



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101503
Application Type: Non-Adhering Residential Use within the ALR
Status: Under Review by L/FNG
Applicant: Gamache et al.
Local/First Nation Government: Fraser Fort George Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 26 DISTRICT LOT 2112 CARIBOO DISTRICT PLAN 25077
Approx. Map Area 2.02 ha
PID 007-990-421
Purchase Date Jun 10, 2022
Farm Classification No
Civic Address 11779 Kingsway road
Certificate Of Title STC.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Gisele Gamache	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable
Robbin Simmons	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable

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	Robbin
Last Name	Simmons
Organization (If Applicable)	No Data
Phone	[REDACTED]
Email	[REDACTED]

4. Government

Local or First Nation Government: Fraser Fort George Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). No agricultural use at this time

Describe all agricultural improvements made to the parcel(s). 4 of 5 acres trees cleared
No agricultural improvement

Describe all other uses that currently take place on the parcel(s). -Residential
-557.4 m² house and attached garage footprint

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	Back yard
East	Residential	Side yard
South	Residential	Front yard
West	Residential	Parking and driveway

6. Proposal

Selected Subtype: Principal Residence More Than 500m²

What is the purpose of the proposal?

The purpose of this proposal is to ask for 335m² over the 500m² allowed . I need an additional 335m² added to the 470m² by putting the first floor on grade without changing footprint of foundation instead of 50% in ground In order to get my permit i had to put my first floor (m²) 50% below grade to be recognized as a basement and to not have the square footage counted as living space . This puts me at 470m² below the allowable square footage of 500m².

In 2022 and 2023 there was no sign of any water problems on the property after clearing the 5 acres . I put my foundation in fall of 2023 and there was no ground water present . In the spring of 2024 my foundation was full of water as well as the south east corner of my property was full of water. I pumped the water from foundation 9 days in a row without any rain and the water returned every night . The water has went down some its about 1 foot above my footing of the foundation. This will cause me problems if i build it with the basement. It will be very expensive in electricity to constantly have a sump pump running to hold water back from flooding basement and if there is power failures the thousands of dollars in water damages . The attached garage section of the home is on grade and the foundation of that section was backfilled and there wasn't any sign of water which proves to me if i put the house section on grade and have it backfilled it will control the water problems.

So i asked my self what changed from when i bought and cleared the land to the present day . The seller of the lots has cleared the trees from the entire neighborhood leaving no trees to absorb the water. I believe being

the lowest lot in the corner in the whole neighborhood the ground water levels has risen to the point where I am going to have these problems from now on .

Under these extenuating circumstances i wish to have my proposal considered so i can continue building my home without any problems

What is the total floor area (m²) of the proposed principal residence?

805

Describe how the proposal for a principal residence more than 500m² will support agriculture in the short or long term.

No agricultural at this time

Describe the rationale for the proposed location of the principal residence.

Center of property

Provide the total area (m²) and a description of infrastructure necessary to support the principal residence.

I need an additional 335m² added to the 470m² by putting the first floor on grade without changing footprint of foundation instead of 50% in ground

Describe the total floor area (m²), type, number, and occupancy of all residential structures currently located on the property.

Residential home for me ,my wife and daughter and an inlaw suite for my [REDACTED] father

Proposal Map / Site Plan

Screenshot_20240704_161125_Word.jpg

Do you need to import any fill to construct or conduct the proposed non-adhering residential use?

