



Agricultural Land Commission Staff Report

DATE: May 7, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51685
PROPOSAL: To subdivide the 64 ha property into a 38.6 ha lot and a 27.6 ha lot.

PROPOSAL INFORMATION

Background: The applicants wish to subdivide the property in order to provide a lot for each of their sons.
Received Date: April 13, 2010
Applicant: Richard & Sharon Antoniak
Agent: N/A
Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 014-366-053
Legal Description: The North West 1/4 of Section 2, Township 19, Range 18, West of the 6th Meridian, Kamloops Division Yale District
Civic Address: 3805 Goose Lake Road, Knutsford
Area: 66.9 ha
ALR Area: 66.9 ha
Purchase Date: July 20, 1999
Owner: Richard & Sharon Antoniak

Total Land Area: 66.9 ha
Total ALR Area: 66.9 ha
Current Land Use: Buildings and resident family provide farm help to the adjacent rancher, George Little

PROPOSAL DETAILS

Subdivision

| Area | Agricultural Capability | Agricultural Capability Source |
|------|---------------------------|--------------------------------|
| 66.9 | Mixed Prime and Secondary | CLI |

| Number of Lots | Lot Size (ha) |
|----------------|---------------|
| 1 | 27.6 |

1 38.6

Surrounding Land Uses:

North Pasture
East Crown Land, Pasture Lease
South Pasture
West Pasture

Official Community Plan

Bylaw Name: Kamloops South OCP
Designation: Agriculture
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 940
Zoning Designation: AF-1
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 40643
Applicant: Richard & Sharon Antoniak
Proposal: Notice of Intent

Decisions:

| Resolution Number | Decision Date | Decision Description |
|-------------------|-----------------|--|
| 498 | August 22, 2008 | Notice of Intent - Approved extraction until September 11, 2008. No bond taken. Final report required at end of project. |

Note: Legacy application # ZZ-35016

Committee Recommendations

| Type | Recommendation | Description |
|----------------|----------------|--|
| Planning Staff | See Report | Local Government Planning Staff note the following: An additional dwelling for agricultural use was authorized by the Regional District in 2003. Additional Dwelling authorization does not suggest justification for subdivision and this is noted in the handout that is provided with the authorization. |
| Board/Council | No Comment | Thompson- Nicola Regional District Board: The Regional Board forwarded the application without |

comment or recommendation, as per policy.

STAFF COMMENTS

There are currently two dwellings on the property. The applicants wish to subdivide into two lots and provide a lot for each of their sons. It is unclear if a second dwelling would then be built on one of the properties.

In 2009, the applicants applied to the TNRD to put a third dwelling on the property. The TNRD refused the request and informed the applicant that they would need to apply to the ALC before putting a third dwelling on the property. The TNRD approved the second dwelling in 2003.

It appears that the owners and their sons are involved in ranching and that they work with George Little who owns adjacent lands.

ATTACHMENTS

51685_ContextMap50k.pdf
51685 ag cap.pdf
51685 airphoto.pdf
51685 local government comments.pdf
51685 proposal description.pdf
51685 proposal sketch.pdf

END OF REPORT

Signature

Date