



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/G20230019

ALR Application Type: Non-Farm Use 20(2)

Electoral Area: G

Date of Referral: April 14, 2023

Date of Application: March 29, 2023

Property Owner's Name(s): SARAH N BURLEIGH
AYRTON VAN DER WESTHUIZEN

SECTION 1: Property Summary

Legal Description(s): Lot 5, District Lot 358, Lillooet District, Plan 21582

Property Size(s): 1.43 ha (3.53 ac.)

Area of Application: 1.43 ha (3.53 ac.)

Location: 5475 Scuffi Road

Current Designation:

Rural Residential

Min. Lot Size Permitted:

0.8 ha (1.98 ac.)

Current Zoning:

Rural 3 (RR 3)

Min. Lot Size Permitted:

0.8 ha (1.98 ac.)

Proposal: To allow for an animal hospital on the subject property.

Existing Buildings: Residential Dwelling - 248.98 sq. m (2,680 sq. ft.)

Garden Shed - 9.29 sq. m (100 sq. ft.)

Shop - 66.89 sq. m (720 sq. ft.)

Barn - 83.61 sq. m (900 sq. ft.)

Tack Shed - 35.68 sq. m (384 sq. ft.)

Proposed Buildings: Animal Hospital

Road Name: Scuffi Road

Road Type: Paved

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

Services Available: Hydro, telephone, natural gas, septic tank and field and a well.

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

Required to comply with the Shoreland Management Policy: Yes - Septic Only

Name of Lake/Contributing River: 105 Mile Lake

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	105 Mile Lake	---
(b) South	272 , Storage & Warehousing (Open)	7.22 ha (17.84 ac.)
	446 , Cement Plants	1.88 ha (4.649 ac.)
(c) East	151 , Beef (Vacant)	37.798 ha (93.4 ac.)
(d) West	060 , 2 Acres Or More (Single Family Dwelling, Duplex)	1.35 ha (3.34 ac.)

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
100%	Class 6 - Topography	N/A

The agricultural capability classification of the subject property is Class 6. The limiting factor is noted as topography.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive

improvement practices. Some unimproved Class 6 lands can be improved by draining and/or diking.

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 applicant has applied for an Agricultural Land Commission (ALC) application for Non-Farm Use. The application is to allow for an animal hospital on the subject property. The applicant believes that it would be beneficial to have a local animal hospital in the neighbourhood, servicing farm animals.

The 1.43 ha (3.53 ac.) subject property is zoned Rural 3 (RR 3) in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and is designated Rural Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018. The property is mainly used for residential purposes with some animals on-site. There is currently one 248.98 sq. m (2,680 sq. ft.) residential dwelling, a 9.29 sq. m (100 sq. ft.) garden shed, a 66.89 sq. m (720 sq. ft.) shop, an 83.61 sq. m (900 sq. ft.) barn, and a 35.68 sq. m (384 sq. ft.) tack shed existing on the property as shown in Appendix C.

Location and Surrounding:

The subject property is located at 5475 Scuffi Road, with 105 Mile Lake in proximity as shown in Appendix B. Completely within the Agricultural Land Reserve (ALR), the property is covered in grass and a few trees. Existing services include hydro, telephone, natural gas, septic tank, septic field and a well. There are mostly single-family dwellings to the west, large vacant farmland to the east, industrial lot to the south and 105 Mile Lake to the north of the subject property. There is approximately 35 m buffer land between the property and the lake with 105 Mile Lake Access No. 1 Road adjacent to the subject property as shown in Appendix C.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

3.0 INTERPRETATION AND DEFINITIONS

- "ANIMAL HOSPITAL" means a building or portion thereof where one or more licensed veterinarians and associated staff provide medical, surgical, or general health care services for animals and house pets, and may also include ancillary boarding for those animals provided that they are confined within a fully enclosed building between the hours of 8:00 p.m. and 7:00 a.m.

5.20 RURAL 3 (RR 3) ZONE

5.20.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.8 ha (1.98 ac.)

