

April 13, 2022

PROJECT OUTLINE FOR SUBDIVISION AND REZONING APPLICATION

**PREPARED FOR: JGS GOLF GROUP LTD. &
COLUMBIA SHUSWAP REGIONAL DISTRICT**



LAWSON ENGINEERING LTD.
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www.lawsonengineering.ca

EXECUTIVE SUMMARY

This Report outlines the proposed lot boundary adjustment of lots PID's 013-970-011 and 017-896-215, and the proposed rezoning of lot PID 013-970-011. The proposed lot boundary adjustment would incorporate the existing driving range into the current golf course lot reducing lot PID 013-970-011 to approximately 1 hectare inclusive of existing house, well, and septic disposal system. The proposed rezoning of lot PID 013-970-011 would mimic existing zoning of lots located in whole or in part within ALR lands.

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1. INTRODUCTION

The following report outlines the proposed subdivision and rezoning of property located at 5672 Lashburn Road in Columbia Shuswap Regional District (CSRD) Area D. The existing parcel is approximately 7.62 hectares in size and zoned GC Golf Course. The existing parcel contains 1 private residence with 2 existing access's off Lashburn Road, and 1 driving range with existing access off interior roads located within Shuswap National Golf Course PID# 017-896-215. It is the owners intention to perform a boundary adjustment relocating the existing eastern property line west, incorporating the driving range into the adjacent golf course property, and leaving an approximately 1 hectare western lot which would include the existing residence. Due to its location within Agricultural Land Reserve (ALR), the western lot created by way of property line adjustment would be rezoned to Agricultural (AG1). No Official Community Plan (OCP) amendments are proposed at this time. The proposed western lot will maintain an OCP land use designation of agricultural. Table 1-1 below provides relevant legal, OCP and zoning information for the subject property.

Street Address	Legal Description	Parcel Area	Zoning	OCP Designation	PID
5672 Lashburn Road	The S ½ of the NW ¼ of Sec. 32, Twp. 19, Rge. 9, W6M KDYD Exc (1) PCL A (2) PL 29147	7.62 (ha)	GC	AG	013-970-011

Table 1-1 Property Description

2. SITE DESCRIPTION

The Subject property is located at 5672 Lashburn Road, PID# 013-970-011 and is approximately 7.62 hectares in size. Existing development includes 1 single family residence, 1 driving range, multiple accessory buildings, and two gravel access's for the existing house off of Lashburn Road. The site is currently serviced by an onsite well and onsite septic system. The well is located in the north western corner of the property as shown on the attached drawing. The septic tank and field were located January 17th 2022 and are located north of the existing house as shown on the attached drawing. Approximately 75% of the site is heavily treed with the majority of clearing occurring in the southern portion of the property for the driving range, and the north western corner of the property for the single family residence. The site is currently zoned GC for golf course use with an OCP land use designation of agricultural.

2.1. STEEP SLOPES

A desktop review of existing topography suggest that the site is generally flat with moderate slopes ranging up to approximately 10% generally directing surface flows north east. A desktop review of CSRD slope banding data supports these findings and has been included as Appendix B to this report. It is not anticipated that a steep slopes development permit will be required prior to approval of the proposed boundary adjustment and rezoning.

2.2. EXISTING WATER COURSES

A desktop review of CSRD mapping data suggests an existing water course runs generally west to east originating in crown land west of Shaw road. The assumed water course crosses Shaw Road approximately at the intersection of Shaw Road and Lashburn Road, then roughly parallels the subject properties northern property line eventually terminating in Gardiner Lake roughly 500 meters east of the subject property. a Riparian Assessment of the property was performed by ECOscape Environmental Consultants on October 13th 2021 in which no visible channel or water course were identified. A memo suggesting the site be exempt from obtaining a RAR DP was produced by ECOscape and is attached as Appendix C.

3. PROPOSED BOUNDARY ADJUSTMENT

The proposed boundary adjustment would shift the existing eastern property line of the subject property west by approximately 175 meters, reducing the total area of lot PID# 013-970-011 from approximately 7.62 hectares, to approximately 1.0 hectares. Lands to the east of the adjusted property line would become part of the existing Shuswap National Golf Course lot PID# 017-896-215 and would include the existing driving range and approximately 4.0 hectares of heavily treed, undeveloped land. For further details on existing property lines and proposed property lines see Appendix A.

