



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/L20240054

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

Electoral Area: L

Date of Referral: January 08, 2025

Date of Application: December 10, 2024

Property Owner's Name(s): Bless Holdings Ltd.

Applicant's Name: Leslie Schopf

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3779, Lillooet District, Plan 34876

Property Size(s): 3.4 ha. (8.4 ac.)

Area of Application: 3.4 ha. (8.4 ac.)

Location: 6143 North Green Lake Rd

Current Designation:

Resort Commercial

Min. Lot Size Permitted:

n/a

Current Zoning:

Special Exception Tourist Commercial (C 2-8)

Min. Lot Size Permitted:

4000 sq. m. (43,057 sq. ft.)

Proposal: The applicant is proposing legalizing the bed and breakfast that was added within the lodge (3 sleeping units and associated ancillary space). All other existing uses including the 8 cabins, 29 campsites, gas station, and restaurant were previously permitted in CRD application 4035-20/L063 (ALC application # D-31825). ALC resolution #241/198 permitted a total of 8 cabins, 29 campsites, and the construction of a residential dwelling however denied the request for ALR exclusion. There is currently no residential dwelling on the lot.

Existing Buildings: 8 Cabins 40.69 sq. m. (438 sq. ft.)
Mechanical shed 19.54 sq. m. (210.34 sq. ft.)
Shed 29.67 sq. m. (319.37 sq. ft.)
Storage Container 21.14 sq. m. (227.55 sq. ft.)
Shed 14.57 sq. m. (156.83 sq. ft.)
Lodge 565.9 sq. m. (6091.3 sq. ft.)

Proposed Buildings: 3 cabins 40.69 sq. m. (438 sq. ft.)

Road Name: Green Lake Rd N

Road Type: Paved

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

Services Available: hydro, telephone, septic system, well.

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: unnamed waterbody

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	crown Land	n/a
(b) South	2 Acres Or More Single Family Dwelling	2.57 ha. (6.35 ac.)
(c) East	Crown Land	n/a
(d) West	crown Land	n/a

PLANNING COMMENTS

Background:

The CRD has received an Agricultural Land Commission (ALC) application for Non-Farm Use. The property is fully within the Agricultural Land Reserve (ALR) and this application is to permit the existing three sleeping units that have been added to the lodge which previously only contained a restaurant, store and gas station. The subject property is zoned as Special Exception C 2-8 in the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The ALC, in 1998, authorized eight cabins, 29 campsites, a gas station, restaurant and single-family dwelling, however it denied the exclusion of the lot from the ALR (ALC resolution #241/98).

At the time of the original ALC application there were five cabins. Three cabins and three sleeping units in the lodge have been added without building permits. The current zone Special Exception C 2-8 permits a total of eight sleeping units. There are currently 11 sleeping units in addition to other permitted uses therefore rezoning is also required.

The three cabins constructed without building permits are also located within the Riparian Development Permit Area. A Riparian Development Permit will be required.

The site previously contained a gas station and the applicant is currently working with the Ministry of the Environment regarding site investigation and remediation. Staff note that section 557 of the *Local Government Act* prohibits approval of rezoning applications, development permits or building permits prior to the requirements of the Environmental Management Act being met.

The applicant has also applied for building permits for the three cabins added most recently but has not applied to the building department for the three sleeping units in the lodge. This application is a result of bylaw enforcement activity in late 2023 and early 2024.

Location and Surrounding:

The subject property is located 1 km north of Green lake at 6143 Green Lake North Rd. The parcel is mostly cleared for the current use and is partially covered by grass and trees. There is also an unnamed watercourse located on the east side of the property.

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

5.2.3 SPECIAL C 2 ZONES

5.2.3.8 Special Exception C 2-8 Zone (4600-20-2249)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-8, permitted non-residential uses shall be limited to:

- i) a lodge, seasonal resort or guest ranch with a maximum of eight (8) sleeping or housekeeping units;
- ii) a campground or recreational vehicle park with a maximum of twenty-nine (29) campsites or recreational vehicle sites;
- iii) trail riding, guide / outfitting operation;
- iv) restaurant;
- v) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- vi) ancillary rental and sales of boats and sporting equipment; and
- vii) ancillary buildings.

