



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101346
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Applicant: JGS golf group et al.
Local/First Nation Government: Columbia Shuswap Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 SECTION 32 TOWNSHIP 19 RANGE 9 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN KAP47991 EXCEPT PLAN KAP87174
Approx. Map Area 93.08 ha
PID 017-896-215
Purchase Date Mar 27, 2017
Farm Classification No
Civic Address 6015 shaw road
Certificate Of Title 63345 TITLE-CA5893545-PID-017-896-215 for Parcel 2.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
██████████	JGS golf group	██████████	██████████ ██████████	63345 Corporate Summary.pdf

Parcel #2

Parcel Type	Fee Simple
Legal Description	THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 TOWNSHIP 19 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT: (1) PARCEL A (2) PLAN 29147
Approx. Map Area	7.59 ha
PID	013-970-011
Purchase Date	Jun 26, 2018
Farm Classification	No
Civic Address	5672 lashburn road
Certificate Of Title	title-1247953.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
██████████	JGS golf group	██████████	██████████ ██████████	63345 Corporate Summary.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type	Third-Party Agent
First Name	David
Last Name	Sonmor
Organization (If Applicable)	Lawson Engineering
Phone	2508323220
Email	dsonmor@lawsonengineering.ca

4. Government

Local or First Nation Government: Columbia Shuswap Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).

no current agricultural use

Describe all agricultural improvements made to the parcel(s).

lot largely undeveloped.
 NW section cleared for single family dwelling.
 SW section cleared for existing driving range.
 approximately 50% - 75% of lot has dense tree coverage.

Describe all other uses that currently take place on the parcel(s).

1 existing residence onsite with 2 outbuildings. onsite septic, onsite water.
 1 existing driving range onsite.
 lot is heavily treed with approximately 50%-75% tree coverage.
 NW corner of lot is cleared for existing single family dwelling.
 SE corner of lot is cleared and landscaped for existing driving range.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	rural residential lots
East	Recreational	golf course
South	Recreational	golf course
West	Residential	rural residential lots

