



PROPERTY REPORT

1721 CHASM RD

Clinton BC

V0K 1K0

Canada

PID: 013-299-395

JULY 31, 2024



BLAKE BOLSTER
ROYAL LEPAGE KAMLOOPS REALTY
KAMLOOPS
P: +1(250) 377-5101
bbolster@kadrea.com
blake@blakebolster.com



Blake Bolster REALTOR®

C: 250.377.5101

O: 250.374.3022

E: blake@blakebolster.com

www.blakebolster.com



322 Seymour Street
Kamloops, BC
V2C 2G2



1721 CHASM ROAD

Area **North West**
 Sub Area **Clinton**
 Property Type **Single Family Dwelling**
 Style **Bungalow**
 Taxes **\$1,270 (2023)**
 MLS® **180101**
 Year Built **1969**
 Zoning **RL-1**
 DOM **5**
 Assessment **\$372,000 (2024)**

Listing Status **Active**
 Current Price **\$425,000**
 Possession
 Title **Freehold**

PRICE HISTORY
 Original Price **\$425,000**
 Sale Price
 Sale Date

INTERIOR

STYLE

FEATURES

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

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Manufactured**
 Access
 Basement Type
 Bsmt Devel
 Foundation **Post & Pad**

Heating **Other, Baseboard**
 Fuel **Electric, Wood**
 Water **Well, Drilled**
 Sewer Type **Septic Installed**
 Dist to Schools
 Dist to Transp

MOBILE INFORMATION

Mobile Dimension
 Mobile Type **GENERAL**
 Mobile Make
 Pad Number
 Registration

Pad Size
 Lease Term
 Mobile Model **PARKWOOD**
 Rental Rate
 Mobile Park

Mobile Approval
 Mobile Disposition
 Serial Number **N/A**
 ESB Number
 CSA Number **N/A**

Total Sqft: 960

EXTERIOR FEATURES

| | Bsmt | Main | Above | Other |
|---------------|------|--------------|-------|-------|
| Totals (sqft) | | 960 | | |
| Dining | | 9x5 | | |
| Kitchen | | 9x17 | | |
| Living | | 13x16 | | |
| Bedroom | | 9x7 | | |
| Bathroom | | 4pc | | |
| Master BR | | 13x13 | | |
| Ensuite | | 2pc | | |

Lot Width
 Lot Depth
 Parking Spaces
 Parking Types **Carport only, Open, Detached Garage/Shop, Addl Parking Avail, RV Parking**
 Site Influences
 Outdoor Area
 Equipment Included

LEGAL

PID Number **013-299-395**
 Legal **DISTRICT LOT 1037, LILLOOET LAND DISTRICT**

Agent Information

Date Listed **Jul 26/24**
 Conditions
 Realtor Remarks **vacant easy to show**

Commission Split **3/1.5% WITH FIRST PHYSICAL INTRO OR COMMISSION REDUCED TO 25% OF THE SELLING SIDE**
 Expiry Date **Jan 26/25**
 Condition Removal Date

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 DANELLE COLBERT | |
| Listing Slsp2 | | Seller(s) Name 2 | |
| | | Tenant | |

2 bedroom, 2 bath manufactured home sitting on 5 acres located under 15 mins north of Clinton. Inside the home you will see an inviting tiled entry way with a wood stove, dining room area with sliding glass doors to the covered deck out back, functional kitchen and laundry area, large living room, modern style 4 pc main bath, a smaller 2nd bedroom, and a large master bedroom with a 2 pc ensuite. Outside the home does not disappoint. There is a large outbuilding perfect for a workshop and bunkie, a partially finished greenhouse, fenced side yard for the dogs, and lean-to for covered storage. Tons of potential for more development on the property, with some nice, private building sites. This property is within 30 minutes to 100 Mile House, and close to tons of recreational activities and trails. Email L.S for info package.

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. Jul 31, 2024.