All other provisions of the C 2 zone shall apply.

4641 Green Lake and Area Official Community Plan Bylaw, 2010

Objectives

1. Encourage a range of commercial activities that meet the needs of residents and tourists.
2. Encourage commercial development that is respectful of the environment and the community.
3. Minimize land use incompatibility between commercial activities and surrounding land uses.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR application for non-farm use to legalize three sleeping units located in the existing lodge. The proposal aligns with the existing OCP designation and is unlikely to have a negative impact on the surrounding agricultural uses.

Additionally, the proposal will support multiple objectives within the OCP including meeting the needs of tourists, encouraging commercial development, and minimizing land use incompatibility between commercial and surrounding land uses.

The Electoral Area 'L' Advisory Planning Commission (APC) has reviewed the application and is in support as it enhances the existing services available and provides support to the Agricultural Community.

The Ministry of Agriculture and Food (MAF) provided comments stating that though the application does not directly benefit agriculture it is a long-standing resort and therefore Ministry staff have no objection to the application.

The Chief Building Official has commented with no objections and stated that a building permit is required for the placement of cabins and change of occupancy permit required for creation of residential suites above mercantile occupancy in main lodge.

In summary, planning staff are supportive of the proposed non-farm use application. If the application is approved the applicant will require Ministry of Environment authorization to proceed with rezoning and the Aquatic Habitat Development Permit prior to the issuance of building permits.

Recommendation:

That the Provincial Agricultural Land Commission application for non-farm use, pertaining to Lot 1, District Lot 3779, Lillooet District, Plan 34876 be received and authorized for submission to the Provincial Agricultural Land Commission, with a recommendation for approval, subject to rezoning.

REFERRAL COMMENTS

Advisory Planning Commission: January 29, 2025

See attached

Ministry of Agriculture and Food: January 24, 2025

See attached

CRD Chief Building Official: February 6, 2025

No Objections. Building permit required for the placement of cabins and change of occupancy permit required for creation of residential suites above mercantile occupancy in main lodge.

ATTACHMENTS

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



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 102827
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Bless Holdings Ltd. et al.
Local/First Nation Government: Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 DISTRICT LOT 3779 LILLOOET DISTRICT PLAN 34876
Approx. Map Area 3.4 ha
PID 002-921-987
Purchase Date Oct 1, 2020
Farm Classification No
Civic Address 6143 North Greenlake Road 70 Mile House BC V0K2K1
Certificate Of Title State of Title Certificate PID 002921987 Nov2824.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Bernie Schopf	Bless Holdings Ltd.	[REDACTED]	[REDACTED]	BlessAnnualReport2024.pdf
Leslie Schopf	Bless Holdings Ltd.	[REDACTED]	[REDACTED]	BlessAnnualReport2024.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type Land Owner
First Name Leslie
Last Name Schopf
Organization (If Applicable) Bless Holdings Ltd.
Phone [REDACTED]
Email [REDACTED]

4. Government

Local or First Nation Government: Cariboo Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). Currently no agriculture is taking place on the property.

Describe all agricultural improvements made to the parcel(s). No Agricultural Improvements

Describe all other uses that currently take place on the parcel(s). Seasonal resort, with 8 cabins and 29 sites, a Lodge(42.5ft x 55ft) with a small store and restaurant space. Upstairs area of Lodge for guest accommodations . Bathroom for resort guests . Lodge deck for guests off the front of building .

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Other	Open Range Land
East	Other	Open Range Land
South	Residential	North Greenlake Road and Residential Acreage
West	Other	Open Range Land

6. Proposal

How many hectares are proposed for non-farm use?

3.4 ha

What is the purpose of the proposal?