4. ZONING

Lot PID# 013-970-011 is currently zoned GC Golf Course in order to accommodate the driving range for the adjacent Shuswap National Golf Course. After the proposed boundary adjustments are made, the remaining parcel will include 1 single family house, 1 well, and 1 septic field with all existing golf course development being consolidated into the easterly adjacent lot PID# 017-896-215. A review of existing lots located within Section 32, Township 19, Range 9 determined the most suitable zoning to be Rural Residential 1, however, due to the subject property being located entirely within the Agricultural Land Reserve (ALR), a zoning designation of Agricultural (AG1) is recommended. A review of AG1 zoning indicate the proposed lot layout would meet all criteria outlined in Bylaw #751 section 4.6 with the exception of minimum parcel size. Bylaw #751 stipulates a minimum parcel size created by subdivision of 60 hectares (148.26 acre). The



proposed boundary adjustment would create 1 parcel to be rezoned from GC to AG1 with a total area of approximately 1 hectare (2.47 acre). Adjacent similarly zoned properties located within ALR lands were then reviewed for compliance to the minimum parcel size requirement outlined in Bylaw #751. A total of 17 properties were reviewed within sections 29,32, & 33 of Township 19, Range 9 with no existing parcels meeting the minimum parcel size requirements of Bylaw #751. The results of the review have been included in table 4-1 below. It is in Lawson Engineering's opinion that after the proposed boundary adjustment has been completed, the proposed 1 hectare north western lot be rezoning to Agricultural AG1 due to the ALR status of the property. The proposed boundary adjustment has been designed to meet all Agricultural AG1 zoning requirements identified in section 4.6.4 of Bylaw #751 with the exception of minimum parcel area.

EXISTING ZONING AND OCP LAND USE DESIGNATION					
PID	Zoning	OCP Land Use Designation	portion within ALR (%)	Total lot area (acres)	Meets Bylaw #750/751 minimum lot area requirement (Y/N)
Section 32 Township 19 Range 9					
013-917-412	AG1	AG	100%	10.00	N
013-917-471	AG1	AG	82%	11.97	N
011-787-511	AG1	AG	92%	146.58	N
027-772-918	AG1	AG	100%	5.19	N
Section 29 Township 19 Range 9					
005-133-548	AG1	AG	39%	32.67	N
002-762-196	AG1	AG	24%	9.36	N
030-932-114	AG1	AG	100%	81.55	N
Section 33 Township 19 Range 9					
009-339-523	AG1	AG	100%	17.68	N
005-523-541	AG1	AG	100%	19.18	N
015-613-143	AG1	AG	100%	1.12	N
007-932-987	AG1	AG	100%	27.26	N
006-437-079	AG1	AG	88%	2.06	N
010-350-101	AG1	AG	100%	10.05	N
010-423-974	AG1	AG	100%	10.03	N
013-966-405	AG1	AG	100%	11.42	N
008-805-393	AG1	AG	100%	4.75	N
007-221-665	AG1	AG	99%	0.75	N
Section 31 Township 19 Range 9					
CrownLand – No Zoning – NO ALR status					
Section 5 Township 20 Range 9					
City of Salmon Arm zoning not reviewed					

Table 4-1 – Existing Agricultural Zoning & Land Use Designation Lot Areas

5. OFFICIAL COMMUNITY PLAN

Both the subject property and Shuswap National Golf Course currently hold an OCP land use designation of agricultural (AG) and are situated entirely within the Agricultural Land Reserve (ALR). The proposed boundary adjustment would maintain the existing OCP land use designation for all parcels created and meet all criteria outlined in Bylaw #750 section 3.5 with the exception of minimum parcel size. Bylaw #750 section 3.5 policy 2 states "Land within the Agriculture designation shall be maintained as parcels of at least 60 ha.". As discussed in section 4 of this report, a desk top review of similar lots located on the subject section and adjacent sections, and



located wholly or in part within the ALR was performed to determine local compliance with zoning and OCP land use designation. None of the 17 properties reviewed meet the 60 hectare requirement of Bylaw #750. It is in Lawson Engineering's opinion that upon completion of the proposed boundary adjustment, all parcels maintain the current OCP land use designation of Agricultural (AG).