Property Information Report

Report Generated on: June 04, 2024 12:01:13 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

1721 Chasm Rd

Parcel Description & Location [More Details](#)

Legal Description:

DISTRICT LOT 1037 LILLOOET DISTRICT

Plan Number:

NO_PLAN

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:
20244.52

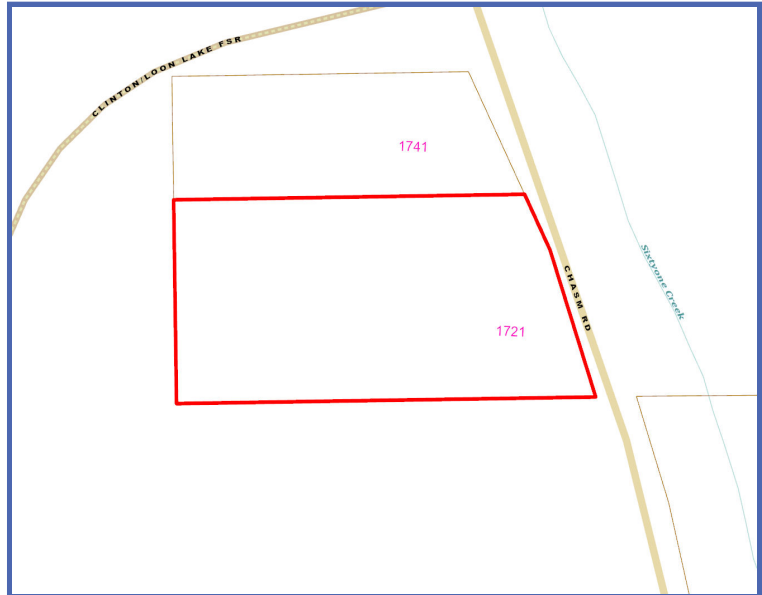
Acre:
5.003

Hectare:
2.024

Community: Chasm

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): No

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](#)

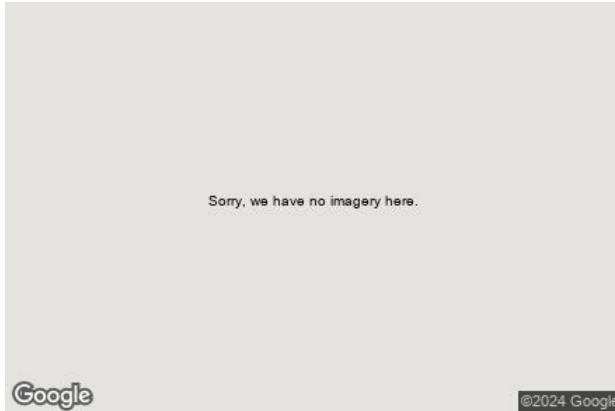
| Folio: | Land Title PID: | Assess Year: | Land: | Improvement: | Property Class: |
|---------------|-----------------|--------------|--------------|--------------|-----------------|
| 730.03080.000 | 013-299-395 | 2024 | \$124,000.00 | \$248,000.00 | 1-Res |
| 730.03080.000 | 013-299-395 | 2023 | \$102,000.00 | \$243,000.00 | 1-Res |

| Folio: | Actual Use: | Manual class: |
|---------------|--|--------------------------|
| 730.03080.000 | 2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX) | 1 STY SFD-AFTER 1930-STD |

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](#).

1721 CHASM RD CLINTON V0K 1K0

Area-Jurisdiction-Roll: 23-730-03080.000



Total value **\$372,000**

2024 assessment as of July 1, 2023

Land \$124,000

Buildings \$248,000

Previous year value \$345,000

Land \$102,000

Buildings \$243,000

Property information

| | |
|-----------------------|------------------------|
| Year built | 1969 |
| Description | 1 STY house - Standard |
| Bedrooms | 2 |
| Baths | 1 |
| Carports | C |
| Garages | |
| Land size | 5 Acres |
| First floor area | 961 |
| 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 1037, LILLOOET LAND DISTRICT

PID: 013-299-395

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Comments

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.

DATE OF DISCLOSURE

ADDRESS: 1721 CHASM 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? | | | | |

| | | |
|--|--|--|
| | | |
|--|--|--|

BUYER'S INITIALS

| | | |
|-----------|--|--|
| DS | | |
| <i>DC</i> | | |

SELLER'S INITIALS

July 24 2024

DATE OF DISCLOSURE

ADDRESS: 1721 CHASM 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> | | | | |

| | | |
|--|--|--|
| | | |
|--|--|--|

BUYER'S INITIALS

| | | |
|----------|--|--|
| DS DC | | |
|----------|--|--|

SELLER'S INITIALS

July 24 2024

DATE OF DISCLOSURE

ADDRESS: 1721 CHASM RD CLINTON BC V0K 1K0

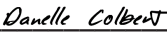
| 4. GENERAL (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|----|-------------|----------------|
| C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" 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 HOME - SELLER HASN'T LIVE AT PROPERTY IN MANY YEARS.