To have the Lodge guest accommodations continue to be used for guests. To have the store , restaurant space and deck on Lodge continue to be used for their intended uses. To have 8 cabins and 29 sites . This proposal will achieve bringing the lands into compliance with the uses that have been occurring based on Tourist Commercial (C2/C2-8) Zoning that we were unaware was not sanctioned by the ALC which is needed prior to permitting 3 more cabins on the property and rezoning if the guest accommodations are allowed to remain. Based on the information we received when purchasing the property we mistook the residence in the Lodge to be the "Residential" portion of the property as there was no other residence on the property. We are currently trying to obtain various items required by the Cariboo Regional District, one of which is a non-farm use application due to the fact that the original application did not include any sleeping units in the Lodge (and this puts us over the allowed 8 units). We have enjoyed the presence of this resort having lived in the area for over 11 years and now as the new owners hope we can take all the necessary steps to do what is needed to keep it as a functioning resort.

Could this proposal be accommodated on lands outside of the ALR?

No this proposal can not be accommodated on lands outside of the ALR, this resort, Little Horse Lodge has a long history dating back to 1964 at this location with tourists and locals . The Lodge and lands are unique to the history of Little Horse Lodge. This small resort is in a unique agricultural and recreational area of the Cariboo that people come from all over the world to explore.

Does the proposal support agriculture in the short or long term?

This proposal supports agri-tourism in the Cariboo Regional District, the continuance of this small parcel of land remaining in the ALR will ensure its uses always align with the ALC, and would therefore not affect the surrounding ALR lands that are being used for agricultural purposes.