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR non-farm use application. It is intended to construct an animal hospital on the subject property which will require importing fill on-site. The requested proposal will include a 0.25 ha (0.62 ac.) of total fill placement area, 0.5 m (1.64 ft.) being the maximum depth, and 125 m³ volume of materials to be placed as fill. The estimated duration of the project is 1 year.

The property is noted in the British Columbia Soil Information Finder Tool as having an agricultural capability classification of Class 6 with no further improved rating, and topography being the limiting factor. With the current topography limitations and poor soil type, the property has less potential for agricultural activities.

The Electoral Area 'G' Advisory Planning Commission (APC) has reviewed the application and expressed their support as they believe that an animal hospital would be beneficial in this rural community.

The Ministry of Agriculture and Food (MAF) has provided comments and noted that the location of the proposed new facility is on the portion of the subject property that is cleared and appears suitable for agricultural use. To ensure agricultural land protection, the Ministry has recommended that the proposed facility be located on the northern portion of the subject property where the residence and other ancillary buildings are currently located. It is further recommended that if this application is approved, a condition of approval should be that the building gets decommissioned or converted to an agricultural building if it is no longer required for animal hospital. As the property is within ALR, the Ministry believes that servicing of domestic animals should only be permitted in conjunction with a large animal clinic that services farm animals. Adequate fencing requirement along the entire perimeter of the subject property is also advised by the Ministry.

Should the Agricultural Land Commission approve this application, the subject property will need to be rezoned to the Special Exception Rural 3 (RR 3-8) zone in the South Cariboo Area Zoning Bylaw, 3501, 1999 to allow for an animal hospital on-site. Currently, animal hospital is a permitted land-use in Rural 1 (RR 1), Rural 2 (RR 2) and Resource/Agricultural (RA 1) zones.

The subject property is located within the CRD Building Inspection Service Area. A building permit will be required for the construction of the proposed animal hospital. Further, to accommodate the proposal, both septic system and well will have to be tested and maintained as per Health Authority standards.

Recommendation:

That the Provincial Agricultural Land Commission application for non-farm use pertaining to Lot 5, District Lot 358, Lillooet District, Plan 21582 be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval, subject to rezoning.

REFERRAL COMMENTS

Advisory Planning Commission: May 2, 2023
See attached.

Ministry of Agriculture and Food: May 10, 2023
See attached.

ATTACHMENTS

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



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 67921

Application Status: Under LG Review

Applicant: Sarah Burleigh , Ayrton van der Westhuizen

Local Government: Cariboo Regional District

Local Government Date of Receipt: 03/29/2023

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

Proposal Type: Non-Farm Use

Proposal: To add a veterinary clinic to the land

Mailing Address :

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

Primary Phone : [REDACTED]

Email [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 003-687-112

Legal Description : LOT 5 DISTRICT LOT 358 LILLOOET DISTRICT PLAN 21582

Parcel Area : 1.4 ha

Civic Address : 5475 Scuffi Rd, 100 Mile House, BC V0K 2E1

Date of Purchase : 06/28/2021

Farm Classification : No

Owners

1. **Name :** Sarah Burleigh

Address :

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

Phone : [REDACTED]

Email : [REDACTED]

2. **Name :** Ayrton van der Westhuizen

Address :

[REDACTED]
[REDACTED]
[REDACTED]

Applicant: Sarah Burleigh , Ayrton van der Westhuizen

Phone : [REDACTED]

Current Use of Parcels Under Application

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

Housing for horses and goats

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

Weed control and pasture seeding

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

Home living

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity : Cattle pasture

East

Land Use Type: Agricultural/Farm

Specify Activity : Cattle pasture

South

Land Use Type: Industrial

Specify Activity : Canadas log people

West

Land Use Type: Agricultural/Farm

Specify Activity : Private land

Proposal

1. How many hectares are proposed for non-farm use?

0.5 ha

2. What is the purpose of the proposal?

To add a veterinary clinic to the land

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

Yes it could be, but it would be beneficial to have a home based business and an additional local veterinary

Applicant: Sarah Burleigh , Ayrton van der Westhuizen

clinic. Much more affordable to build a home based business

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

Yes, will be servicing farm animals

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

Yes

Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.25 ha*

Maximum depth of material to be placed as fill *0.5 m*

Volume of material to be placed as fill *125 m³*

Estimated duration of the project. *1 Years*

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

Foundation for the building for the veterinary clinic

Briefly describe the origin and quality of fill.

