



PROPERTY REPORT

6881 JESMOND RD

Clinton

V0K 1K0

Canada

PID: 013-316-818

OCTOBER 10, 2024



BLAKE BOLSTER
ROYAL LEPAGE KAMLOOPS REALTY
KAMLOOPS
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ROYAL LEPAGE
KAMLOOPS REALTY
322 Seymour Street
Kamloops, BC
V2C 2G2

I'm more than a real estate agent. I'm a REALTOR®.

**6881 JESMOND RD**

Area **North West**
 Sub Area **Clinton**
 Property Type **Single Family Dwelling**
 Style **Bungalow**
 Taxes **\$952 (2024)**
 MLS® **181335**
 Year Built **1974**
 Zoning **RL-1**
 DOM **0**
 Assessment **\$254,000 (2024)**

Listing Status **Active**
 Current Price **\$320,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$320,000**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **2**
 Bathrooms **1**
 Ensuite
 Fireplaces **(1) -**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Other**
 Roof **Metal**
 Construction **Frame**
 Access
 Basement Type
 Bsmt Devel
 Foundation **Post & Pad**

FEATURES

Heating **Radiant**
 Fuel **Wood**
 Water **Well, Shallow**
 Sewer Type **Septic Installed**
 Dist to Schools
 Dist to Transp

Total Sqft: 752

	Bsmt	Main	Above	Other
Totals (sqft)		752		
Living		12x15		
Dining		12x15		
Bathroom		2pc		
Kitchen		9x15		
Bedroom		10x7		
Bedroom		7x13		

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **165,092**
 Lot Acres **3.79**
 Parking Spaces
 Parking Types **Addl Parking Avail, RV Parking**
 Site Influences **Creek Through**
 Outdoor Area
 Equipment Included

LEGAL

PID Number **013-316-818**
 Legal **DISTRICT LOT 2004, LILLOOET LAND DISTRICT, FOR MBH SEE 003935.001**

Agent Information **No Appts Direct**

Commission Split
3/1.5% WITH FIRST PHYSICAL INTRO OR COMMISSION IS REDUCED TO 25% OF THE SELLING SIDE

Date Listed **Oct 10/24**

Expiry Date **Apr 10/25**

Conditions
 Realtor Remarks **Tenants must be home due to animals, allow at least 24 hrs. Home needs ALOT of work, no WETT, SEPTIC docs or well docs available**

AGENT INFORMATION

Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office ROYAL LEPAGE KAMLOOPS REALTY	250-374-3022	Selling Office	
Co-List Office		Selling Slsp1	
Listing Slsp1 BLAKE BOLSTER	250-377-5101	Seller CLINTON L MCIVOR	
Listing Slsp2		Seller(s) Name 2 NICOLE M PYNTEN	
		Tenant 24 hrs notice	

2 bedroom, 1 bath creek-front home, sitting on just under 4 acres outside of Clinton. Roll up your sleeves and make this property and home your own! The property boasts some fencing, multiple outbuildings, Quonset hut, and mobile trailer (trailer is only sitting on the property for storage purposes only, no septic or water) and the huge bonus of a creek that winds its way through the property. This property is under 20 mins from Clinton and the perfect place to enjoy the outdoors being minutes from Kelly Lake and a quick drive to Big Bar Lake, and tons of trails for hiking, hunting or ATVing. All info is approximate. Sold as is where is. Tenant occupied, 24 hrs notice for showings.

This listing information is provided to you by:

BLAKE BOLSTER

📞 250-377-5101 ✉️ bbolster@kadrea.com

ROYAL LEPAGE KAMLOOPS REALTY

📞 250-374-3022 📠 250-828-2866 Toll Free: 1-888-374-3022 ✉️ royallepage@kadrea.com 🌐

http://www.royallepage.ca/kamloopsrealty

322 SEYMOUR STREET KAMLOOPS, B.C. V2C 2G2

All measurements are approximate.

The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Oct 10, 2024.





