



Agricultural Land Commission Staff Report

DATE: August 4, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51736
PROPOSAL: To subdivide the 2 ha property into a 0.8 ha lot and a 1.2 ha lot in order to facilitate the building of a second dwelling on the property.

PROPOSAL INFORMATION

Background: The applicants wish to build a bigger home on their property while retaining the current dwelling which is a renovated, heritage school house. The existing dwelling would be retained and rented out. TNRD zoning does not allow for a second residence on the same property, therefore the request to subdivide the property.

Received Date: May 14, 2010
Applicant: Teresa & Kai Gibbon
Agent: N/A
Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 002-940-736
Legal Description: Lot 2, Section 11, Township 22, Range 15, West of the 6th Meridian, Kamloops Division Yale District, Plan 34648
Civic Address: 6952 Upper Louis Creek Road, Heffley Creek
Area: 2 ha
ALR Area: 2 ha
Purchase Date: September 26, 2003
Owner: Teresa & Kai Gibbon

Total Land Area: 2 ha
Total ALR Area: 2 ha
Current Land Use: Schoolhouse - residential building & hayfields

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
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2.0

Secondary

CLI

Number of Lots Lot Size (ha)

1 0.8
1 1.2

Surrounding Land Uses:

North Residential - Single Family Dwelling
East Crown Land - Forest
South Small field used for hay storage and grazing
West Large hay field

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: Zoning Bylaw 940

Zoning Designation: AF-1 (Agricultural/Forestry)

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Thompson-Nicola Regional District Board: The Regional Board authorized the application to be forwarded to the Commission.

STAFF COMMENTS

The applicants have provided information about the agricultural improvements they have made to the subject property.

The applicants do not appear to have plans to sell the subject lot with the existing home once it is subdivided rather they would rent it out and continue to use the property as a single unit.

TNRD planning staff confirmed that subdivision is necessary as local zoning will not allow two dwellings on a property unless one is necessary for farm help or for a relative, which is not the case for this application.

ATTACHMENTS

51736_ContextMap20k.pdf

51736_ag cap.pdf

51736 air photo.pdf

51736 proposal description.pdf
51736 proposal sketch.pdf

END OF REPORT

Signature

Date