Whatever is best for foundation will be used

Applicant Attachments

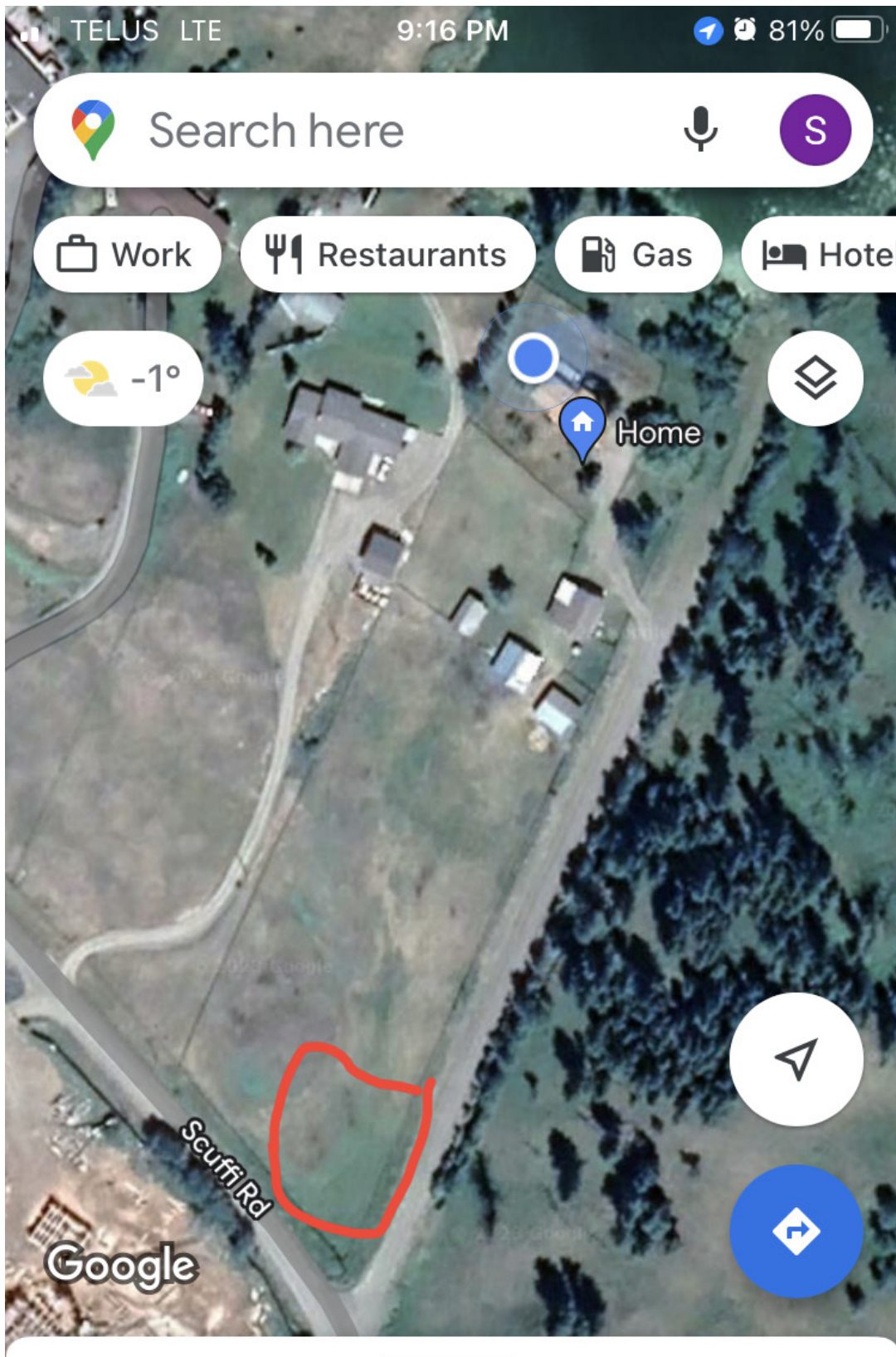
- Proposal Sketch - 67921
- Certificate of Title - 003-687-112