6. Proposal

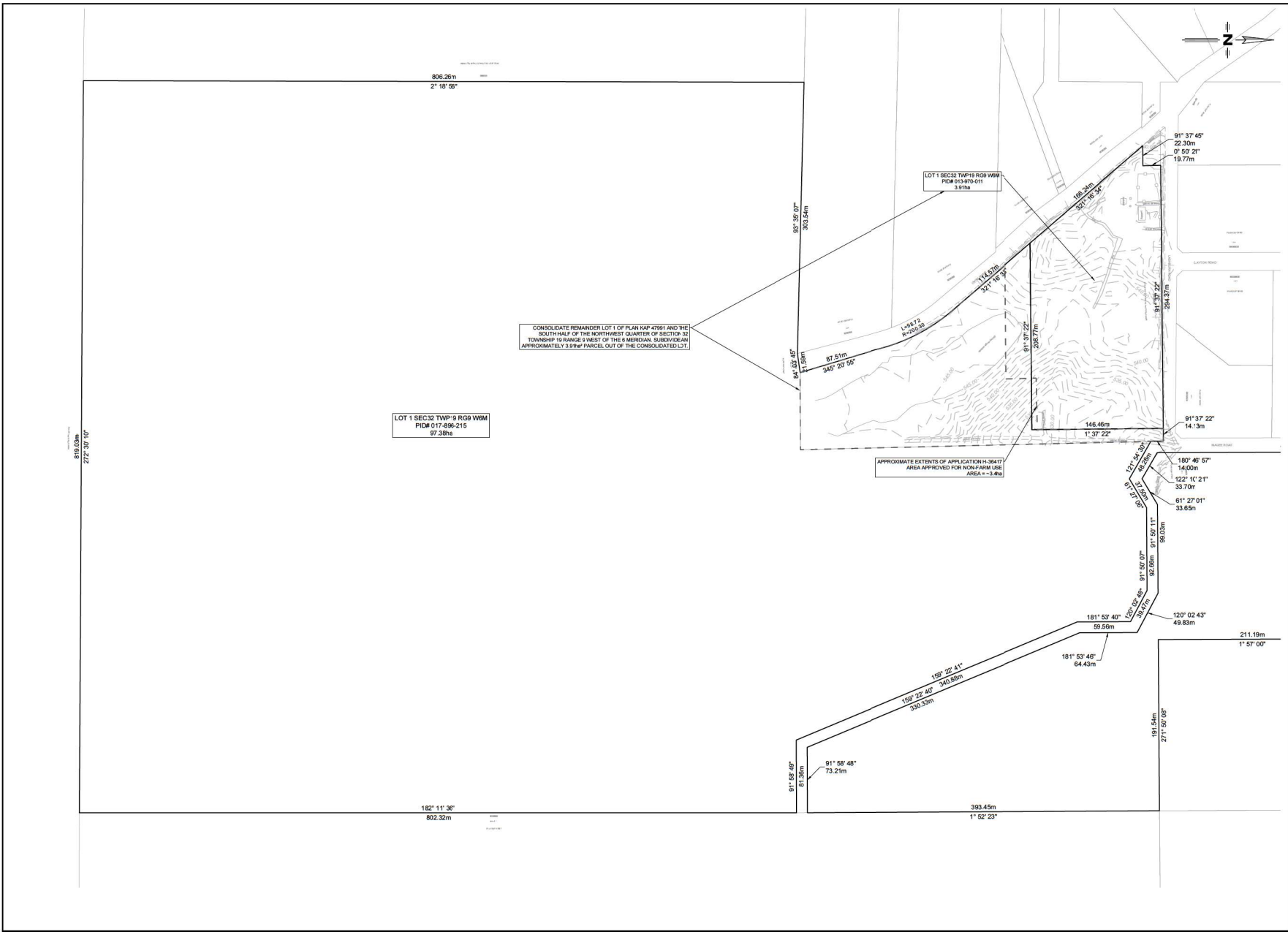
Proposed Lot Areas

#	Type	Size
1	Lot	3.91
2	Lot	96.76

What is the purpose of the proposal?	<p>subdivide an approximately 3.9 hectare lot (lot 1) off the west side of the subject property that would include the existing house, existing services, and existing lot access routes.</p> <p>consolidate the remainder into adjacent Shuswap National Golf Course. remainder includes existing driving range. driving range is currently accessed through and operated by Shuswap National Golf Course.</p> <p>the purpose of the proposed property line adjustment is to create 1 salable lot approximately 3.9 hectares in size (lot PID# 013-970-011) and to consolidate the remaining property into the existing golf course (lot PID# 017-896-215) such that the existing driving range becomes part of the golf course lot.</p>
Why do you believe this parcel is suitable for subdivision?	<p>the subject property is suitable for subdivision as it has an easily defined interior boundary condition where-in existing infrastructure can be easily divided geographically. the existing single family residence in the west along with all existing servicing infrastructure can be easily identified and isolated from the existing driving range and associated infrastructure to the east. the existing driving range is operated exclusively by the Shuswap National Golf Course making consolidation of the driving range portion of the subject property, into the neighboring Golf Course property, a reasonable next step in development.</p> <p>the golf course property and the subject property hold identical zoning and OCP land use designations which will facilitate consolidation of the eastern portion with the existing golf course lot. lot sizing and layout was based on maximizing the size of lot 1 (3.9 hectare) to support potential future agricultural use while still incorporating the driving range into the golf course property.</p>
Does the proposal support agriculture in the short or long term? Please explain.	<p>the proposed subdivision of lot PID# 013-970-011 does not directly affect or support agriculture in either the short or long term. the proposed subdivision streamlines property ownership by creating a single parcel for the existing golf course and driving range as opposed to the current 2 lot framework.</p>
Proposal Map / Site Plan	81-3 - Subdivision plan - 2023-09-25 - r01.pdf
Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?	No

7. Optional Documents

Type	Description	File Name
Other files that are related	subdivision plan	81-3 - Subdivision plan - 2023-09-25 - r01.pdf



CONSOLIDATE REMINDER LOT 1 OF PLAN K4F 47961 AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32 TOWNSHIP 19 RANGE 9 WEST OF THE 6 MERIDIAN SUBDIVISION APPROXIMATELY 3.8HA PARCEL OUT OF THE CONSOLIDATED LOT.