Proposal Map / Site Plan

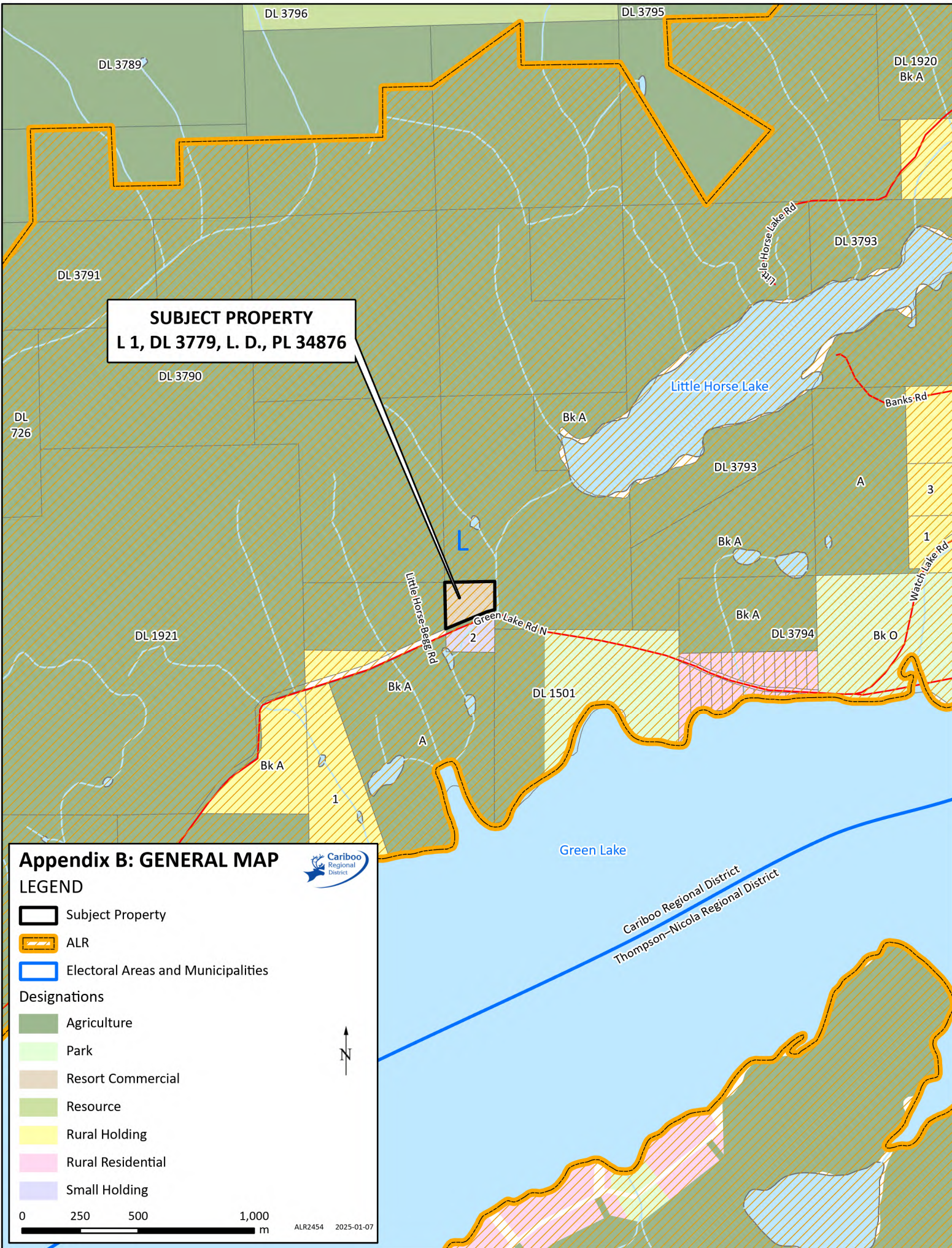
LittleHorseAerialView.jpeg

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

No

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Lodge Southern View	LodgeExterior.pdf
Other files that are related	C2-8 Zoning for PID: 002-921-987	CRDTouristCommercialZoning C2.pdf
Other files that are related	History of Little Horse Lodge	LittleHorseLodgeHistoryUpdate.pdf