ALC Attachments



None.

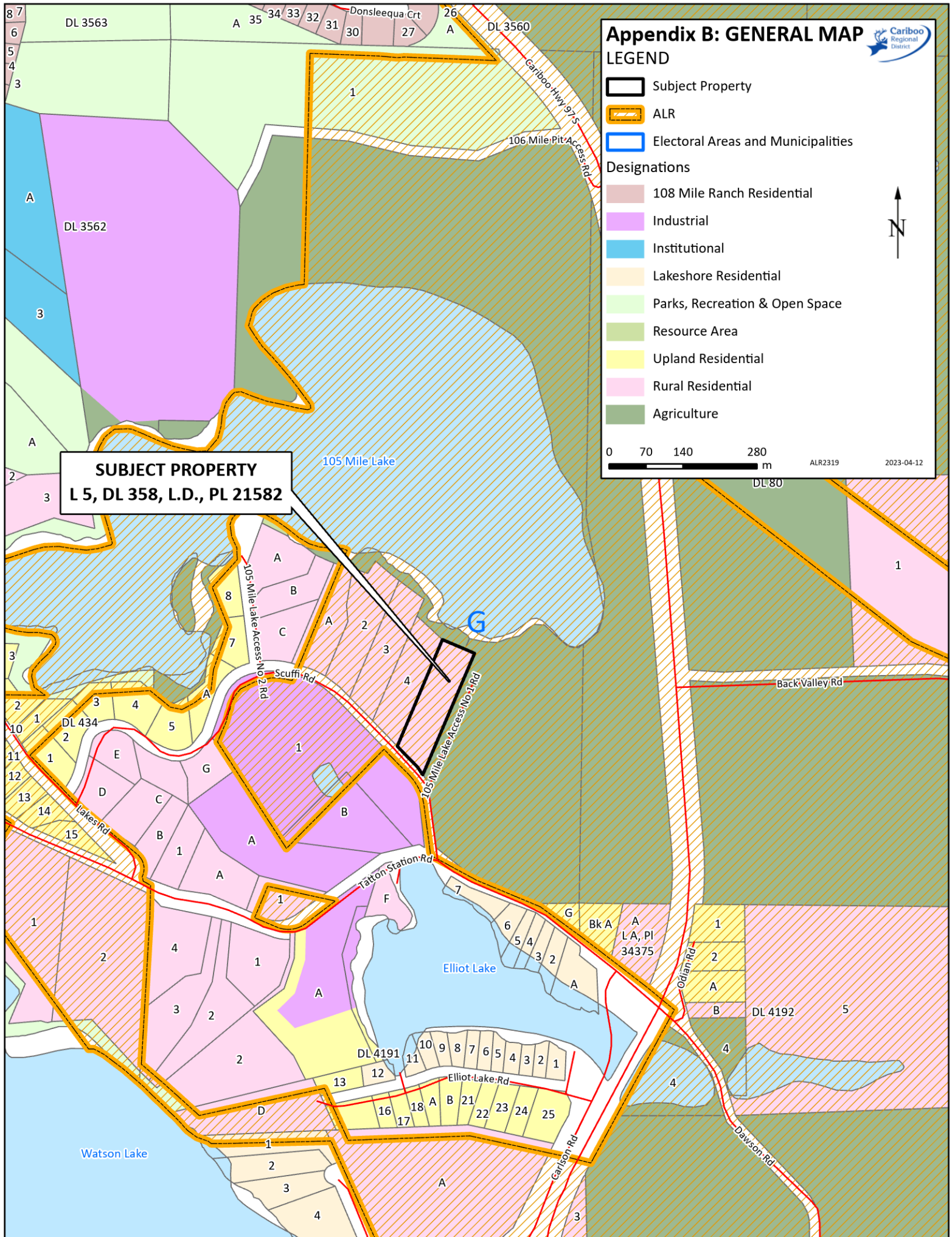