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.

DocuSigned by:

 SELLER(S) DANIELLE COLBERT SELLER(S) 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®).

TITLE SEARCH PRINT

2024-06-04, 10:57:16

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

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

| | |
|---------------------------------------|--|
| Land Title District | KAMLOOPS |
| Land Title Office | KAMLOOPS |
| Title Number | WX2188163 |
| From Title Number | CA1114364 |
| Application Received | 2023-10-04 |
| Application Entered | 2023-10-17 |
| Registered Owner in Fee Simple | |
| Registered Owner/Mailing Address: | DANELLE ANN COLBERT, MILLWRIGHT 211 GIESBRECHT ROAD QUESNEL, BC V2J 5E8 |
| Taxation Authority | Kamloops Assessment Area |
| Description of Land | |
| Parcel Identifier: | 013-299-395 |
| Legal Description: | DISTRICT LOT 1037 LILLOOET DISTRICT |
| Legal Notations | NONE |
| Charges, Liens and Interests | |
| Nature: | UNDERSURFACE RIGHTS |
| Registration Number: | KF127579 |
| Registration Date and Time: | 1992-12-18 10:24 |
| Registered Owner: | HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA |
| Remarks: | SECTION 47 LAND ACT |
| Nature: | MORTGAGE |
| Registration Number: | CA1114365 |
| Registration Date and Time: | 2009-05-15 10:16 |
| Registered Owner: | INTEGRIS CREDIT UNION |
| Duplicate Indefeasible Title | NONE OUTSTANDING |
| Transfers | NONE |

TITLE SEARCH PRINT

File Reference: BOLSTER

2024-06-04, 10:57:16

Requestor: Royal LePage Kamloops

Pending Applications

NONE

Manufactured Home Registration Number - "015121"

Search Date and Time: July 9, 2024 at 10:57:26 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: 4

| | Registration Number | Registration Status | Owner Name | Owner Status | Year | Make/Model | Home Location | Page |
|----|------------------------|---------------------|------------------------------|--------------|------|------------|---------------|-------------------|
| 1. | 015121 | EXEMPT | LACHAPELLE, PIERRE GEORGE | EXEMPT | 1969 | PARKWOOD | CLINTON | 2 |

Manufactured Home Registration Number: 015121

| | |
|---|---|
| Document Type: | Manufactured Home Act |
| Document Registration Date and Time: | November 14, 1995 at 12:00:01 am Pacific time |
| Home Registration Status: | Exempt |
| Declared Value: | \$111,000.00 as of February 17, 1997 |

CURRENT REGISTRATION INFORMATION

(as of July 9, 2024 at 10:57:26 am Pacific time)

Registered Owner(s) Information

Home Tenancy Type: Joint Tenants

**LACHAPELLE, PIERRE
GEORGE**

Address

BOX 163
CLINTON BC
VOK 1KO CANADA

**LACHAPELLE, NADEGE
GEORGETTE**

Address

BOX 163
CLINTON BC
VOK 1KO CANADA

Registered Location

Location Type

OTHER

Address

CHASM ROAD
CLINTON BC
CANADA

Parcel ID Number

N/A

Legal Land Description

DISTRICT LOT: 1037
LAND DISTRICT: LILLOOET

Description of Manufactured Home

Year: 1969
Manufacturer: GENERAL
Make/Model: PARKWOOD
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. | 2329P244C10CK | 40 feet 0 inches | 10 feet 0 inches |

Rebuilt Status

N/A

Other Information

N/A

UNIT NOTES

(Showing most recent first)

RESIDENTIAL EXEMPTION

MHR Number: 015121
Document Registration Number: 00107589
Document Registration Date and Time: February 18, 1997 at 9:09:51 am Pacific time
Remarks: N/A

Pursuant to section 21 of the Manufactured Home Act, this manufactured home is exempted from the Act except section 32 by an order of the Registrar dated February 18, 1997 at 9:09:51 am Pacific time on Document Registration Number 00107589.

If this manufactured home is to be moved from the land to which it is attached, or a person buying it wishes to reflect their name on the ownership in the Manufactured Home Registry, this exemption order expires. The manufactured home will be subject to the Manufactured Home Act, and the registration of this manufactured home must be restored.



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.