6. SITE ACCESS

The subject property currently has 2 defined gravel surfaced driveway access's connecting to Lashburn Road. Both driveway access's are located in the north western portion of the property within approximately 65 meters of the existing house. Upon completion of the proposed boundary adjustment, all 3 access's will remain within the proposed 1 hectare western lot. the eastern section of lot PID# 013-970-011 will be consolidated with the existing Shuswap National Golf Course lot and have access by way of existing Shuswap National Golf Course access off Shaw Road. A site investigation performed on LEL on June 18th 2021 determined the 2 existing access's off Lashburn road meet the criteria for private access's stipulated in Bylaw #641.

7. SITE SERVICES

7.1. WATER

The existing house located in the north western corner of the subject property is serviced by an onsite well with an assumed location approximately 9m south of the south west corner of the existing house. a site investigation performed by LEL on June 18th 2021 confirmed the assumed location of the existing well. Subsequent survey shows that the well is within 30 meters of the existing septic. It is the owners intention to drill a new well outside the 30 meter setback requirement from known sources of contamination upon conditional approval of the subdivision and rezoning application.

7.2. SANITARY

The existing house located in the north western corner of the subject property is serviced by an existing septic system located north of the existing house. the existing septic tank and ground disposal field are located less than 30 meters from the existing well as outlined in section 7.1 of this report. The proposed boundary adjustment has been designed to ensure the existing septic system remains within the proposed 1 hectare north western lot.

8. AGRICULTURAL LAND RESERVE

The subject property PID# 013-970-011 is located entirely within the ALR and as such, any proposed subdivision is subject to ALC approval. An application for subdivision has been submitted by way of the ALC online application portal in tandem with applications to the CSRD for boundary adjustment and rezoning.

9. CONCLUSION

The proposed boundary adjustment and rezoning application meet the intent of the land use designation for the existing lot and comparable surrounding lots located within the ALR. The proposed rezoning will not meet the required lot area however as noted in section 4 of this report, no similarly zoned lots within the vicinity of the subject property currently meet this requirement. The subject property is currently serviced by an existing well and existing septic system which are located within 30 meters of each other. It is in LEL's opinion that the proposed lot boundary adjustment and rezoning meet the criteria outlined in Bylaws #750 and #751 and be approved conditional on development of a new well located more than 30 meters from the existing septic



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209 1st Street
Suite 200
Revelstoke, BC V0E

tank.

We trust that this report adequately addresses the deliverables requested by Global Union Investments.

Should you have any questions or comments, please contact our office at your earliest convenience.

Sincerely;

Lawson Engineering Ltd.

Prepared by:

A handwritten signature in blue ink, appearing to read "D. Sonmor", is written over the "Prepared by:" text.

David Sonmor, P.Eng
Project Manager

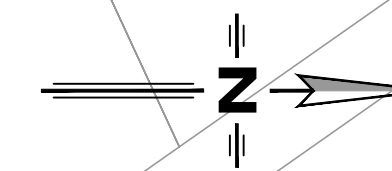


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Revelstoke, BC V0E

APPENDIX A: PROPOSED LOT BOUNDARY ADJUSTMENT



LEGEND

- EXISTING**
- HYDRO/TELEPHONE POLE
 - HYDRO/TELEPHONE POLE CW DAVIT
 - TELEPHONE POLE
 - HYDRO POLE
 - HYDRO POLE CW TRANS
 - POST TOP STREET LIGHT
 - GULLY
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCHBASIN
 - FIRE HYDRANT
 - GATE VALVE
 - SANITARY SEWER
 - STORM MAIN
 - WATER MAIN
 - GAS
 - UNDERGROUND TELEPHONE
 - FENCE
 - DECIDUOUS/EVERGREEN
 - HEDGE
- PROPOSED**
- SANITARY MANHOLE
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 - GATE VALVE
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 - WHEEL CHAIR RAMP
 - DRIVEWAY LETDOWN

NOTES:

- 1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
- 2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
- 3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

NO.	DATE YEAR/M/DD	DESCRIPTION	BY	APPD
0	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

DESIGN	FDS
DRAWN	DLP
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CHECKED	FDS

P.ENG
 SCALES 0 20 40 60 80 Meters
 H=1:2000

LAWSON
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 825C LAKESHORE DRIVE W
 PO BOX 106 SALMON ARM, BC V1E 4N2

**6015 SHAW ROAD
 SALMON ARM, BC**

**PRELIMINARY
 SUBDIVISION PLAN**

PROJECT No.	81-3
SHEET	1 OF 3
DWG. No.	C-100
REV. No.	0

CONSOLIDATE REMAINDER LOT 1 OF PLAN KAP 47991 AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32 TOWNSHIP 19 RANGE 9 WEST OF THE 6 MERIDIAN, SUBDIVIDE A 10000m² PARCEL OUT OF THE CONSOLIDATED LOT.

