



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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Fax: 604 660-7033  
www.alc.gov.bc.ca

July 20, 2006

Reply to the attention of Simone Rivers

Mitchell Cattle Co.  
PO Box 284  
Barriere, B.C. V0E 1E0

Dear Sir/Madam:

Re: **Application # 36745**

1. **PID: 025-039-431**

**Lot A, District Lot 60 & 3313, Kamloops Division Yale District, Plan KAP68922**

2. **PID: 004-170-903**

**District Lot 61, Kamloops Division Yale District, Except Plan H928 and KAP69133**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to build an RV park and driving range on the above noted properties. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Kenner and Ian Mitchell for taking the time to meet with its representatives on July 11, 2006. The Commission appreciated the opportunity to walk the property and view the areas proposed for non-farm use.

The Commission writes to advise that it approved your application to build an RV park subject to:

- the use being restricted to the  $\pm 1.5$  ha area identified on the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Thompson-Nicola Regional District at your earliest convenience.

The Commission also advises that because the proposed 2 ha driving range is located primarily on land of limited arability, it has no objection, in principle, to this aspect of the application. However, it remains concerned about the potential for the driving range to excessively encroach on the adjacent hay field, and for the facility to alienate further hayfield areas due to insufficient fencing. Therefore the Commission, prior to further consideration of this aspect of the application, requires the submission of an acceptable site plan of the driving range showing the least possible encroachment into the hayfield, and a fencing plan that shows how you plan to limit the impact of golf balls on the hayfield. Please submit revised plans at the earliest opportunity.

The decision noted above is recorded as Resolution #368/2006.

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Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-O-39)

