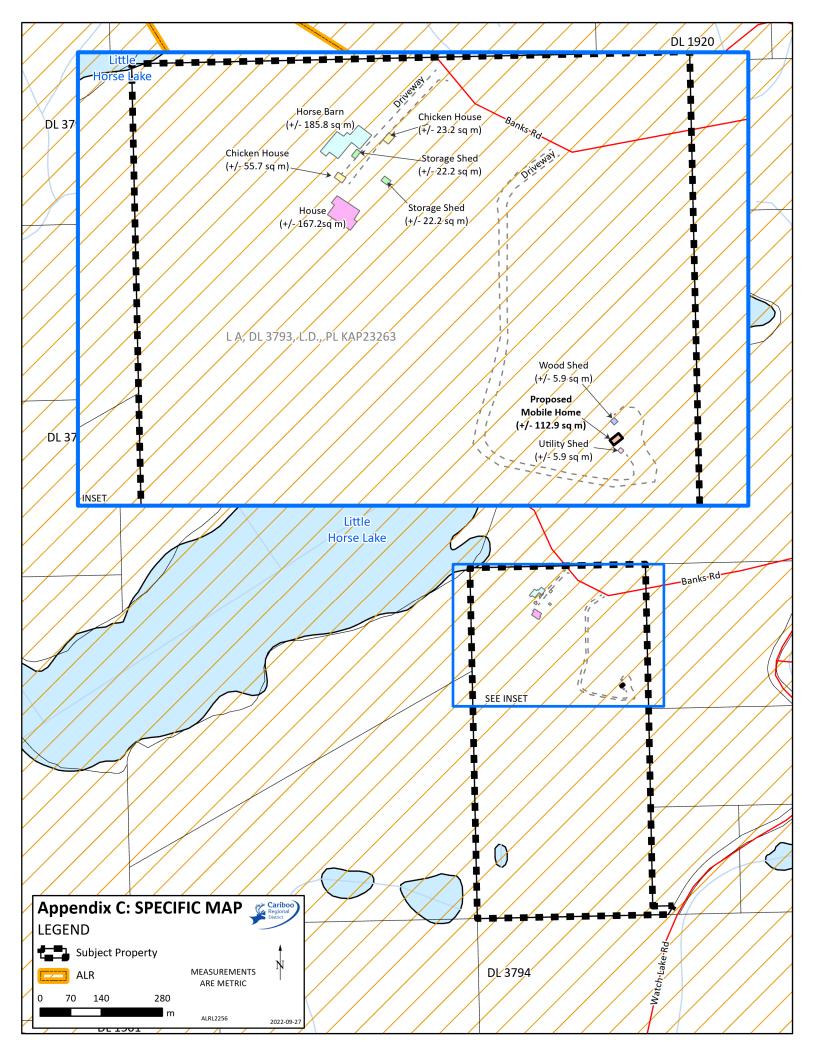
> WOOD CRIB PIERS SHALL BE PRESERVATIVE TREATED AND CONSIST OF SOUND LUMBER PLACED SO THAT SUBSEQUENT COURSES ARE AT RIGHT ANGLES TO EACH OTHER. WITH EACH LAYER FASTENED SECURELY TO THE LAYER BENEATH