REM S 1/2 OF NW 1/4 OF SEC 32 TWP 19 RG 9 W 6M
 10000.00m²
 2.47 ACRES

LOT 1
 820517.13m²
 202.75 ACRES

819.03m
 272° 30' 10"

806.26m
 2° 18' 56"

182° 11' 36"
 802.32m

93° 35' 07"
 303.54m

84° 03' 45"
 11.59m

91° 58' 49"
 81.36m

182° 11' 36"
 802.32m

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345° 20' 55"

59.56m

159° 22' 41"
 340.88m

121° 54' 30"
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91° 37' 45"
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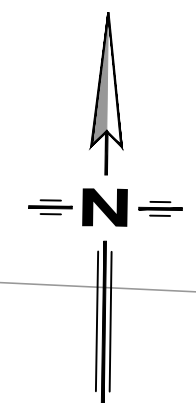
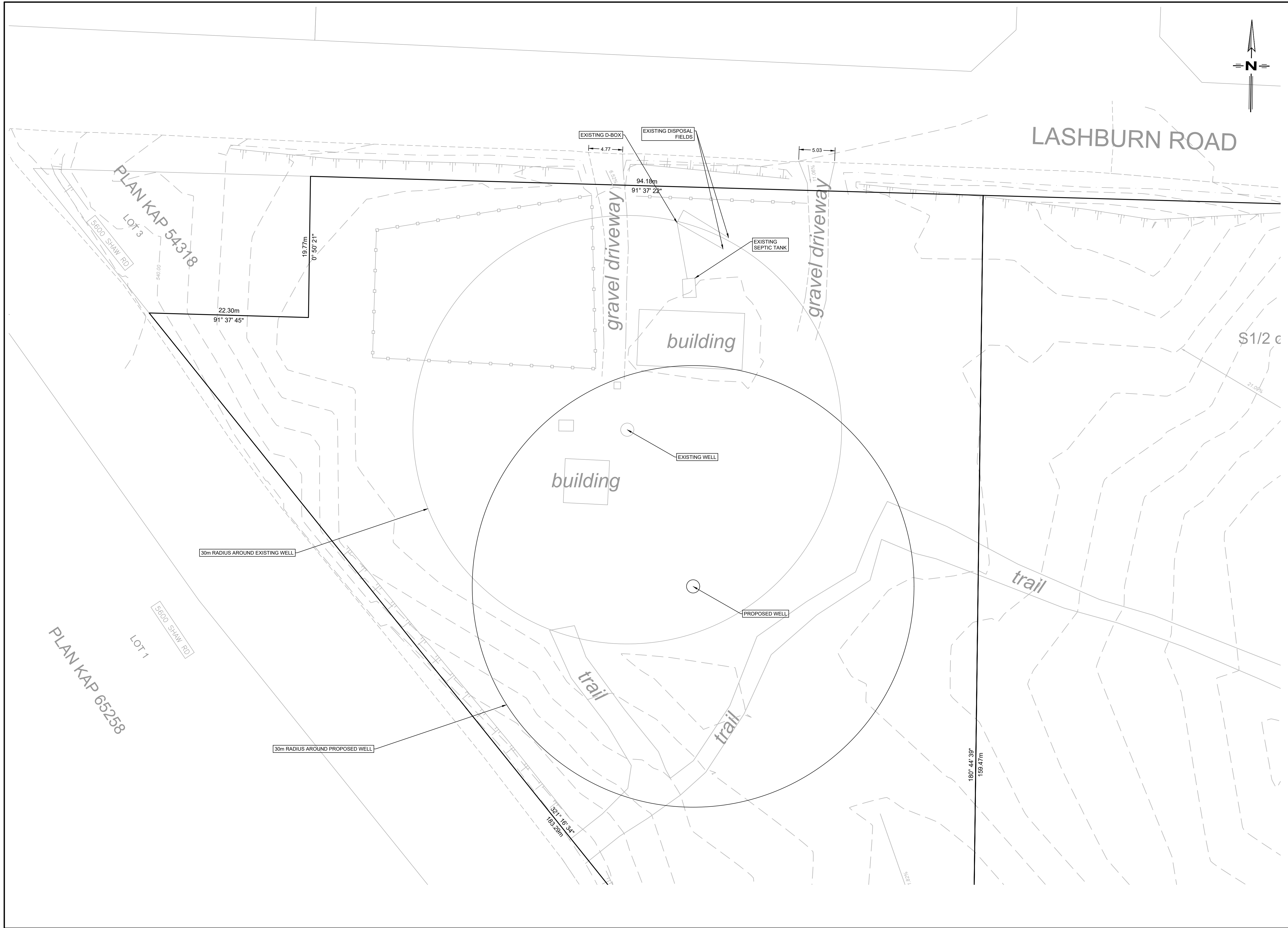
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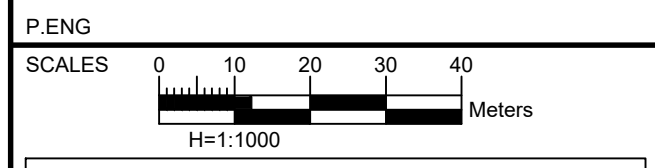
LEGEND