SUBJECT PROPERTY
L 1, DL 3779, L. D., PL 34876

Appendix B: GENERAL MAP

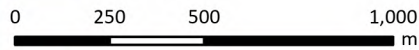


LEGEND

-  Subject Property
-  ALR
-  Electoral Areas and Municipalities

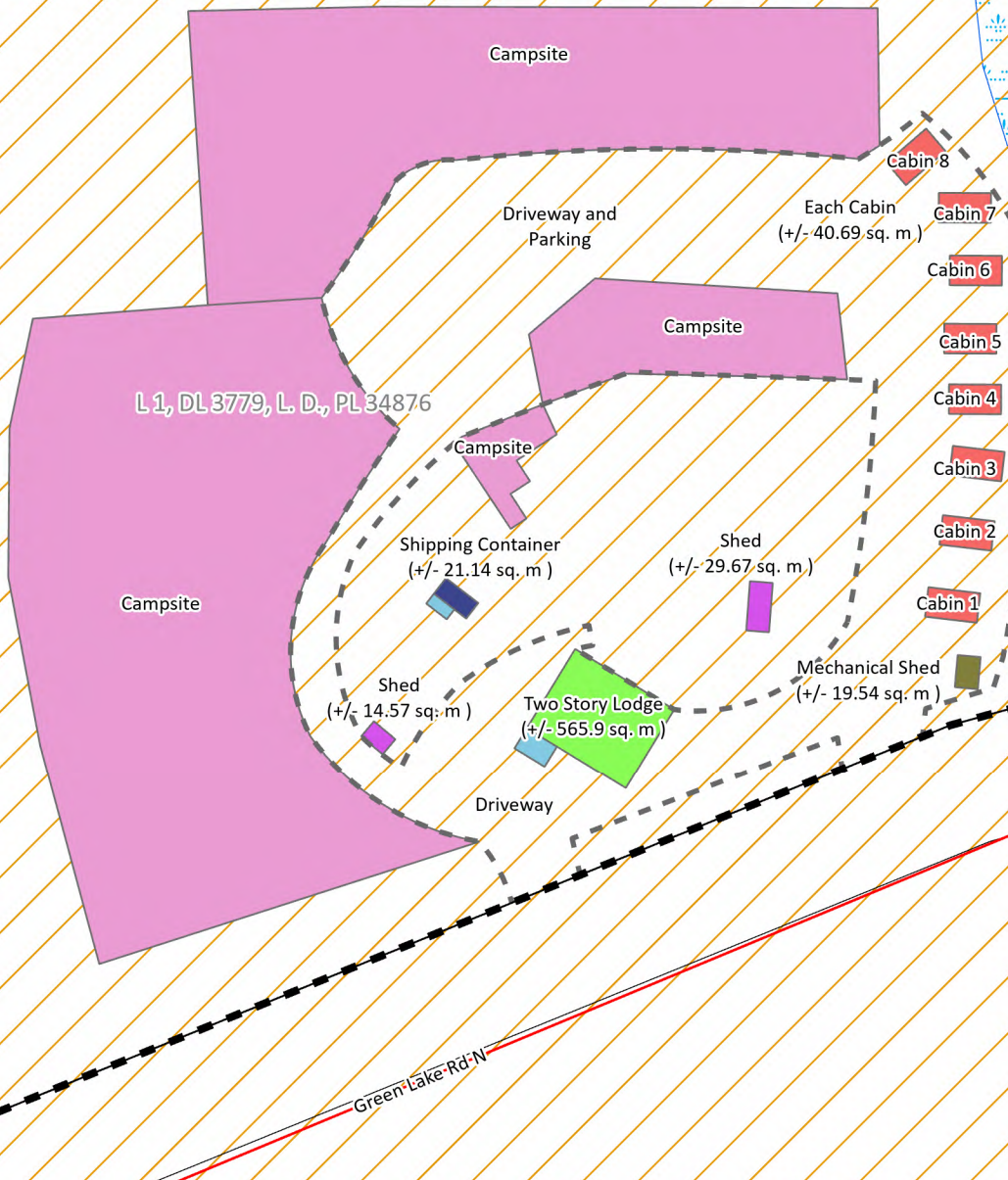
Designations

-  Agriculture
-  Park
-  Resort Commercial
-  Resource
-  Rural Holding
-  Rural Residential
-  Small Holding



