



## Agricultural Land Commission Staff Report

**DATE:** May 6, 2010  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers

**RE:** Application # 51649  
**PROPOSAL:** To subdivide the three subject properties (total area 78.6 ha) into nine (9) 8 ha lots and one 4.4 ha lot.

### PROPOSAL INFORMATION

**Background:** The applicants also own Chutter Ranch Ltd. which was the subject of a large development proposal in 2006/2008. the history of this application is included in the attachments.

**Received Date:** March 16, 2010  
**Applicant:** Hamilton Creek Holdings Ltd  
**Agent:** N/A  
**Local Government:** Thompson-Nicola Regional District

### DESCRIPTION OF LAND

**PID:** 010-101-365  
**Legal Description:** District Lot 3639 Kamloops Division Yale District Except Plans 43275 and KAP45713  
**Civic Address:** 1943 Kaml Merritt Hwy, Hamilton Hill  
**Area:** 43.6 ha  
**ALR Area:** 43.6 ha  
**Purchase Date:** March 29, 2007  
**Owner:** Hamilton Creek Holdings Ltd

**PID:** 015-764-125  
**Legal Description:** That Part of District Lot 669 Kamloops Division Yale District Lying North of Plan 42636  
**Civic Address:**  
**Area:** 4.7 ha  
**ALR Area:** 4.7 ha  
**Purchase Date:** March 29, 2007  
**Owner:**

**PID:** 013-036-157  
**Legal Description:** District Lot 1219 Kamloops Division Yale District Except Plan 43275

**Civic Address:** 3814 Berglund Road, Hamilton Hill  
**Area:** 30.3 ha  
**ALR Area:** 30.3 ha  
**Purchase Date:** March 29, 2007  
**Owner:** Hamilton Creek Holdings Ltd

**Total Land Area:** 78.6 ha  
**Total ALR Area:** 78.6 ha  
**Current Land Use:** Cattle grazing - Chutter Ranch - Plant cover includes; sage, rabbit bush and other native grasses

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
78.6	Mixed Prime and Secondary	CLI

### Number of Lots    Lot Size (ha)

9	8.0
1	4.4

### Surrounding Land Uses:

North    Deeded native grazing land owned by River Ranch; deeded grazing land owned by Chutter Ranch and the planned Ranchland Estates project  
East    Crown permit grazing land licensed to Chutter Ranch  
South    Okanagan Connector Hwy  
          Nicola Ranch cut off by the construction of Okanagan Connector.Gateway 286 project owned by MOTH  
West    Crown grazing land permitted to Nicola Ranch and slated for development in the Gateway 286 project

### Official Community Plan

**Bylaw Name:** Nicola Valley OCP  
**Designation:** Agriculture  
**OCP Compliance:** Yes

### Zoning

**Zoning Bylaw Name:** Bylaw No.. 940  
**Zoning Designation:** RL-1 (Rural)  
**Minimum Lot Size:** 4.0 ha  
**Zoning Compliance:** Yes

## PREVIOUS APPLICATIONS

**Application #:** 45171

**Applicant:** Chutter Ranch Ltd

**Proposal:**

**Decisions:**  
**Resolution  
Number**  
377

**Decision Date**  
June 26, 2008

**Decision Description**

To allow additional lots to be added to the strata as well as other modifications to the original conditions of approval.

**Note:** Legacy Application # ZZ-36478-2

**Application #:** 42732

**Applicant:** Chutter Ranch Ltd

**Proposal:** To develop a 87 lot equestrian, bareland strata. This development would create a 348 ha parent parcel for the strata development. 44 ha of this parcel would be taken out of agricultural use. 34.5 ha for the 87 0.4 ha lots, 8.8 ha for roads and 0.4 ha for the wellhead and reservoir. The use of the remaining 304 ha would be unchanged.

**Decisions:**  
**Resolution  
Number**  
138

**Decision Date**  
March 3, 2006

**Decision Description**

To allow in principle, the development of the bareland strata development subject to conditions, specifically the consolidation of the remainder of the ranch and assurances that

**Note:** Legacy Application # ZZ-36478

**Committee Recommendations**

**Type**  
Planning Staff

**Recommendation**  
Partial

**Description**

Planning Staff noted the following:  
Parcels created by subdivision shall not have less than one-tenth (1/10) of its perimeter fronting on a highway unless exemption is granted by the Board of Directors. This may result in a requirement for more road dedication than is shown on the applicant's plan

Fringe Area Policy: the Fringe Area Policy discourages rural residential development in the fringe area of municipal cities.

**STAFF COMMENTS**

See staff comments - attached.

**ATTACHMENTS**

- 51649\_ContextMap50k.pdf
- 51649 proposal description.pdf
- 51649 proposal sketch.pdf
- 51649 site photos.pdf
- 51649 staff comments.pdf
- 51684 ag cap map.pdf
- 51684 airphoto.pdf
- 51649 historical information.pdf

**END OF REPORT**

**Signature**

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**Date**

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