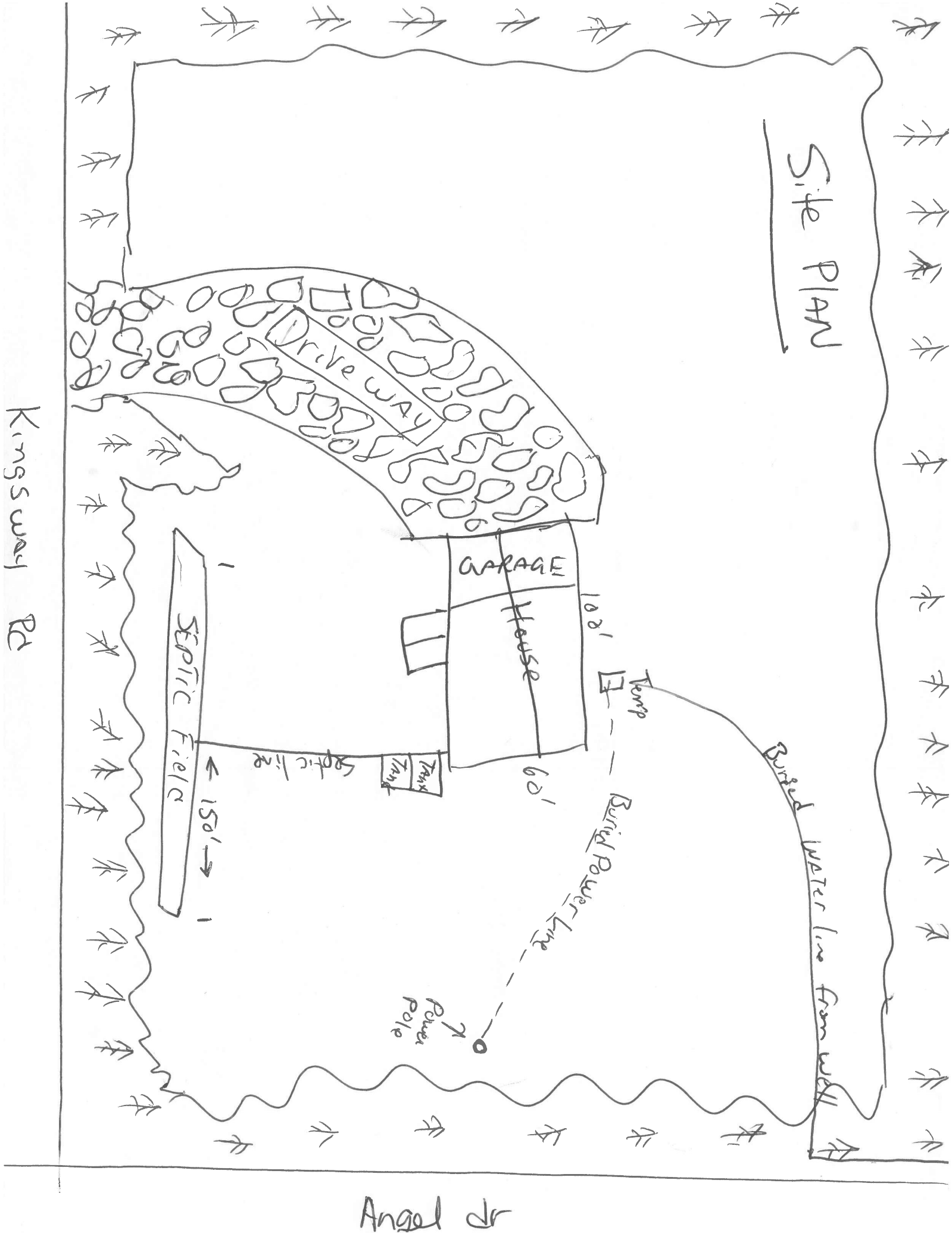
No

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Neighborhood clear cutting	Screenshot_20240711_123405_Google Earth.jpg
Photo of the Application Site	Fully treed neighborhood	Screenshot_20240711_124218_Google Earth.jpg