Decisions

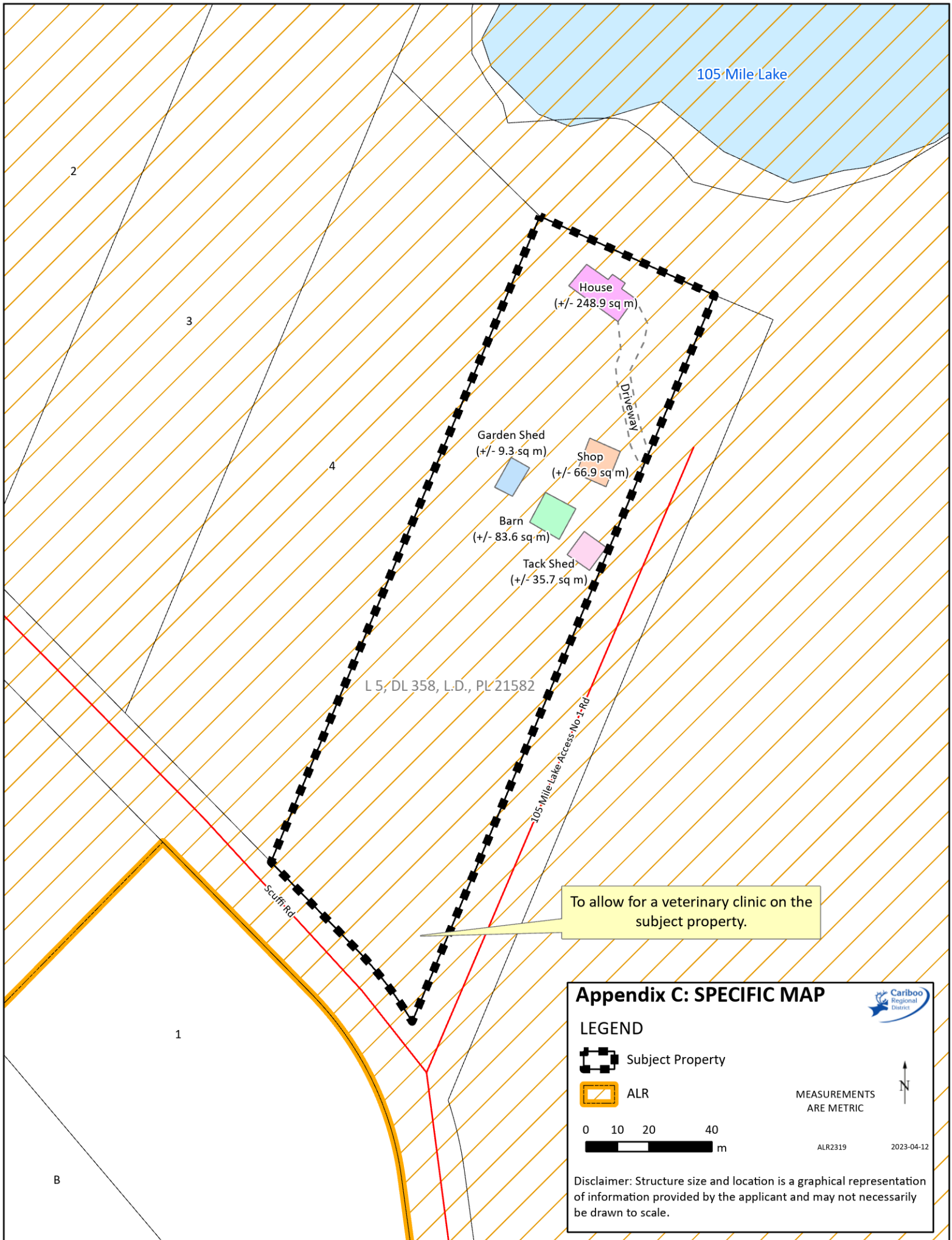
None.