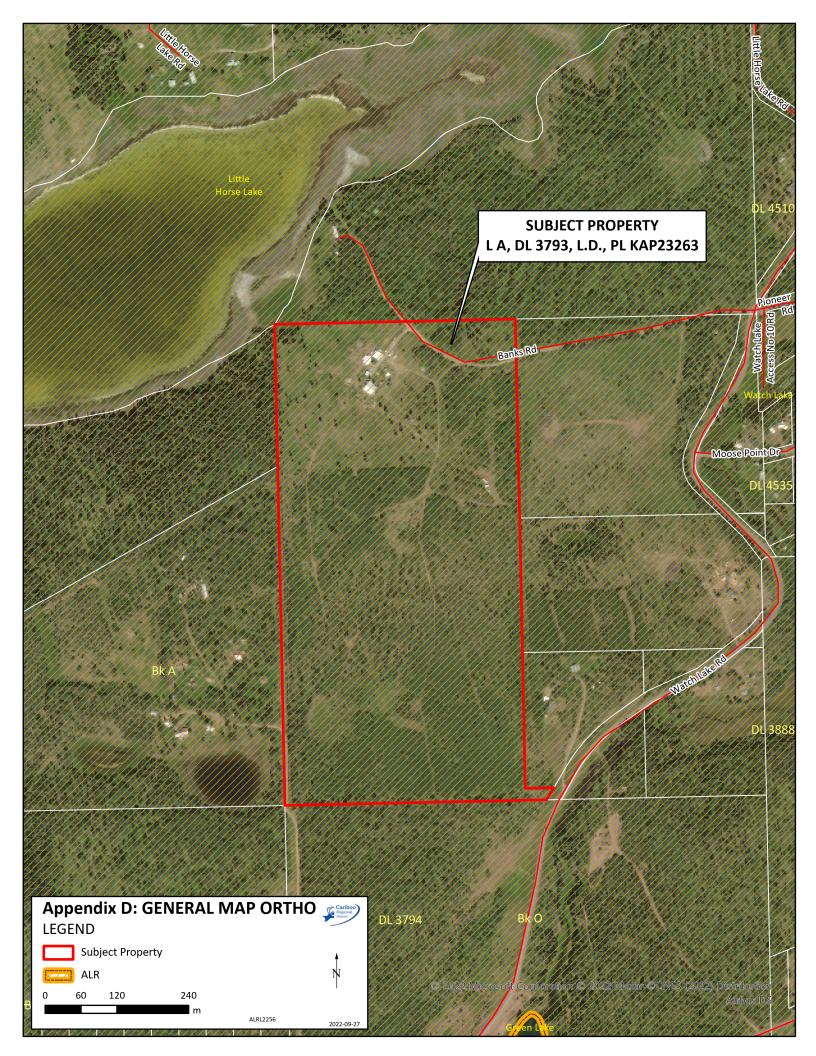


J OVER 500' To Property Line









File No: 3015-20/L20220056

		ADVISORY	PLANNING COMMISSIO	N RESPONSE FORM		
	Minutes of the meetin in the Iron Horse			nning commission held o		0,2022
	PRESENT:	Members Recording S	Sharron Wolosh Inga Udluft Ursula Hart Barb Matfin Georetary Sharron	n Woloshyn		
		Contact	ent, or Christine ed but declined to atten			
	ABSENT: Steve B	rown				
	Agenda Items APPLICATION UNDER T LILLOOET DISTRICT, PLA Uvsula Hart/ Ba be(supported/rejected fi) Complies with	Staff suppor Others - THE LAND CO AN 23263) I'D Madfin "T For the follow thin exi agricultury for secu	Eric de Vries, Pi MMISSION ACT - 3015. THAT the application for ing reasons: sting CRD zoning	ride Vries, Shane 20/L20220056 (LOT A, E submission to the ALC at ag requirements and growth and ppropriate housing (05 25%) over	DISTRICT LOT 3793, 6252 BANKS ROAD for dwelling	Size. -there s. restriction.
5	harron Woloshyo	Inga. Ud	Noff: That the meetin	g terminate.	CARRIED)
4	ime: 5: 24 pn Shaw Zvola ecording Secretary	n. Oshyn	Sharrie	2 Troboshy	n	



October 19, 2022

Local government file: 3015-20/L20220056

ALC ID: 66344

Shivani Sajwan Planning Officer II Cariboo Regional District

VIA EMAIL: ssajwan@cariboord.ca

Re: ALC Non-Adhering Residential Use Application - 6252 Banks Road

Dear Shivani,

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on this Agricultural Land Commission (ALC) Non-Adhering Residential Use (NARU) application to allow a second residence greater than 90 m² on a 32.5-hectare parcel within the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- The subject parcel is located just south of Little Horse Lake with an agricultural capability classification of Class 5 (improved to Class 4) (100 percent sandy loam) and is relatively flat. Its OCP designation is Agriculture and its current zoning is Resource/Agricultural. From available imagery it appears the subject parcel includes an existing residence, a possible barn/shop, corral, riding arena, and other small structures. Further north, larger Horse Lake to the north also has some Class 3 hay production around it, along with some cattle and forage production and resorts/trail ride operations.
- The application indicates the additional residence is for a family member who will support existing farming activities, including egg production, and potentially assist in growing potatoes. The application also describes the current difficulty in securing a mobile home smaller than 90 m².
- Ministry staff note that vegetable production may become more common in the region (if water can be secured), especially with a changing climate. While the proximity to markets for this parcel is somewhat distant, it may generate sufficient revenue from the region's seasonal population in the summer.

- The additional residence is proposed where a previous residence was once located and will have access to existing power, septic and water. While this location sits inward approximately 180 metres southwards on the parcel, away from Banks Road, the application does speak to how the siting may potentially impact the parcel's agricultural activities stating that the area around the additional home is already separately fenced for cattle and will not impact existing agricultural operations.
- Ministry staff note, however, that 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 <u>Guide for Bylaw Development in Farming Areas</u>, for suggested residential setbacks from roads which may help reduce any additional fragmentation should land be further developed for agricultural use in the future.
- Ministry staff are available to discuss viable agricultural opportunities with landowners considering pursuing additional 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

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

Nicole Pressey, Regional Agrologist Ministry of Agriculture and Food

Phone: (236) 713-2223

Email: Nicole.Pressey@gov.bc.ca