Property Information Report

Report Generated on: October 02, 2024 12:01:15 AM

Thompson-Nicola Regional District
 300 - 465 Victoria St
 Kamloops, BC V2C 2A9
 T (250) 377-8673
 F (250) 372-5048
 E gisinfo@tnrd.ca

6881 Jesmond Rd

Parcel Description & Location [More Details](#)

Legal Description:

DISTRICT LOT 2004 LILLOOET DISTRICT

Plan Number:

NO_PLAN

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

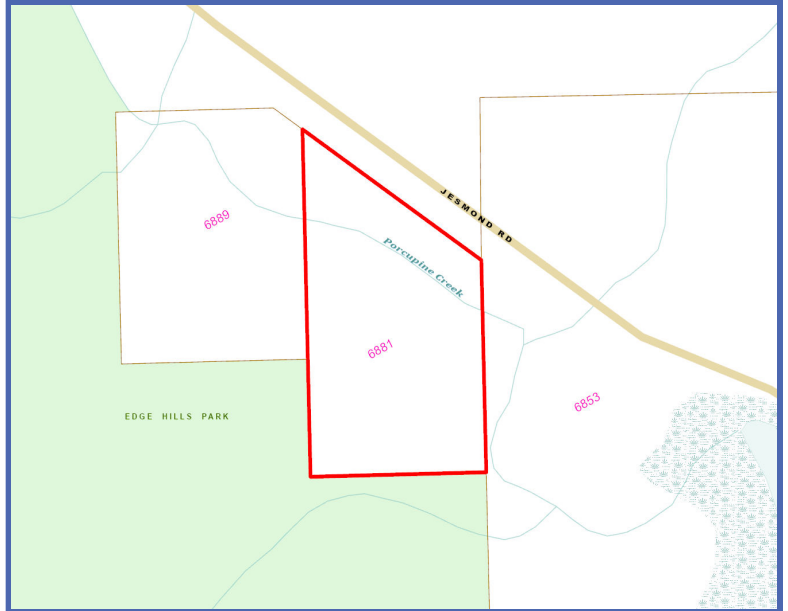
Lot Size(Calculated)(+/-5%):

Square Meter:	Acre:	Hectare:
15338.46	3.79	1.534

Community: Jesmond

Local Authority: TNRD (Electoral Area "E")

School District: Gold Trail



TNRD Services (Contact the Local Authority for services provided by other jurisdictions) [More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority) [More Details](#)

Future Debt: b'None'

Planning & Zoning (For enquiries, contact the Local Authority) [More Details](#)

Zoning Bylaw: 2400

Zoning: RL-1

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Unknown

Lake Classification: Unclassified

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: N/A

Development Permit Area: N/A

Official Community Plan Name: N/A

OCP Designation: N/A

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): Yes

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority) [More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:		
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
Type of Construction:					

BC Assessment (For enquiries, contact BC Assessment Authority) [More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
730.03935.000	013-316-818	2024	\$148,000.00	\$106,000.00	1-Res
730.03935.000	013-316-818	2023	\$123,000.00	\$105,000.00	1-Res

Folio:	Actual Use:	Manual class:
730.03935.000	2 ACRES OR MORE (SEASONAL DWELLING)	1 STY RECR HOME - ALL - SUBSTD

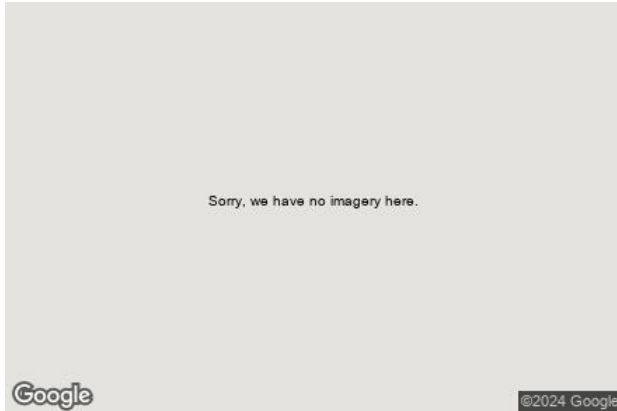
Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use.](#)