e Earth.jpg

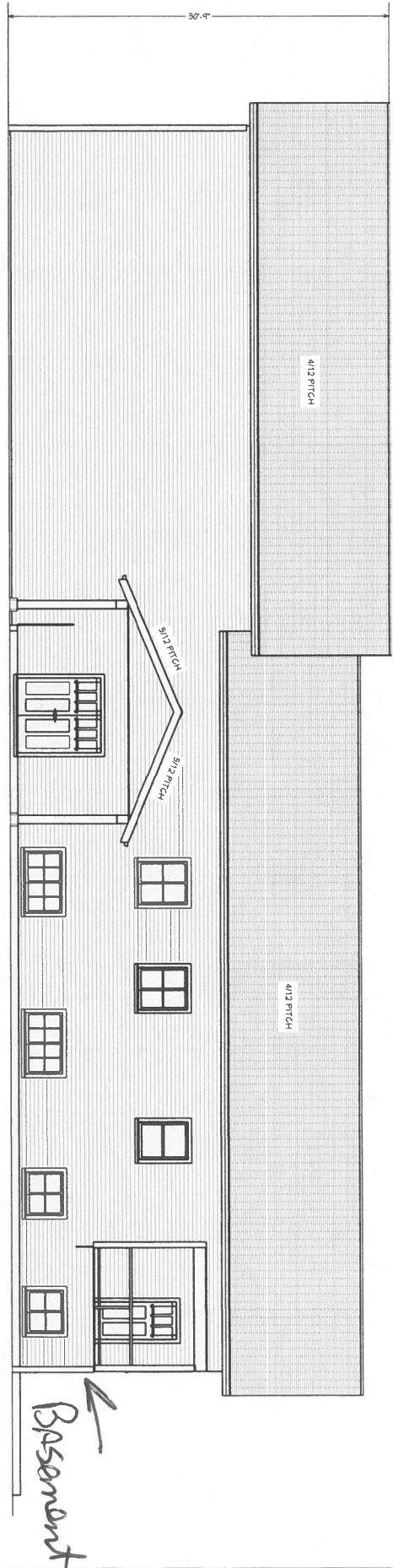
Site Plan



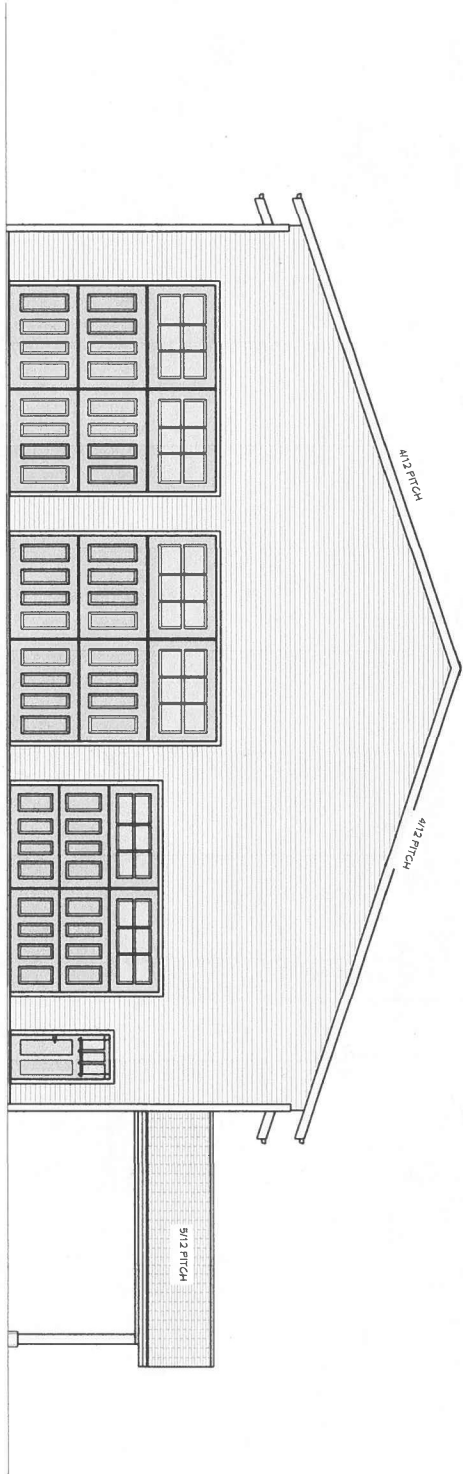
Kingsway Rd

Angel dr

Permitted Split Level Build



FRONT ELEVATION



LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
SIMMONS RESIDENCE
11770 KINGSWAY ROAD

