



Agricultural Land Commission Staff Report

DATE: September 2, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 45952
PROPOSAL: To build and operate a guest house with 4 bedrooms on the subject property.

PROPOSAL INFORMATION

Background: Legacy Application # ZZ-21-38980
Received Date: April 27, 2009
Applicant: Daniel and Daniela Wiunig
Agent: N/A
Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 006-720-978
Legal Description: Lot 7, District Lot 2157, Kamloops Division Yale District, Plan 22802
Civic Address: 625 Greer Road, Clearwater
Area: 2 ha
ALR Area: 2 ha
Purchase Date: September 1, 2008
Owner: Daniel and Daniela Wiunig

Total Land Area: 2 ha
Total ALR Area: 2 ha
Current Land Use: Residential

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Secondary	CLI

Surrounding Land Uses:

North Residential
East Residential
South Residential
West Residential

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 0940

Zoning Designation: RL-1 (Rural)

Minimum Lot Size: 4.0 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	District of Clearwater Council: The Council forwarded the application to the Commission for consideration without a specific recommendation.

STAFF COMMENTS

The applicants wish to provide tourist accommodation in a proposed guest house that would be 123 square m in size and have four bedrooms. The maximum number of people staying would be seven. The proposal also includes parking for 5 cars.

There is a residential dwelling on the property as well.

The subeject property is 2 ha in size and appears to be located in an area of predominantly small holdings.

The property has been mostly cleared

ATTACHMENTS

- 38980proposal sketch.pdf
- 38980_AirphotoMap.pdf
- 38980_ContextMap20k.pdf

END OF REPORT

Signature

Date