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

6881 JESMOND RD CLINTON V0K 1K0

Area-Jurisdiction-Roll: 23-730-03935.000



Total value **\$254,000**

2024 assessment as of July 1, 2023

Land \$148,000

Buildings \$106,000

Previous year value \$228,000

Land \$123,000

Buildings \$105,000

Property information

Year built	1974
Description	1 STY Rec Home - Basic
Bedrooms	2
Baths	
Carports	
Garages	
Land size	3.79 Acres
First floor area	752
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

DISTRICT LOT 2004, LILLOOET LAND DISTRICT, FOR M
SEE 003935.001
PID: 013-316-818

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width	12 Ft
Length	56 Ft
Total area	672 Sq Ft

Comments

TITLE SEARCH PRINT

File Reference: BOLSTER
Declared Value \$ 65500

2024-10-02, 10:21:11

Requestor: Royal LePage Kamloops

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	LA161445
From Title Number	KM115939
Application Received	2006-11-22
Application Entered	2006-11-28
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	CLINTON LEE MCIVOR, IRON WORKER BOX 754 CLINTON, BC V0K 1K0
Taxation Authority	Kamloops Assessment Area
Description of Land	
Parcel Identifier:	013-316-818
Legal Description:	DISTRICT LOT 2004 LILLOOET DISTRICT
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CB75915
Registration Date and Time:	2022-07-12 14:35
Registered Owner:	NICOLE MAUREEN PYNTEN
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

Manufactured Home Registration Number - "037685"

Search Date and Time: September 23, 2024 at 8:45:47 am Pacific time
Account Name: ROYAL LEPAGE KAMLOOPS REALTY
Folio Number: BOLSTER

TABLE OF CONTENTS

Matches in Report: 1

Registrations in Report: 1

Total Search Report Pages: 3

	Registration Number	Registration Status	Owner Name	Owner Status	Year	Make/Model	Home Location	Page
1.	037685	ACTIVE	PYNTEN, NICOLE MAUREEN	ACTIVE	1973	LEADER 60X122CK	CLINTON	2

Manufactured Home Registration Number: 037685

Document Type:	Manufactured Home Act
Document Registration Date and Time:	November 14, 1995 at 12:00:01 am Pacific time
Home Registration Status:	Active
Declared Value:	\$6,000.00 as of December 1, 2004

CURRENT REGISTRATION INFORMATION

(as of September 23, 2024 at 8:45:47 am Pacific time)

Registered Owner(s) Information

Home Tenancy Type: Sole Owner

**PYNTEN, NICOLE
MAUREEN**

Address

P. O. BOX 754
CLINTON BC
V0K 1K0 CANADA

Registered Location

Location Type	Address	Parcel ID Number
OTHER	6881 JESMOND ROAD CLINTON BC CANADA	013-316-818

Legal Land Description

DISTRICT LOT 2004 LILLOOET DISTRICT

Description of Manufactured Home

Year:	1973
Manufacturer:	BOISE CASCADE MOBILE HOMES
Make/Model:	LEADER 60X122CK
CSA Number:	N/A
CSA Standard:	N/A
Engineer's Name:	N/A
Date of Engineer's Report:	N/A

Number of Home Sections: 1

Section	Serial Number	Length	Width
1.	GBSCFYMP60X122860	60 feet 0 inches	12 feet 0 inches

Rebuilt Status

N/A

Other Information

N/A



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES

The buyer must still make the buyer’s own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller’s knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer’s own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller’s own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: October 10 2024

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 6881 JESMOND RD CLINTON BC V0K 1K0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
D. Is there a survey certificate available?				
E. Are you aware of any current or pending local improvement levies/charges?				
F. Have you received any other notice or claim affecting the Premises from any person or public body?				