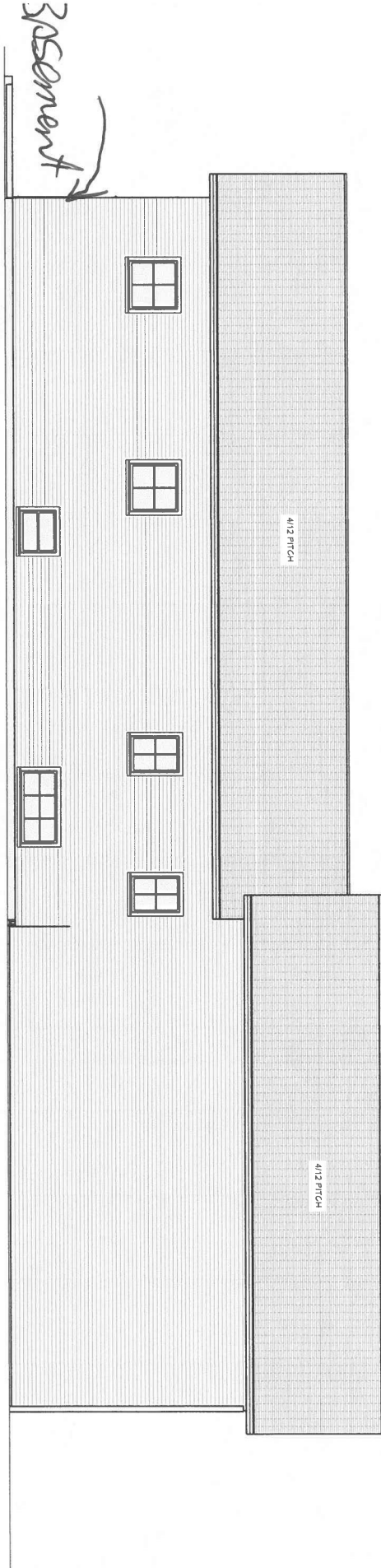
DRAWINGS PROVIDED BY:

DATE:
JAN 2023

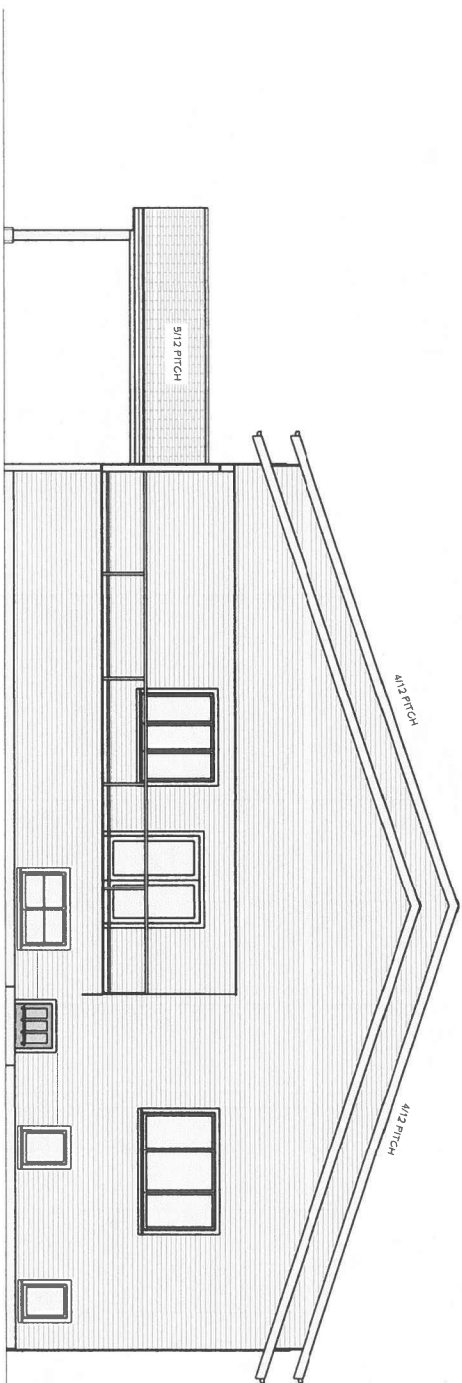
SCALE:
1/4"=1'