DL 3792

L 1, DL 3779, L. D., PL 34876



Appendix C: SPECIFIC MAP

LEGEND

- Subject Property
- ALR

MEASUREMENTS ARE METRIC

0 15 30 60 m

ALR2454 2025-01-07

Cariboo Regional District

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and

SUBJECT PROPERTY
L 1, DL 3779, L. D., PL 34876

DL 3792



Green Lake Rd N

Little Horse-Beggs Rd

Bk C



2


B

DL 1501

Appendix D: GENERAL MAP ORTHO


LEGEND

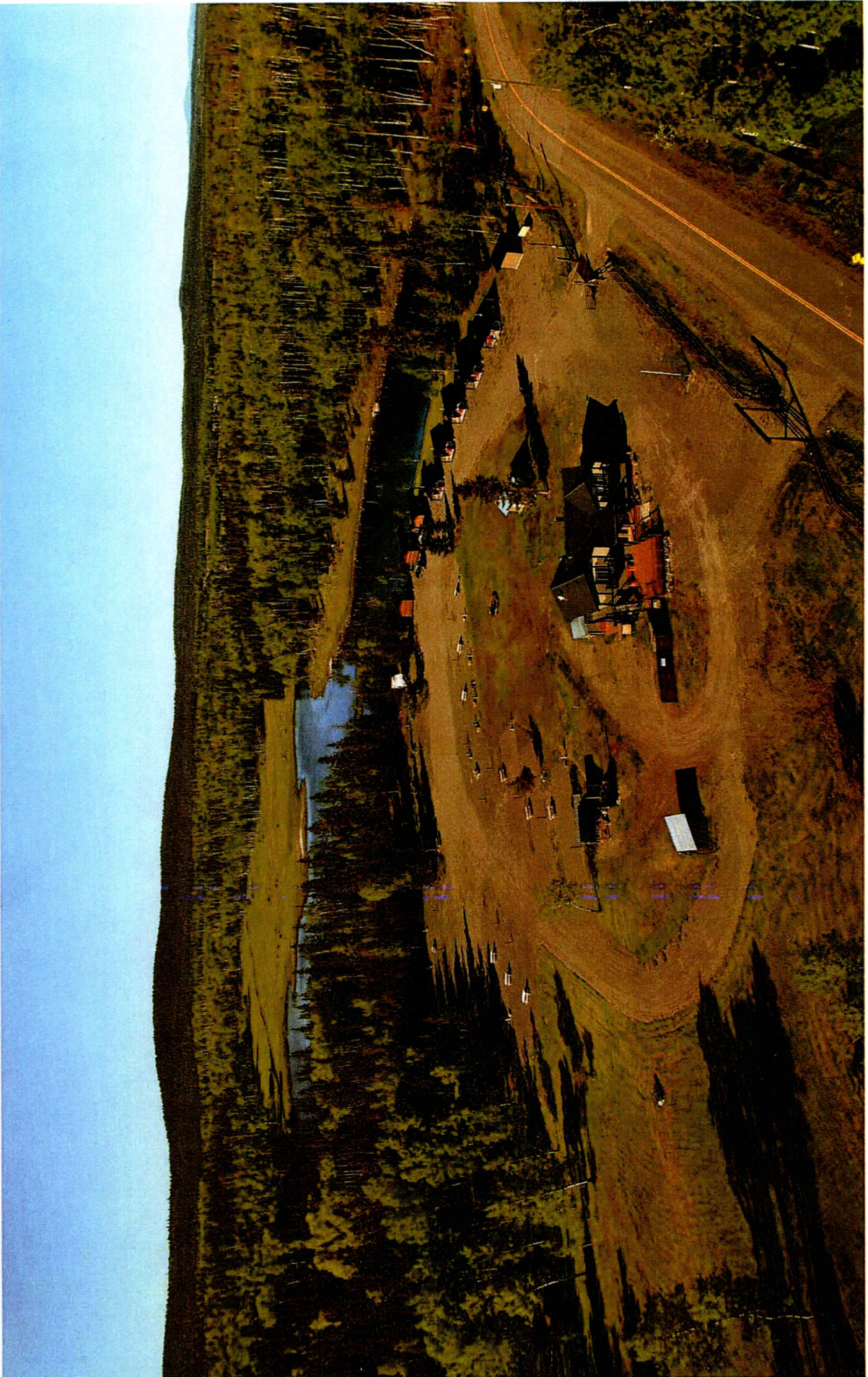
-  Subject Property
-  ALR



0 25 50 100
m

ALR2454 2024-12-19







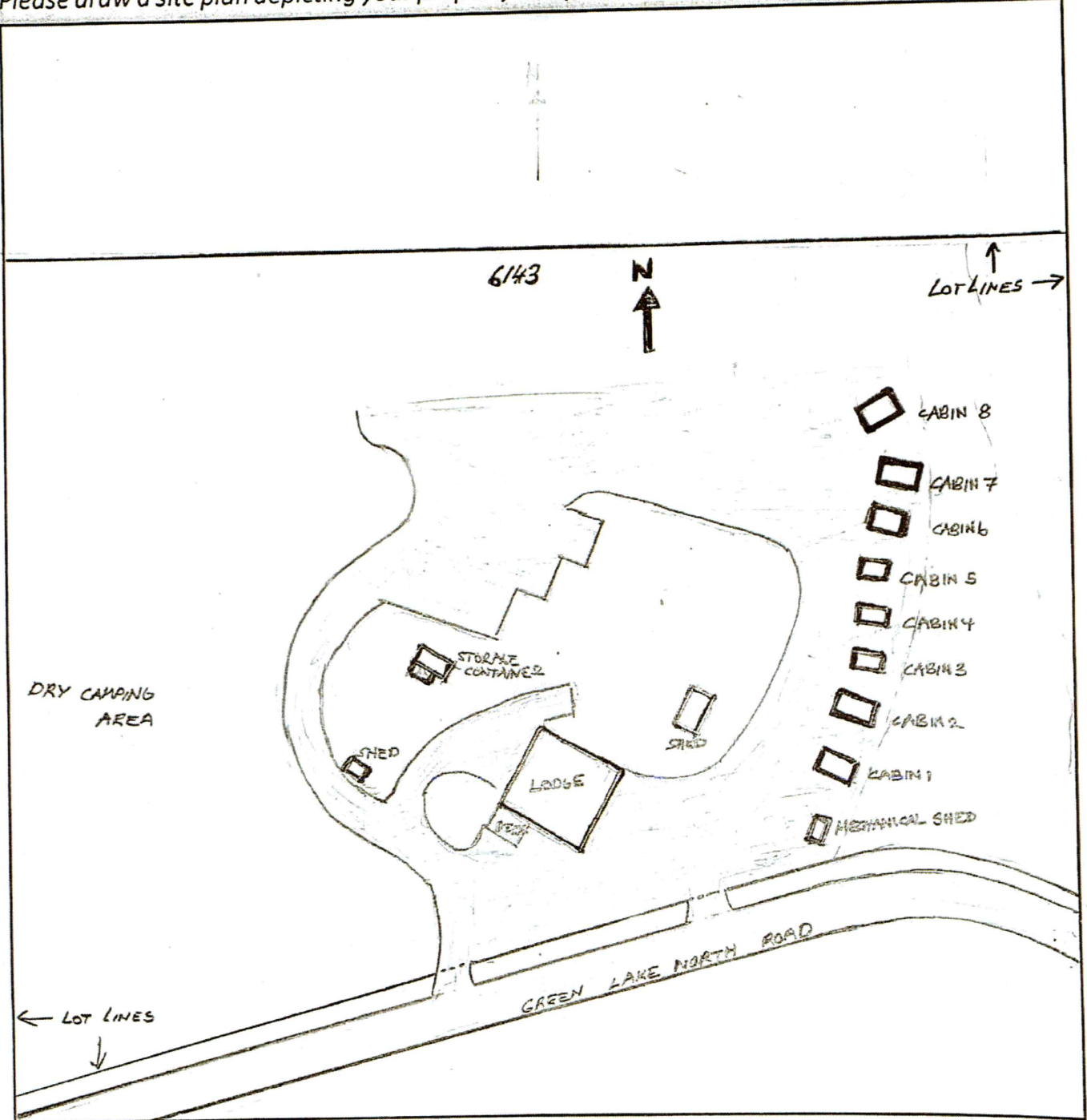


SITE PLAN DRAWING AND INSTRUCTIONS

Suite D, 180 North Third Avenue, Williams Lake, BC V2G 2A4
Unit 3 - 170 Cedar Avenue, Box 2260, 100 Mile House, BC V0K 2E0
102 - 410 Kinchant Street, Quesnel, BC V2J 7J5

Ph: 250-392-3351 Fax: 250-392-2812
Ph: 250-395-3838 Fax: 250-395-4898
Ph: 250-992-7400 Fax: 250-992-7414

Please draw a site plan depicting your property and proposal as instructed on the previous page:



Proposed Building Height: _____ PID: _____

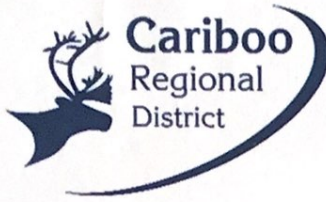
Civic Address: _____
(if not applicable, please provide the full legal description of the property found on the land title certificate of assessment notice)

Owner's Name: _____

Little Horse Lodge HISTORY

It all began 1964 as a pie and coffee “shop” for horseback riders on Little Horse Lake. In 1967 Harvey Bater, with the help of John Scheepbouwer and Neil Livingston, began the existing building of Little Horse Lodge on the North Green Lake Road. They continued to serve their delicious homemade pies as well as adding to the menu. The store was opened and pottery was displayed and sold. In 1977 Roy and Doris Patriquin purchased the Lodge, which was still only open through the summer months. At this time there were many