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				

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BUYER'S INITIALS

Initial <i>CM</i>	Initial <i>ND</i>	
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SELLER'S INITIALS

October 10 2024

DATE OF DISCLOSURE

ADDRESS: 6881 JESMOND RD CLINTON BC V0K 1K0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				

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BUYER'S INITIALS

Initial <i>CM</i>	Initial <i>ND</i>	
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SELLER'S INITIALS

October 10 2024

DATE OF DISCLOSURE

ADDRESS: 6881 JESMOND RD CLINTON BC V0K 1K0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				

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BUYER'S INITIALS

Initial <i>CM</i>	Initial <i>ND</i>	
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SELLER'S INITIALS

October 10 2024

DATE OF DISCLOSURE

ADDRESS: 6881 JESMOND RD CLINTON BC V0K 1K0

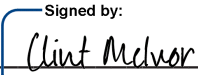
4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

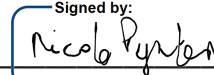
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

RENTAL PROPERTY - SOLD THROUGH ORDER

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Signed by:

 SELLER(S) CLINTON MCGIVOR

Signed by:

 SELLER(S) NICOLE PYPER

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Part 8: RL-1 Rural Zone

Purpose

The purpose of this zone is to permit activities associated with agricultural, forestry, recreational, and resource uses, and to provide for a rural environment.

8.1 Permitted Uses

In the RL-1 zone, subject to s.8.1.1, the following uses are permitted on a *parcel* and all others are prohibited:

Principal Uses

- (a) one *single family dwelling*, one *two family dwelling*, or one *manufactured home*;
- (b) *agricultural and horticultural use* subject to livestock limitations set out in s. 3.24 of this Bylaw;
- (c) *intensive agricultural use* on *parcels* 16 ha or larger;
- (d) *forestry practice use*;
- (e) *processing of aggregate materials*;
- (f) *open land recreation*;
- (g) aircraft landing field;
- (h) *golf course*;
- (i) cemetery, school, and community hall;
- (j) winery, cidery, and microbrewery; and
- (k) storage of explosives.

Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (l) *home based business*;
- (m) *rustic guest ranch*;
- (n) riding stable;
- (o) *pet breeding and kennel use*;
- (p) *accessory building*; and
- (q) *bed and breakfast*.

Notwithstanding the preceding permitted uses, any use of a *parcel* in the *ALR* is subject to the provisions of the Agricultural Land Commission Act, the regulations thereto and the Orders of the Commission and may or may not be permitted on a *parcel*.



8.1.1 Permitted Uses – Site Specific

In the RL-1 zone, the following uses are permitted on a site specific basis only:

- (a) *full service guest ranch and resort* in the case of the District Lot 4948, Lillooet District (Jesmond, BC);
- (b) *campground* and *outdoor assembly uses* in the case of District Lot 166, Kamloops Division Yale District except: (1) Part lying south and east of Plan A215 (2) Plans A215, 10584, 23191, 25206, 25510 and 26688;
- (c) *outdoor assembly use* including an amphitheatre in the case of the North ½, Section 4, Township 91, Kamloops Division Yale District except: (1) Part lying south and east of the Kettle Valley Railway Company Right-of-Way shown on Plan A215 (2) Plan A215 (3) Plan KAP59518;
- (d) *full service guest ranch and resort* limited to a *lodge* facility containing 20 strata *rentable units* and ancillary commercial uses in the case of Lot A, District Lots 1750 and 1751, Lillooet District, Plan 39819 except Plan 40865 (Big Bar Lake, BC);
- (e) *full service guest lodge and resort* in the case of District Lot 2624, Lillooet District, except Plan KAP61862 (Loon Lake, BC);
- (f) *campground* in the case of District Lot 61, Kamloops Division Yale District except Plans H928 and KAP69133 (Barriere, BC);
- (g) *campground* in the case of That Part of District Lot 166 shown on Plan A215, Kamloops Division Yale District (south of Merritt, BC);
- (h) *full service guest ranch* in the case of District Lot 5314, Lillooet District (9550 Eagan Lake Road, northeast of 70 Mile House, BC) consisting of approximately 30 hectares;
- (i) *sport shooting range* with ancillary club house facilities in the case of approximately 27.25 hectares of unsurveyed Crown land in the vicinity of Fishtrap Mountain, Kamloops Division Yale District (Gorman Lake Forest Service Road, west of Barriere, BC);
- (j) *traveller accommodation units and restaurant use* in the case of Strata Lots 35, 36, and 37, each of DL 209 & Sec 33, Twp 95, KDYD Strata Plan KAS3883 (PIDs: 028-640-918, 028-640-926, and 028-640-934), at 6349 & 6351, 6345 & 6347, and 6341 & 6343 Stagecoach Trail, Quilchena (Sagebrush Golf and Sporting Club); and
- (k) *tourist commercial uses*, used in conjunction with agricultural uses, limited to bakery, restaurant/deli, picnic area and minor retail in the case of 2540 Cariboo Highway No. 97, north of Cache Creek (legally described as District Lot 1071, KDYD and That Part of District Lot 102, Group 2 shown on Plan B3407, Kamloops Division Yale (formerly Yale-Lytton) District.