SHEET:
A-1

permitted split level build



BACK ELEVATION



RIGHT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

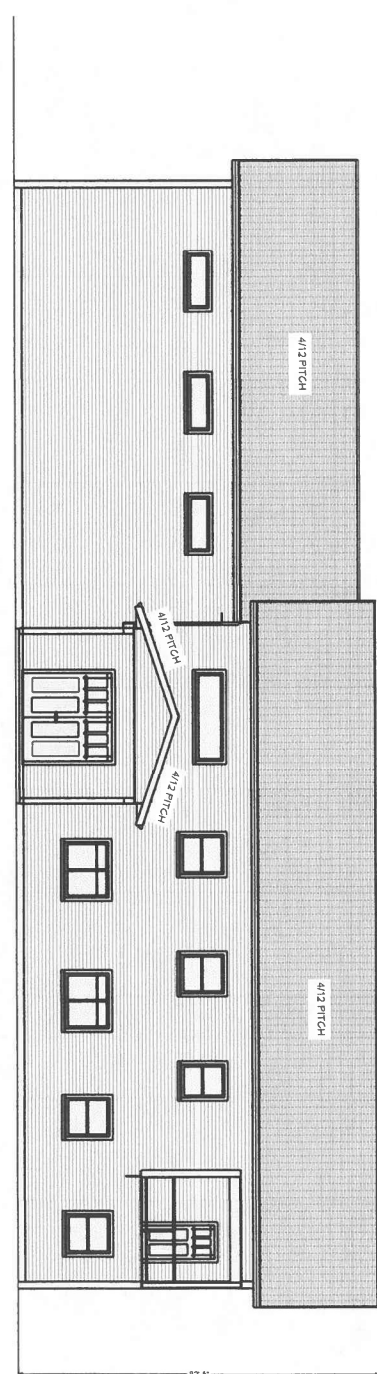
PROJECT DESCRIPTION:
SIMMONS RESIDENCE
11770 KINGSWAY ROAD

DRAWINGS PROVIDED BY:

DATE:
JAN 2023
SCALE:
1/4"=1'
SHEET:

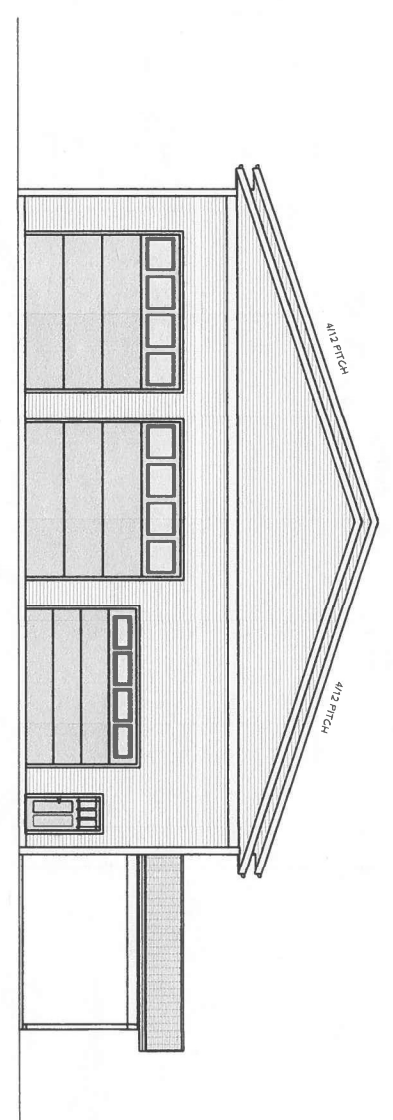
A-2

Proposed on grade build



No Basement

FRONT ELEVATION



LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
SIMMONS RESIDENCE
11770 KINGSWAY ROAD

DRAWINGS PROVIDED BY:

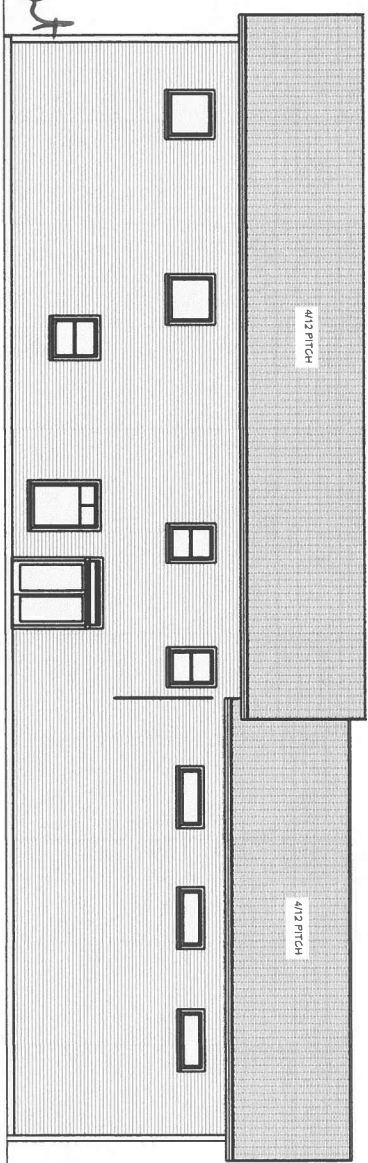
DATE:
DEC 2023

SCALE:
3/16"=1'

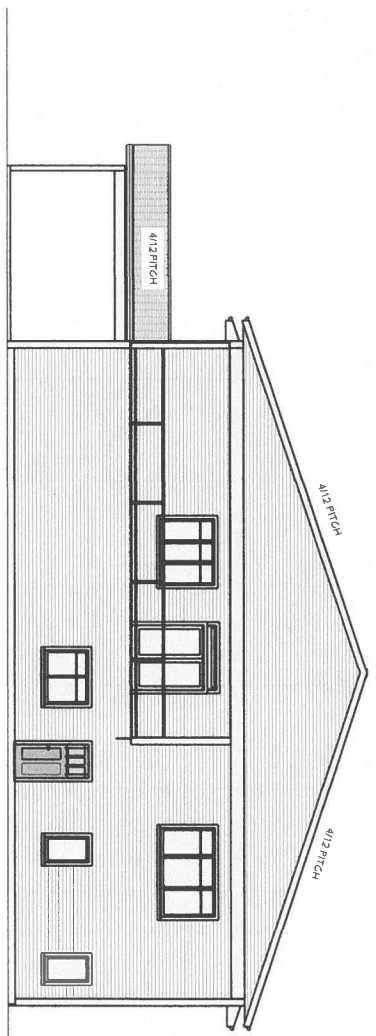
SHEET:
A-2

Proposed on grade Build

No Basement



BACK ELEVATION



RIGHT ELEVATION

A-3	SHEET:	SCALE: 3/16"=1'	DATE: DEC 2023	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION: SIMMONS RESIDENCE 11770 KINGSWAY ROAD	SHEET TITLE: ELEVATIONS	NO. DESCRIPTION BY DATE		