SBR/lv/Encl.  
36745d1

Proposed Driving Range and RV park At Chinook Cove Golf Course

Scale 1:10000



DL 1455

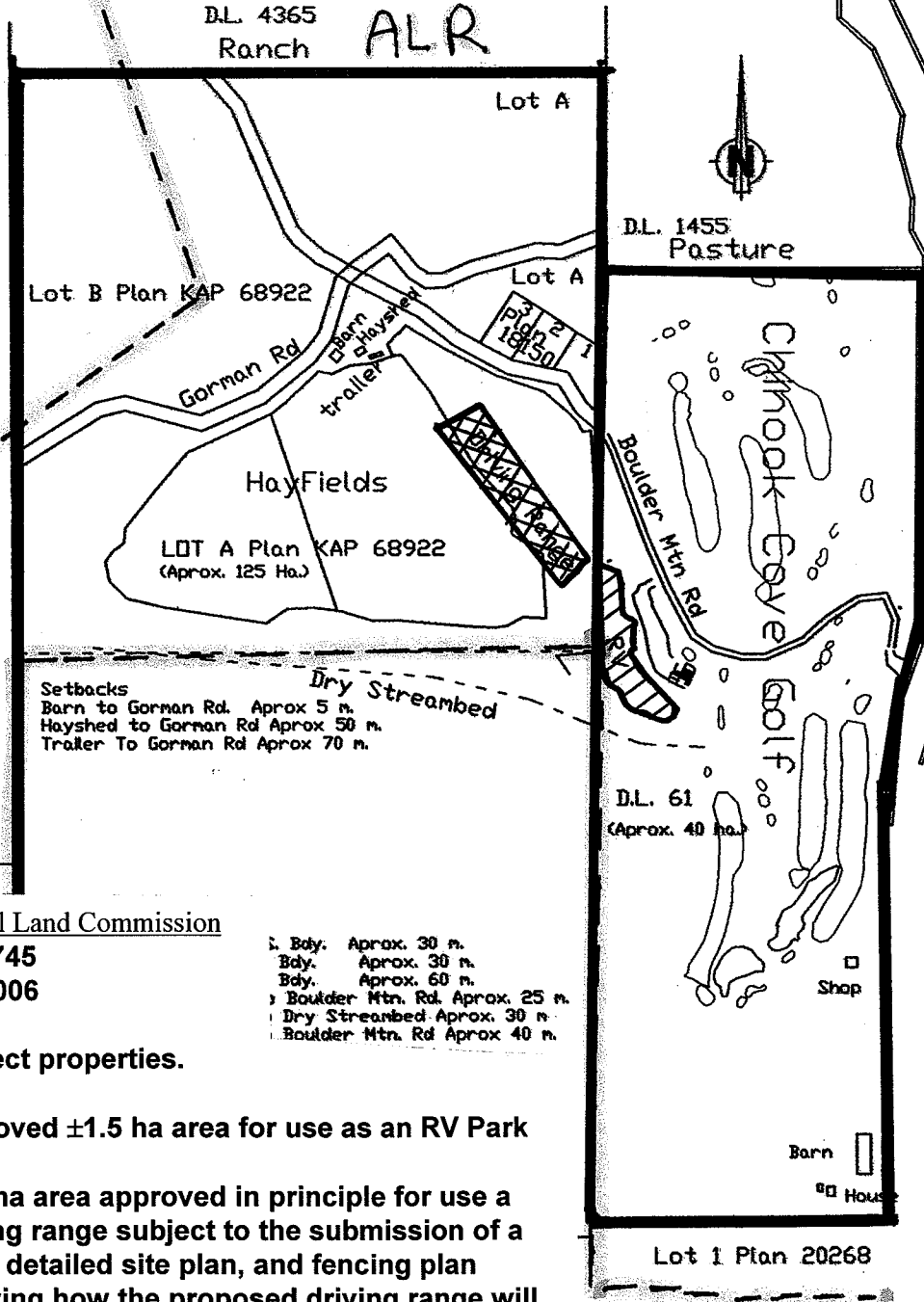
A  
P 22710

D.L. 4365  
Ranch

ALR

Highway #5

North Thompson River



D.L. 4367  
Treed Pasture

Lot B Plan KAP 68922

Lot A

D.L. 1455  
Pasture

Lot A

HayFields

LOT A Plan KAP 68922  
(Approx. 125 Ha.)

Setbacks  
Barn to Gorman Rd. Approx 5 m.  
Hayshed to Gorman Rd Approx 50 m.  
Trailer To Gorman Rd Approx 70 m.

Dry Streambed

D.L. 61  
(Approx. 40 ha.)

Shop

Barn

House

DL 1456

Lot 1 Plan 20268

Provincial Agricultural Land Commission

Application: ZZ-36745

Resolution # 368/2006

- Bdy. Approx. 30 m.
- Bdy. Approx. 30 m.
- Bdy. Approx. 60 m.
- Boulder Mtn. Rd. Approx. 25 m.
- Dry Streambed Approx. 30 m.
- Boulder Mtn. Rd. Approx 40 m.



Subject properties.



Approved ±1.5 ha area for use as an RV Park



±2.0 ha area approved in principle for use a driving range subject to the submission of a more detailed site plan, and fencing plan showing how the proposed driving range will be designed and managed to have the smallest possible impact on the adjacent hayfield.



**Commission Discussion**

The Commission had no objection to the proposed 1.5 ha RV park because of its location adjacent to the existing clubhouse, on a small isolated bench with limited agricultural capability. The Commission notes that covenant KG124953, in favour of the Provincial Agricultural Land Commission, on the land under application for the RV park restricts the use of the property to golf course or other agricultural use as permitted by the Act and Regulations. The Commission makes this decision in knowledge of the covenant and would be willing to amend the covenant to reflect this new allowed use should it be required by other government bodies in the future.

As the proposed driving range was largely to be located on topographically difficult, undeveloped land the Commission also had no objection, in principle, to the concept. However, the Commission was concerned about the potential for the proposed driving range to encroach excessively onto the existing hay field. Also, the Commission was concerned about the potential for errant golf balls to make it operationally difficult to use the hayfield. Therefore, the Commission requires the submission of a more detailed site plan, and fencing plan showing how the proposed driving range will be designed and managed to have the smallest possible impact on the adjacent hayfield.

**IT WAS**

**MOVED BY:** Commissioner Campbell  
**SECONDED BY:** Commissioner Read

THAT the staff report be received and the application to build an RV park (up to 24 units) on 1.5 ha of DL 61, KDYD be allowed as proposed;

AND THAT the request to construct and operate a 2 ha driving range on Lot A, District Lot 60 & 3313, Kamloops Division Yale District, Plan KAP68922 be allowed in principle subject to the submission of an acceptable site plan of the driving range, showing minimum encroachment onto the hayfield, and subject to fencing of the driving range area on the side of the hayfield.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # ZZ – 36745**  
**Applicant: Mitchell Cattle Co.**

**DATE RECEIVED:** June 7, 2006

**DATE PREPARED:** June 27, 2006

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To build a driving range and RV park on the property.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The development of the existing golf course began in November 1991, when golf courses were an allowed use under the ALC act. It was subsequently exempted from the *Golf Course Development Moratorium Act*, enacted in early 1992. As an exempted golf course, the Commission set the terms and conditions for construction and operation of the 9 hole course and clubhouse through file #ZZ-26383. One of the conditions was the registration of a covenant between the Commission and the property owner restricting the use of DL 61 for any other purposed other than a golf course or other agricultural use permitted by the Act and Regulations. This golf course (Chinook Cove Golf Course) has been in operation since 1994.