LOT 1 SEC32 TWP-9 R99 W6M
PID# 017-899-215
97.3ha

LOT 1 SEC32 TWP19 R99 W6M
PID# 013478-011
3.8ha

APPROXIMATE EXTENTS OF APPLICATION H-36417
AREA APPROVED FOR NON-FARM USE
AREA = 3.8ha

LEGEND

- EXISTING**
- HYDRO TELEPHONE POLE OR DRAFT
 - TELEPHONE POLE
 - HYDRO POLE
 - HYDRO POLE OF TRANS
 - POST FOR STREET LIGHT
 - GV
 - SAWTOOTH MANHOLE
 - STORM MANHOLE
 - CHOKERMAN
 - GATE VALVE
 - FIRE HYDRANT
 - SAWTOOTH SEWER
 - STORM MAN
 - WATER MAIN
 - GAS
 - UNDERGROUND TELEPHONE
 - FENCE
 - DECKHOUSE/SPRING
 - HECSE
- PROPOSED**
- SAWTOOTH MANHOLE
 - STORM MANHOLE
 - CHOKERMAN
 - GATE VALVE
 - FIRE HYDRANT
 - SAWTOOTH SEWER
 - STORM SEWER
 - WATER MAIN
 - ETCHLINE
 - INLET/OUTLET HEADWALL
 - END CAP
 - WHEEL CHAIR RAMP
 - DRIVEWAY LANDING

- NOTES:**
- 1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
 - 2) CONTRACTOR TO COORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES REQUIRED.
 - 3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BY-LAW # 541.

NO.	DATE	DESCRIPTION	BY	APPD.
1	2020/03	ISSUED FOR REVIEW	JWK	FDS
2	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPD.
1	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

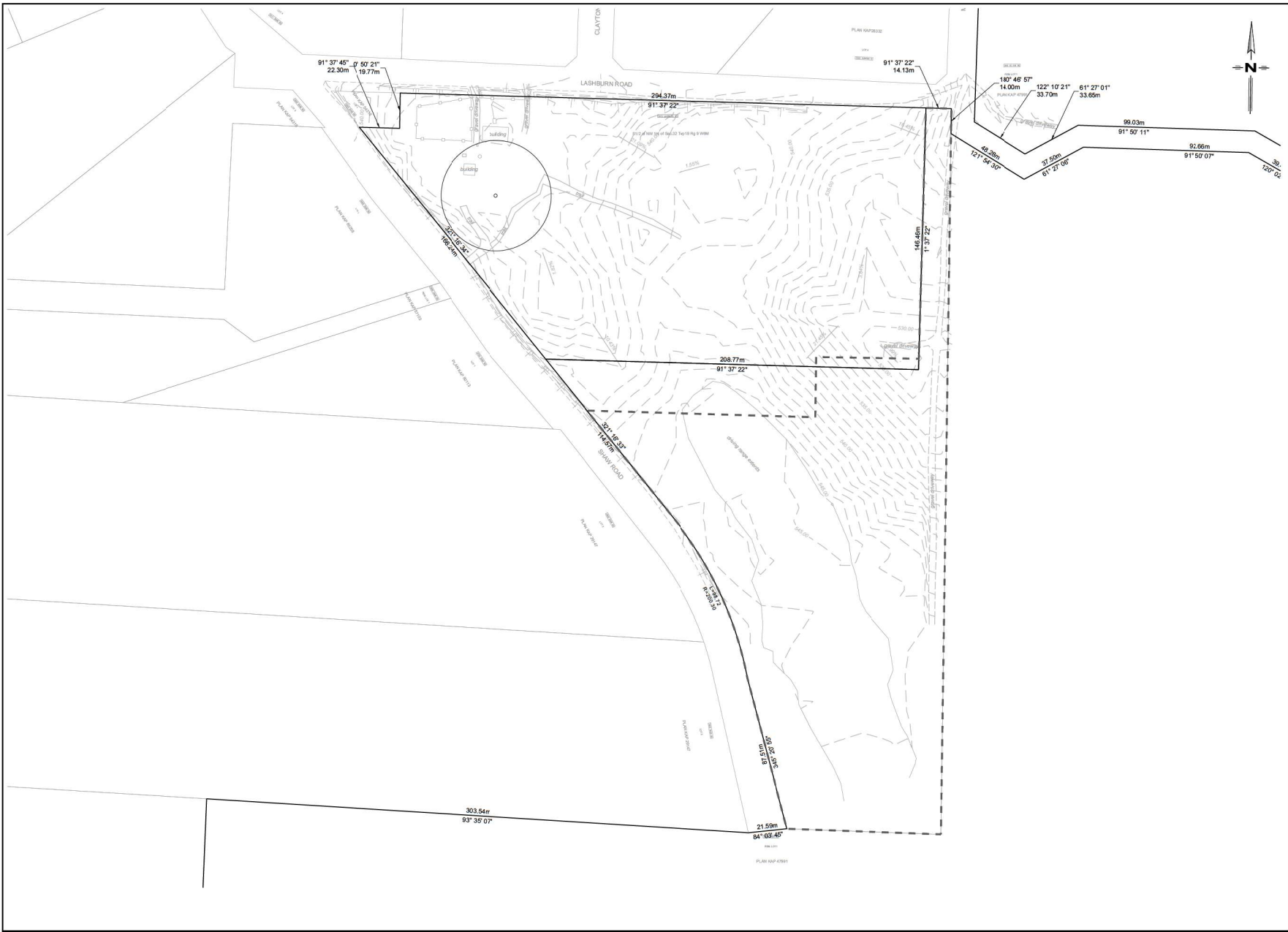
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**6015 SHAW ROAD
SALMON ARM, BC**