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**6015 SHAW ROAD
SALMON ARM, BC**

**EXISTING SEPTIC
PLAN**

PROJECT No.	81-3
SHEET	3 OF 3
DWG. No.	C-102
REV. No.	0

PLOT April 13, 2022 COMPUTER-12/PROJECTS/81-3 - SUBDIVISION-1 - CIVIL ENGINEERING/DRAWINGS/81-3 - SUBDIVISION PLAN - JLD/DWG (REF: DWG-NAMES)



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APPENDIX B: CSRD MAPPING – STEEP SLOPES

CSRD Slope Banding

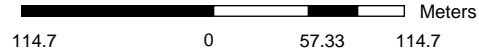


Jun 10, 2021

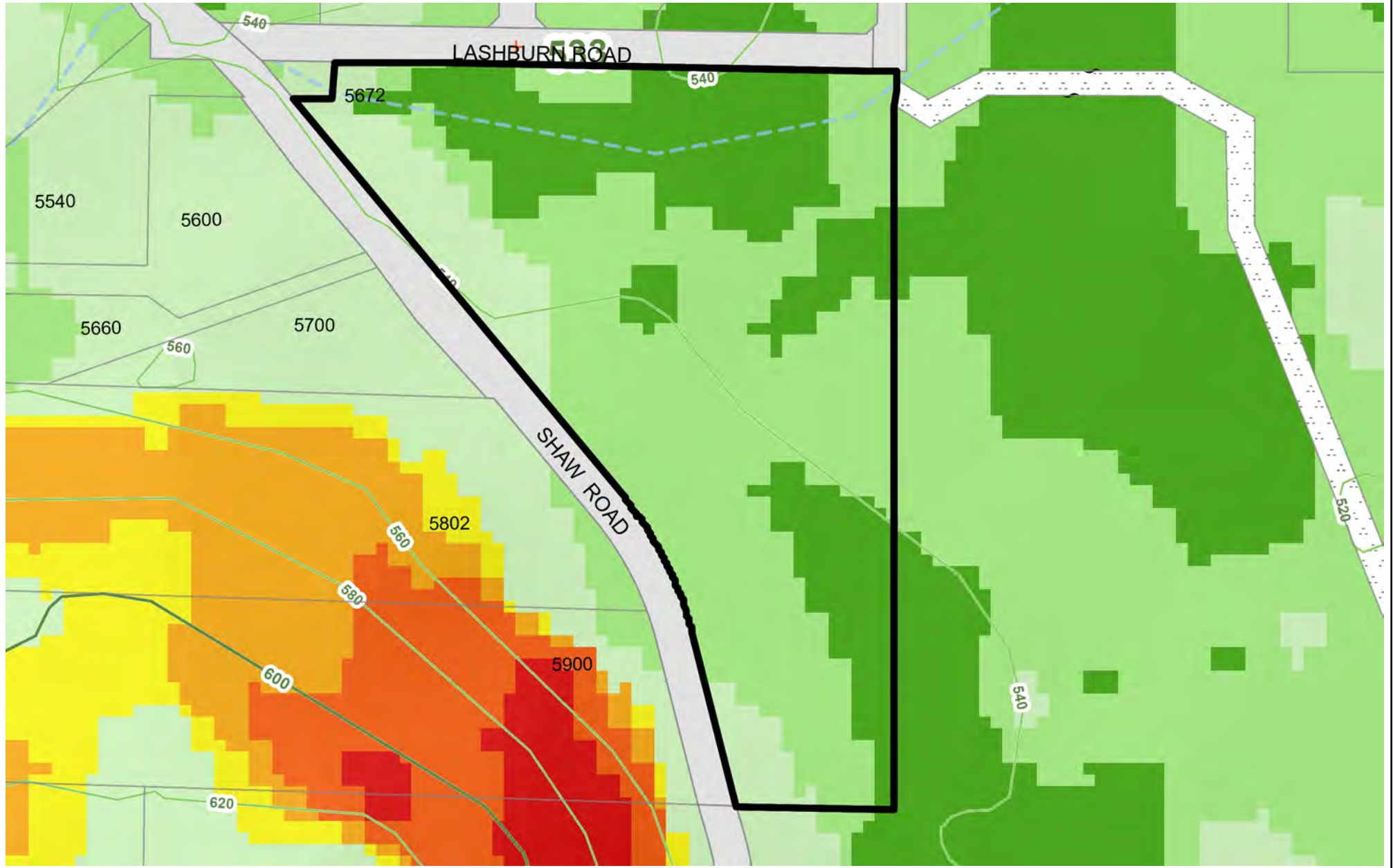
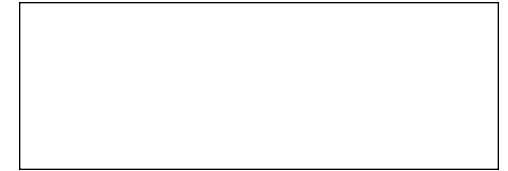
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Not to be used for navigation.