changes, including extending business to year-round in order to satisfy the needs of the growing area. The corrals were added to accommodate the steady stream of horseback riders who continued to stop by for home-cooked meals and delicious homemade pies. Snowmobile and cross-country ski trails that wind through the property were blazed at this time and the traditional Sunday Dinners were started. In July 1984, Kim and Tony Knittle purchased Little Horse. Again, many changes took place such as an addition to the store. A miniature ice cream parlor and a candy shop are being added. Also the rustic log cabins from J-Bar-T Ranch were moved to Little Horse property. Another delight was musical entertainment, soon a piano was on hand for that Saturday night sing-a-long. Bob and Brenda Daub purchased the Lodge in January 1993. They started out to renovate the living quarter upstairs, then moved upstairs and renovated the restaurant and store. They added on the deck off the front of the main building. In May 1998, the Schuster Family from Germany decided to change their life style and live in this beautiful part of BC. Dieter and Katie together with their kids Heiko and Elke (called Elli) immigrated. Katie already worked in a Restaurant in Germany before and added the German Cuisine to the menu. In 2000 the main building got a new look and the balcony area was redone. In 2001 the upstairs of the Main building changed into a B&B guestroom area. A Rural Liquor Agency was added on in 2003, which was very much appreciated by Locals as well as Tourists. In the summer of 2008 two new Tidey Gas Tanks were put in. Since the spring in 2009 Little Horse Lodge also offers Wireless Internet Service to their customers and also added a Coffee Bar from “Van Houtte” to their Store.