**PRELIMINARY
SUBDIVISION PLAN**

PROJECT No. **81-3**
 SHEET **1** OF **3**
 DWG. No. **C-100** REV. No. **1**



LEGEND

EXISTING

- HYDRO TELEPHONE POLE OR DRAFT
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE OF TRANS
- POST FOR STREET LIGHT
- GV
- SAWYRY MANHOLE
- STORM MANHOLE
- CHOKESAM
- FIRE HYDRANT
- GATE VALVE
- SAWYRY SEWER
- STORM MAN
- WATER MAN
- GV
- UNDERGROUND TELEPHONE
- FENCE
- DECKHOUSE/DECKPIER
- HESE

PROPOSED

- SAWYRY MANHOLE
- STORM MANHOLE
- CHOKESAM
- GATE VALVE
- FIRE HYDRANT
- SAWYRY SEWER
- STORM SEWER
- WATER MAIN
- CHOKESAM
- INLET/OUTLET HEADWALL
- END CAP
- WHEEL CHAIR RAMP
- DRIVEWAY LAYOUT

NOTES:

- 1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING
- 2) CONTRACTOR TO CO-ORDINATE U'ILITY RELOCATION WORKS WITH UTILITY COMPANIES REQUIRED.
- 3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BY-LAW # 541

NO.	DATE	DESCRIPTION	BY	APP'D
1	2020/03	ISSUED FOR REVIEW	JWJ	FDS
2	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