2022

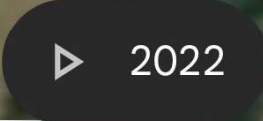


fully treed lots

my property



500 m



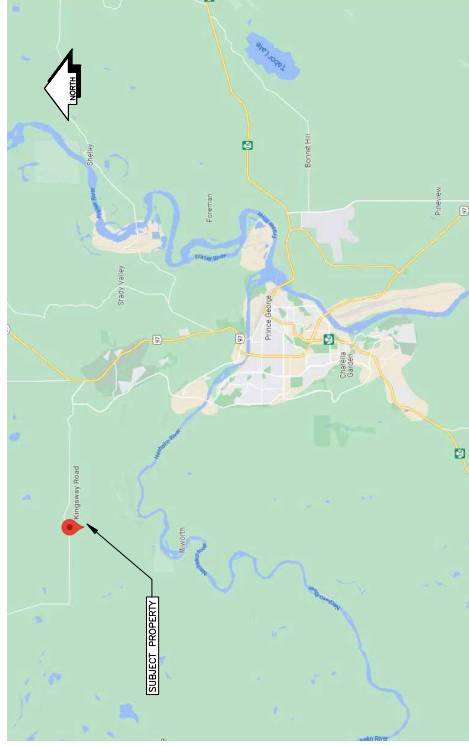
2024

cleared properties

my property




ROBIN SIMMONDS
 LOT 26 DL 2112 CARIBOO DISTRICT PLAN 25077
 LOT 26 KINGSWAY ROAD, PRINCE GEORGE, BC
 ONSITE SEWAGE SITE ASSESSMENT & DESIGN



LOCATION MAP

DRAWING INDEX

Dwg No.	Rev.	Description
001	0	OVERALL SITE PLAN
002	0	DISCHARGE FIELD DETAILS
003	0	SEPTIC & PUMP TANK DETAILS
004	0	SANDMOUND DETAILS


 1210 FOURTH AVENUE
 PRINCE GEORGE, BC
 V2L 3J4 662-1477
 PRINCE GEORGE, BC
 V2L 3J4 662-1477
 PRINCE GEORGE, BC
 V2L 3J4 662-1477