The current proposal is in two parts.

- To build a 1.5 ha RV site on the flat west of the parking lot above the clubhouse. This would have between 12 and 24 lots and be located on DL 61
- To build a 2 ha driving range on DL 60 and 3313 adjacent to the proposed RV park.

**Local Government:**

Thompson-Nicola Regional District

**Legal Description of Properties:**

1. PID: 025-039-431  
Lot A, District Lot 60 & 3313, Kamloops Division of Yale District, Plan KAP68922
2. PID: 004-170-903  
District Lot 61, Kamloops Division of Yale District, Except Plan H928 and KAP69133

**Purchase Date:**

November 2002



**Location of Properties:**

Barriere

**Total Size of Properties:**

165.0 ha (87 ha is in the ALR)

**Area proposed for Non-Farm Use.**

3.5 ha

**Present use of the Property:**

1. Hay fields, pasture and rental mobile home
2. Golf course, house and pasture

**Surrounding Land Uses:**

**WEST:** Forest and pasture  
**SOUTH:** Forested  
**EAST:** Agriculture (ALR)  
**NORTH:** Agriculture (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92P/1  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

Designated Agricultural and Rural Resource in Barriere Official Community Plan

**Zoning Bylaw and Designation:**

Zoning Bylaw No. 940 designates the property as RL-1 (Rural)

**PREVIOUS APPLICATIONS:**

**Application #33701-0**

**Applicant:** Ministry of Transportation & Highways

**Decision Date:** March 9, 2001

**Proposal:** To improve the intersection of Boulder Mountain Road and the Yellowhead Highway, by building a left-turn slot for drivers turning onto Boulder Mountain Road and to improve sight distance.

**Decision:** Allow right-of-way for the Boulder Mountain Road and Yellowhead Highway to build a left-turn slot.

**Application #26383-0**

**Applicant:** Rymar Simmentals Inc.  
**Decision Date:** June 19, 1992  
**Proposal:** To release the golf course proposal from the Golf Course Development Moratorium Regulation as conditionally allowed on April 9, 1992  
**Decision:** To allow the construction of a 9 hole golf course, including a clubhouse, equipment shed, driving range and parking lot subject to conditions

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**Application #26383-1**

**Applicant:** Rymar Simmentals Inc.  
**Decision Date:** September 11, 1992  
**Proposal:** To relax the \$108,000 bond.  
**Decision:** To reduce the bond to \$30,000 but that the other conditions still applied.

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**Application #26383-2**

**Applicant:** Rymar Simmentals Inc.  
**Decision Date:** June 9, 1992  
**Proposal:** To accommodate 2 holes of the proposed golf course onto a northern section of the subject property previously unconsidered by the Commission  
**Decision:** Allowed with fencing along the northern boundary to be maintained and upkept.

**Application #26383-3**

**Applicant:** Rymar Simmentals Inc.  
**Decision Date:** July 5, 1994  
**Proposal:** To decide whether the golf facility described in the proposal was substantially completed by June 19, 1994.  
**Decision:** The Commission was of the opinion that the golf facility was substantially completed by the required date.

**Application #26383-4**

**Applicant:** Rymar Simmentals Inc.  
**Decision Date:** May 29, 1998  
**Proposal:** Release security as fencing and vegetative screening have been installed.  
**Decision:** Allow release of \$30,000 security.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Thompson-Nicola Regional District Board:** The Regional Board passed a resolution that the application be forwarded to the Commission for consideration.

**STAFF COMMENTS:**

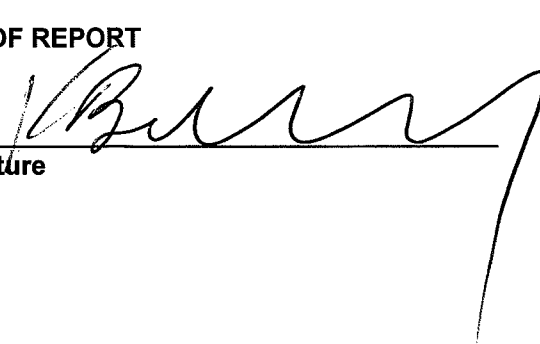
Staff recommend a site visit to view the existing golf course, to discuss the applicants plans and to see the areas proposed for additional non-farm use and evaluate the impact this development may have on surrounding agricultural operations.

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END OF REPORT

Signature

Date



July 4, 2006