Latest in the area

-  Explore
-  Go
-  Saved
-  Contribute
-  Updates









SUBJECT PROPERTY
L 5, DL 358, L.D., PL 21582

Appendix D: GENERAL MAP ORTHO

LEGEND

-  Subject Property
-  ALR

0 12.5 25 50
m

Cariboo Regional Services

N

ALR2319 2023-04-12

AREA G APC RESPONSE FORM

FILE NO: 3015-20/G20230019

Date: May 2, 2023

7 PM

Conference call

Applicant/Agent: SARAH BURLEIGH participated in the call.

Area G director - Al Richmond

**Members: Marvin Monical Diane Wood Graham Leslie Nicola Maughn
Marilyn Niemiec Robin Edwards Amanda Bird Jamie Hughes**

Absent: Jamie Hughes Nicola Maughn Robbin Edwards

Location of Application: 5475 Scuffi Road

Agenda Item: Application under the Land Commission Act to allow for a veterinary clinic on the subject property.

Moved by: Graham Leslie/Amanda Byrd

Area G APC has no objection to this application as proposed.

The APC feels that a veterinary clinic would be of benefit in this rural area.

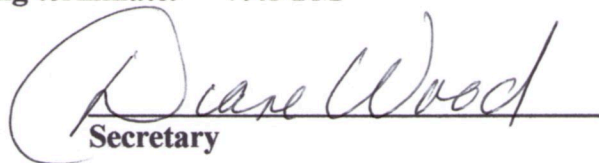
Motion Carried Unanimously

Moved by Diane Wood

that the meeting terminate. 7:45 PM

Marvin Monical

Chair


Secretary



May 10, 2023

Local government file: 3015-20/G20230019
ALC ID: 67921

Genny Hilliard
Development Services Clerk
Cariboo Regional District
VIA EMAIL: planning@cariboord.ca

Re: Agricultural Land Commission Non-Farm Use Application at 5475 Scuffi Road (PID: 003-687-112) – The Subject Property

Dear Genny,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on an Agricultural Land Commission non-farm use application on the Subject Property. From an agricultural planning perspective, Ministry staff offer the following comments:

- The entire 1.4 ha Subject Property is located in the Agricultural Land Reserve (ALR) and borders land in the ALR to the east and west, 105 Mile Lake to the north and an industrial area to the south that is not located in the ALR.
- The applicant proposes to construct a veterinarian clinic on the Subject Property that will service farm animals. It is unclear if the clinic will solely be used to service farm animals or if domestic animals, such as cats and dogs, will also be serviced.
- According to mapping provided by the applicant, the location of the proposed new facility is on a portion of the Subject Property that is cleared and appears suitable for agricultural use. In order to retain as much of the Subject Property for agricultural production, the facility should be located on the northern portion of the Subject Property where the residence and other buildings are located.
- Due to the Subject Property being located within the ALR, if the application is approved, a condition of approval should be that the building will be decommissioned or converted to an agricultural building if it is no longer required for a veterinarian clinic. Further, if the clinic will indeed service domestic animals, it

should only be permitted in conjunction with a large animal clinic that services farm animals.

- Lastly, if the application is approved, Ministry staff recommend that a condition of approval is that adequate fencing is installed along the entire perimeter of the Subject Property.

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

Sincerely,

Reed Bailey, Land Use Planner
Ministry of Agriculture and Food
Phone: (778) 698-3455
Email: Reed.Bailey@gov.bc.ca

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

Email copy: Agricultural Land Commission – ALC.Referrals@gov.bc.ca