Scale 1: 4,514



Map Notes





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APPENDIX C: RIPARIAN AREA PROTECTION REGULATION ASSESSMENT



Naturally, A Higher Standard

Technical Memorandum

Date: October 28, 2021
To: Dave Sonmor, Lawson Engineering
From: Leanne McDonald, B.Sc., P.Ag., B.I.T. and Theresa Loewen, M.Sc., P.Ag.
File: 21-3937
Subject: Summary of Riparian Areas Protection Regulation Assessment at 5672 Lashburn Road, CSRD, BC.

1.0 INTRODUCTION

Ecoscope Environmental Consultants Ltd. (Ecoscape) was retained by Dave Sonmor of Lawson Engineering (client) to complete a Riparian Areas Protection Regulation (RAPR) assessment of 5672 Lashburn Road, Salmon Arm legally described as S 1/2 of the NW 1/4 of Section 32 Township 19 Range 9 W of the 6th Meridian Kamloops Division Land District except Plan PCL A and 29147 (subject property). The client is seeking to subdivide the property into a 1 ha parcel (**Appendix A**). On the Columbia Shuswap Regional District (CSRD) interactive mapping (CSRD, 2021), there is a stream mapped as running east-west through the northern subject property boundary. In the CSRD, a Riparian Areas Regulation Development Permit Area (RAR DPA) is triggered when a subdivision is proposed within 30 m of the high-water mark (HWM) of a watercourse.

The purpose of this memo is to summarize the riparian areas assessment that was completed by a qualified environmental professional (QEP), certified in the Riparian Areas Protection Regulation as per Section 7.0 of the CSRD Ranchero/Deep Creek Official Community Plan (CSRD, 2018).



2.0 RIPARIAN AREAS ASSESSMENT RESULTS

A site visit was conducted on October 13, 2021 by Leanne McDonald, B.Sc., P.Ag., B.I.T., Natural Resource Biologist with Ecoscape. The mapped stream is not mapped on the Provincial Habitat Wizard interactive mapping (BC MLNRORD, 2021), only on the CSRD interactive mapping (CSRD, 2021). The primary focus of the assessment was determining the presence or absence of the mapped watercourse, and if present, conduct an assessment as per the RAPR and Technical Manual. The subject property is situated within the Interior Cedar – Hemlock biogeoclimatic zone in the moist warm subzone (ICHmw). The ICHmw zone spans from the valleys of the southern Monashee, Selkirk, Purcell and Rocky Mountains, to the Shuswap Lake-Thompson River region (Ketcheson et al., 1991).