Addendum (from history received from Elli Schuster): October 1, 2020 Leslie and Bernie Schopf purchased Little Horse Lodge with the hopes of returning the resort to its formers glory and full potential that tourists and residences could enjoy once again.



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Wednesday, January 29, 2025 7:25 PM
Location of Meeting: Steve Brown's House, Interlakes
File Number: 3015-20/L20240054
Application Type: Non-Farm Use
Electoral Area: L
Legal Description: Lot 1, District Lot 3779, Lillooet District, Plan 34876
Property Location: 6143 North Green Lake Rd

ATTENDANCE

Present:
Chair: Sharon Woloshyn
Members: Barb Matfin, Manuela Betschart,
Greg Atherton, Steve Brown, Glen Clark,
Dori Dennison, Ursula Hart, Gordon Ross.

Recording Secretary: Sharon Woloshyn
Owners/Agent: Leslie Schopf, Bernie Schopf
 Contacted but declined to attend

Absent: _____

Also Present:
Electoral Area Director: Eric deVries
Staff Support: _____

RESOLUTION

Motion by Steve Brown, Second by Gordon Ross

THAT application with File Number 3015-20/L20240054 be **SUPPORTED** / REJECTED for the following reasons:

- 1) The lodge building was built in its existing location in the 1970's.
- 2) There is no change to the existing use of the building by this application.
- 3) The lodge, with 3 sleeping units, is an integral part of the resort business as well as the community of Green Lake.
- 4) The south Cariboo has lost many resorts over the last decades and this business supplies much-requested seasonal accommodations which promotes tourism overall in the area.
- 5) The applicant pointed out that the wording on his title document from the ALC refers to "8 cabins" whereas the CRD Zoning bylaw C2-8 refers to "8 sleeping units". This wording discrepancy led to the stop work order and subsequently to this application.

For: 9 Against: 8

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: Greg Atherton

Seconded: Gordon Ross

CARRIED

Time: 7:56 pm



Recording Secretary



Chair



January 24, 2025

Leasa Williamson
Development Services Clerk
Cariboo Regional District

Sent by email: lwilliamson@cariboord.ca

Re: ALC File #102827; Local Government File #3015-20/L20240054 – Non-Farm Use at 6143 North Green Lake Road (PID: 002-921-987) – The Subject Property

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on File #3015-20/L20240054, that proposes to legalize three existing sleeping units within a lodge on the Subject Property. From a land use planning perspective, Ministry staff offer the following comments:

- The 3.4 ha Subject Property is located in the Agricultural Land Reserve (ALR) and has been used as a commercial resort and café/shop since the 1960s. There is no agricultural activity on the Subject Property.
- The Subject Property has a pre-existing residential structure (the 565.9 m² main lodge) that contains three sleeping units for tourist accommodation. The applicant states that the other existing non-farm uses on the Subject Property including 8 cabins, 29 campsites, gas station, and restaurant were previously permitted by ALC resolution #241/198, but approval for the lodge was not included in the original application because it was mistakenly thought to be a residence. The applicant is seeking retroactive non-farm use approval to continue to rent out the units located in the lodge.
- While this application does not directly benefit agriculture in the community, Ministry staff understand that this is a long-standing resort that has been part of the community for many decades. Ministry staff have no objection to this application being forwarded to the Agricultural Land Commission for consideration.

Please contact Ministry staff if you have any questions regarding the above comments.

Sincerely,



Chelsey Andrews, MCP
Land Use Planner
Strengthening Farming Program
Ministry of Agriculture and Food

chelsey.andrews@gov.bc.ca
Phone: 1 250-850-1854

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