- (l) campground in the case of Lot 5, District Lot 1371, Kamloops Division Yale District Plan 5153; except Plans H558, H11093, 36378 and 37616. (1480 Old N. Thompson Hwy, Blackpool, BC).

8.2 **Parcel Size**

The minimum *parcel* size shall be 4 hectares except for uses permitted under:

- (a) s.8.1 (c) where the minimum *parcel* size shall be 16 hectares; and
- (b) s.8.1 (i) where no minimum *parcel* size shall be required.

8.2.2 **Parcel Size – Site Specific**

- (a) The minimum *parcel* size for a *single family dwelling* in the case of Block A, District Lot 8439, Lillooet District and Lot 3, District Lots 1405 and 1423, Lillooet District, Plan 13442 (Sharpe Lake, BC) are 1 hectare and 2 hectares.

8.3 **Setbacks**

8.3.1 The *front setback* shall be 6 metres.

8.3.2 The *side setback* shall be 1.5 metres, unless the side lot abuts a road where it shall be 4.5 metres.

8.3.3 The *rear setback* shall be 6 metres, except in the case of an *accessory building* where it shall be 1.5 metres.

8.3.4 Notwithstanding s.8.3.1, 8.3.2, and 8.3.3, a *building*, *livestock* pen, containment basin or the composting of organic matter involved with any *intensive agricultural use* shall be set back a minimum of:

- a) 300 metres from an established residence on a *parcel* not in the AF-1, RL-1, or C-6 Zones; and
- b) 15 metres from a public road.

8.3.5 Notwithstanding s.8.3.1, 8.3.2, and 8.3.3, a *livestock* pen and containment basin used for *intensive agricultural use* shall be set back a minimum of 90 metres from the *natural boundary* of a lake, river, stream, or other body of water.

8.3.6 Notwithstanding s.8.3.1, 8.3.2, and 8.3.3, industrial equipment used for *forestry practice use* that has the potential to create noise, dust, vibration, odours or nuisance shall be set back a minimum of:

- a) 300 metres from an established residence in any zone; and
- b) 60 metres from a public road.

8.3.7 Notwithstanding s.8.3.1, 8.3.2, and 8.3.3, a *building* or equipment used for the *processing of aggregate materials* shall be set back a minimum of 300 metres from an established residence in any zone.

8.4 Conditions of Use

8.4.1 All *livestock* pens used in *intensive agricultural use* shall be designed to allow shallow ditching to collect runoff from each pen and shall slope to an impervious containment basin, and shall be designed so that runoff water from areas surrounding the pens shall be diverted away from the pens.

8.4.2 A *rustic guest ranch* permitted as an *accessory use* shall be subject to the following conditions:

- a) the *parcel* on which the use is to be located shall be classified as a 'Farm' under the Assessment Act and shall be contiguous and ancillary to the principal bona-fide horse, cattle or other animal ranching use operated on 64 or more hectares of land;
- b) the use shall not be permitted on a *parcel* which is contiguous to a rural residential development of two or more *parcels* having a minimum *parcel* size of 4 hectares or less; and
- c) accommodation is limited to a maximum of 10 *sleeping units* and shall not include a *campground* or *recreational vehicle* use.

8.4.3 *Parcels* used for *open land recreation* and parks and playgrounds shall be kept in their natural state except where modifications are necessary to facilitate outdoor recreation.

8.4.4 Storage of explosives is subject to the provisions of the Federal Explosives Act and the regulations thereto.