The subject property was comprised of a yard with an abandoned single-family home, shed and some yard waste. This area was largely comprised of lawn and non-native vegetation such as knapweed species (*Centaurea* sp.). To the south and east of the yard, was comprised of a mesic forest with a closed stand of Western redcedar (*Thuja plicata*), Western white pine (*Pinus monticola*), Interior Douglas-fir (*Pseudotsuga menziesii*), Paper Birch (*Betula papyrifera*), and Western Hemlock (*Tsuga heterophylla*). The understory consisted of moderately developed shrub layer of snowbrush (*Ceanothus velutinus*), tall Oregon-grape (*Berberis aquifolium*), common snowberry (*Symphoricarpos albus*), and falsebox (*Paxistima myrsinites*), and herb layer comprised of primarily birch leaved spirea (*Spirea betulifolia*), Prince's pine (*Chimaphila umbellata*), thimbleberry (*Rubus parviflorus*), bunchberry (*Cornus canadensis*) and twin-flower (*Linnaea borealis*) and a very well-developed and continuous moss layer. The far southern subject property boundary is comprised of a golf course.

The entire mapped stream was walked and the surrounding area was also assessed for any potential watercourses. No visible channel or watercourse was identified on the subject property. There were no culverts observed across Lashburn Road or across the road along the eastern subject property boundary by the golf course. Site photos are included in **Appendix B**.

3.0 CONCLUSION

This report has been prepared for the exclusive use of Dave Sonmor of Lawson Engineering. The purpose of the memo was to provide a summary of the summarize the riparian areas assessment that was completed and document that **no visible channel or watercourse was identified on the subject property, and consequently, the proposed subdivision should be exempt from obtaining a RAR DP.**

4.0 CLOSURE

Ecoscope has prepared this memo with the understanding that all available information on the present and proposed condition of the site has been disclosed. The client has acknowledged that in order for Ecoscope to properly provide its professional service, Ecoscope is relying upon full disclosure and accuracy of this information.

If you have any questions or comments, please contact the undersigned at your convenience.

Respectfully Submitted,

ECOSCAPE Environmental Consultants Ltd.

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5.0 REFERENCES

British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD).

2021. BC Habitat Wizard [web application]. <https://maps.gov.bc.ca/ess/hm/habwiz/>

Columbia Shuswap Regional District (CSRD). 2018. Columbia Shuswap Regional District Ranchero/Deep Creek Official Community Plan Bylaw No. 750.

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Ketcheson, M.V., T.F. Braumandl, D. Meidinger, G. Utzig, D.A. Demarchi, and B.M. Wikeem. 1991. Chapter 11: Interior Cedar - Hemlock Zone in Ecosystems of British Columbia Eds. Meidinger, D. and J. Pojar British Columbia Ministry of Forests, Research Branch, Victoria, British Columbia.

APPENDIX A – Subdivision Plan Provided By: Lawson Engineering Ltd.

APPENDIX B – Site Photos



Photo 1. View of abandoned house, shed, and yard waste in the disturbed yard area of the subject property along the CSRD mapped stream. Photo looking west. (All photos taken October 13, 2021).



Photo 2. View of abandoned house in the disturbed yard area of the subject property along the CSRD mapped stream. Photo looking east.



Photo 3. View of no visible channel or watercourse along the CSRD mapped stream at the eastern boundary of the cleared area. Photo looking east.



Photo 4. View of no visible channel or watercourse along the CSRD mapped stream approximately 50 m east of the boundary of the cleared area. Photo looking west.



Photo 5. View of no visible channel or watercourse along the CSRD mapped stream approximately 100 m east of the boundary of the cleared area. Photo looking east.



Photo 6. View of no visible channel or watercourse along the CSRD mapped stream approximately 100 m west of the eastern subject property boundary. Photo looking west.



Photo 7. View of no visible channel or watercourse along the CSRD mapped stream approximately 50 m west of the eastern subject property boundary. Photo looking east.



Photo 8. View of no visible channel, watercourse, or culverts along the CSRD mapped stream at the road along the eastern subject property boundary. Photo looking north.



Photo 9. View of no visible channel, watercourse, or culverts along the CSRD mapped stream at the road along the eastern subject property boundary. Photo looking south.



Photo 10. View of no visible channel, watercourse, or culverts within the golf course to the immediate east of the eastern subject property boundary. Photo looking east.



Photo 11. View of no visible channel, watercourse, or culverts within the ditch along Lashburn Road to the immediate north of the abandoned house. Photo looking west.



Photo 12. View of no visible channel, watercourse, or culverts within the ditch along Shaw Road to the west of the subject property. Photo looking west.