ENGINEERING LIMITED
 PROJECT No.: 6443-01
 DATE: JUNE 2022
 PROJECT MANAGER: JSS
 DESIGNER: JSS
 DRAFTER/PERSON(S): AL

ISSUED FOR REVIEW

LEGEND

NO.	DATE	REVISION

NOT FOR CONSTRUCTION

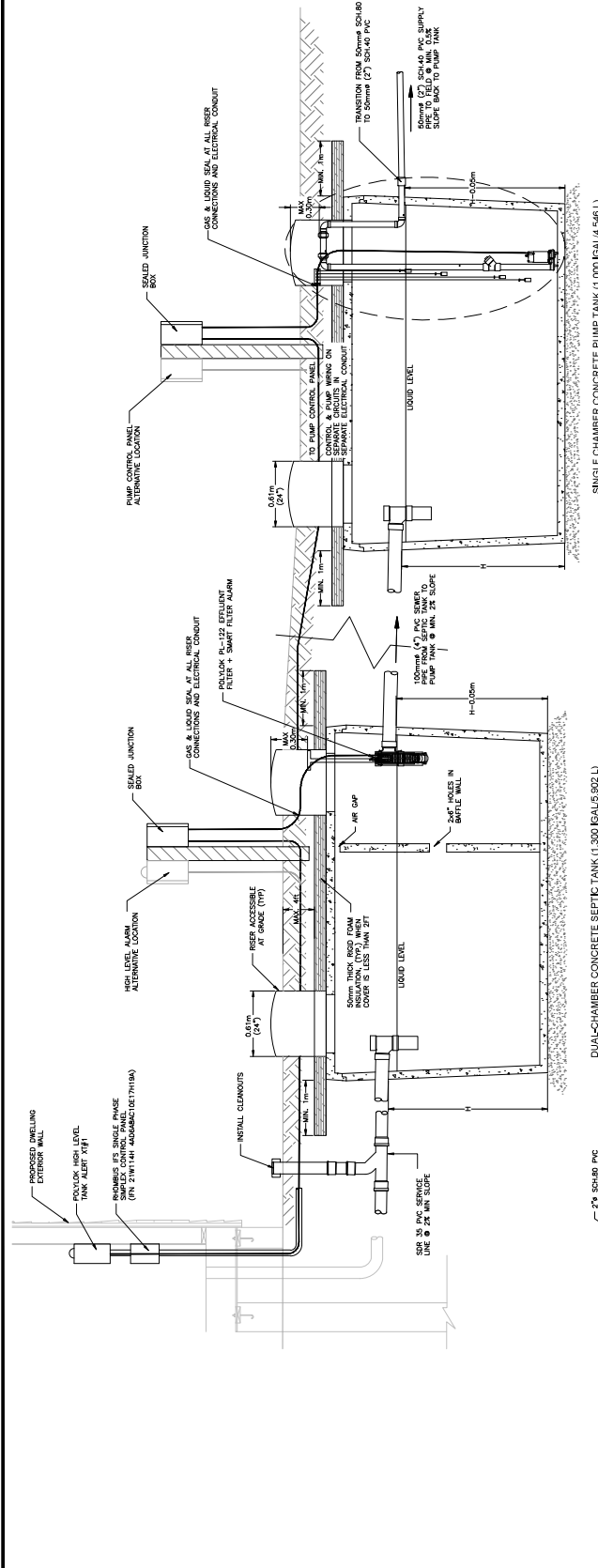


CONSULTANT'S PROJECT No.: 6443-01
 DRAWN: AL
 CHECKED: JSS
 ENGINEER: JSS
 DATE: 24/09/2022
 SCALES: AS NOTED
 ISO 9001 CERTIFIED TO: ISO 9001:2015

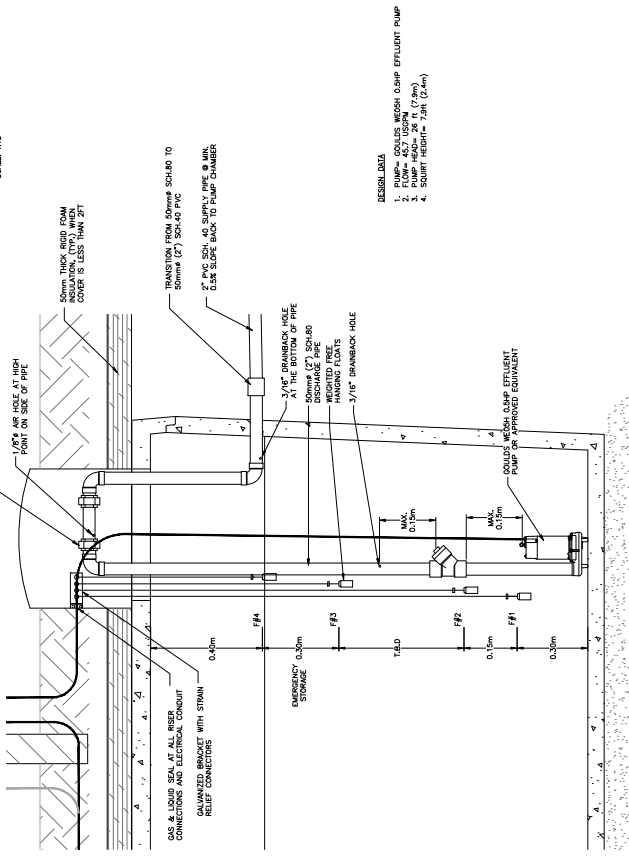
ROBIN SIMMONDS
 LOT 26 KINGSWAY ROAD
 PRINCE GEORGE, BC
 ONSITE SEWERAGE SYSTEM
 SEPTIC & PUMP TANK DETAILS

DRAWING No. 003

ISSUED FOR REVIEW



SINGLE CHAMBER CONCRETE PUMP TANK (1,000 lsaLU, 546 L)
 SCALE: 1/8"



DUAL-CHAMBER CONCRETE SEPTIC TANK (1,300 lsaLU, 892 L)
 SCALE: 1/8"

- DESIGN DATA
1. PUMP- SOLIDS MESH 0.5HP EFFLUENT PUMP
 2. PUMP- 457 USGPM (7.8m)
 3. PUMP- 1000 USGPM (17.8m)
 4. SOWRT HEIGHT- 7.5M (24.6m)

THIS DRAWING IS THE PROPERTY OF LAW ENGINEERING LIMITED AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF SAME AND NEITHER THE REPRODUCTION HEREIN NOR THE DRAWING ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT PERMISSION OF LAW ENGINEERING LIMITED.