NO.	DATE	DESCRIPTION	BY	APP'D
REVISIONS				
		DESIGN	FDS	
		DRAWN	DLP	
		DATE	2021-10-27	
		CHECKED	FDS	

PERMIT # 1001279

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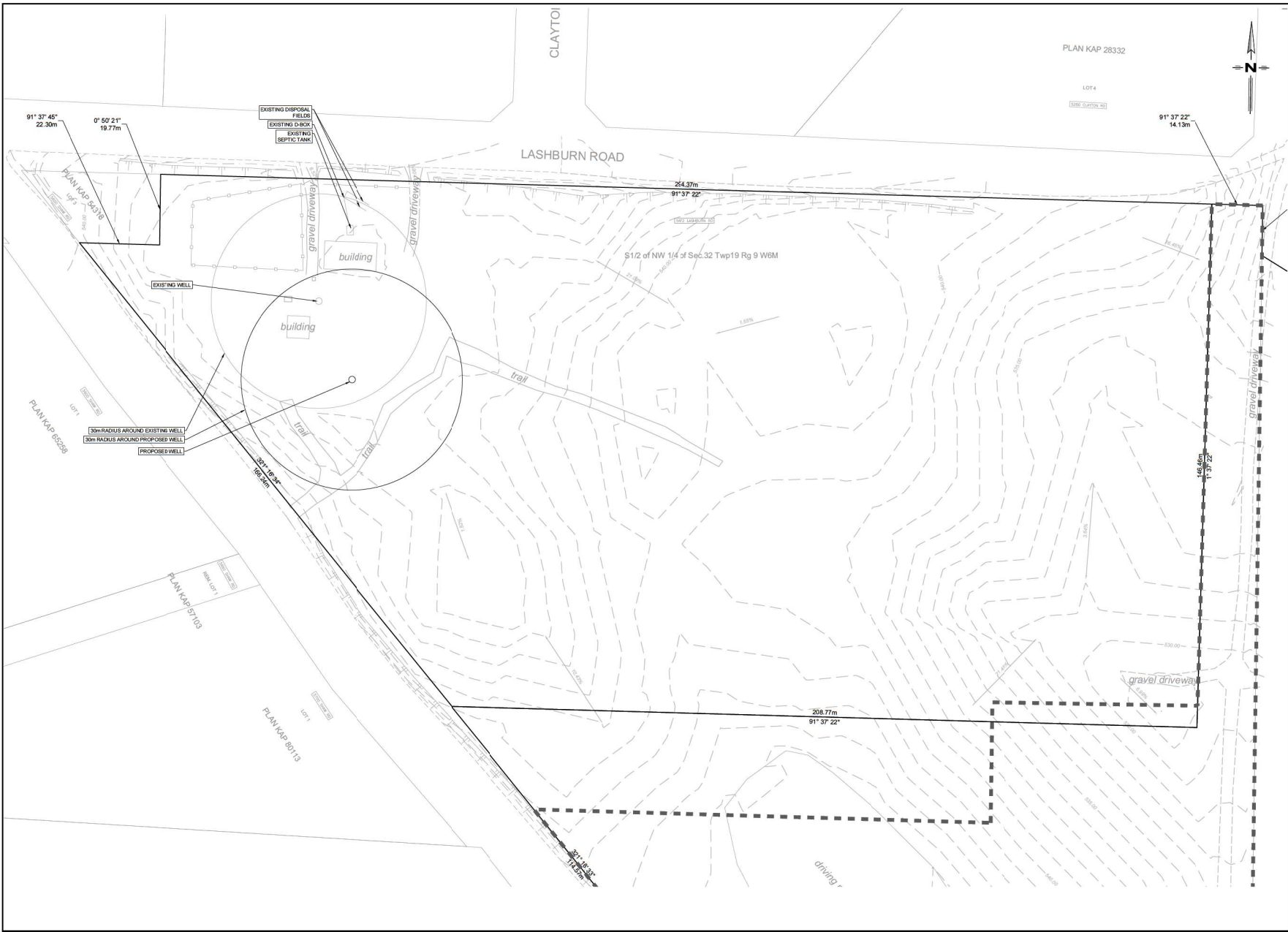
LAWSON
ENGINEERING LTD.

#201 2110 11 AVE NE
PO BOX 109 SALMON ARM, BC V1E 1E4

**6015 SHAW ROAD
SALMON ARM, BC**

EXISTING GROUND SITE PLAN

PROJECT No.	81-3
SHEET	2 OF 3
DWG. No.	C-101
REV. NO.	1



LEGEND

EXISTING

- HYDROPHONE POLE ON CHART
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE OF TRANS
- POST FOR STREET LIGHT
- GV
- SAWNEY MANHOLE
- STORM MANHOLE
- CHOKERMAN
- PIPE HEADWAY
- GATE VALVE
- SAWNEY SEWER
- STORM MAN
- WATER MAN
- GALV
- UNDERGROUND TELEPHONE
- FENCE
- DEVELOPER'S PROPERTY
- HEDGE

PROPOSED

- SAWNEY MANHOLE
- STORM MANHOLE
- CHOKERMAN
- GATE VALVE
- PIPE HEADWAY
- SAWNEY SEWER
- STORM SEWER
- WATER MAIN
- STITCHING
- INLET/OUTLET HEADWALL
- ENCLOSURE
- WHEEL CHAIR RAMP
- DRIVEWAY LITCHING

NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
- CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SUBURBAN REGIONAL DISTRICT DEVELOPMENT BY-LAW # 541.

NO.	DATE	DESCRIPTION	BY	APP'D
1	2021/03/03	ISSUED FOR REVIEW	JHW	FDS
2	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP'D
1		DESIGN	FDS	
2		DRAWN	DLP	
3	2021-10-27	CHECKED	FDS	

DRAFT (ISSUED FOR REVIEW)

PERMIT # 1001279

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LAWSON ENGINEERING LTD.
#201 2110 11 AVE NE
PO BOX 109 SALMON ARM, BC V1E 1E4

6015 SHAW ROAD SALMON ARM, BC

EXISTING SEPTIC PLAN

PROJECT No. **81-3**
SHEET **3** OF **3**
DWG. No. **C-102** REV. NO. **1**