



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
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www.alc.gov.bc.ca

October 1, 2009

Reply to the attention of Simone Rivers  
ALC File: 38980

Daniel and Daniela Wiunig  
Box 1711, RR1 – 625 Greer Road  
Clearwater, BC V0E 1N0

Dear Mr. and Mrs. Wiunig:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # **907/2009** outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Thompson-Nicola Regional District (ALR-08-03)  
District of Clearwater  
BC Assessment (Kamloops)

SBR/  
38980d1



**A meeting was held by the Provincial Agricultural Land Commission on September 15, 2009 at Kamloops, BC.**

<b>PRESENT:</b>	Grant Huffman	Chair, Interior Panel
	Lucille Dempsey	Commissioner
	Gordon Gillette	Commissioner
	Simone Rivers	Staff

**For Consideration**

Application: ZZ-38980  
 Applicant: Daniel and Daniela Winunig  
 Proposal: To build and operate a guest house with four bedrooms on the 2 ha subject property  
 Legal: PID: 006-720-978  
 Location: 625 Greer Road, Clearwater

**Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

**Discussion**

The Commission had no objection to the proposal as the subject property is small and located within an existing rural residential subdivision in the District of Clearwater. The Commission did not believe that the proposal would have a negative impact on the agricultural utility of the subject property or surrounding lands. The Commission noted that the proposal was for a guest house with four bedrooms and that the applicants were proposing tourist accommodation.

**IT WAS**

**MOVED BY:** Commissioner Huffman  
**SECONDED BY:** Commissioner Dempsey

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

- Approval is for the guest house to be used as tourist accommodation, not as a second dwelling or as long term rental accommodation.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

**CARRIED**  
**Resolution # 907/2009**