



Agricultural Land Commission
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May 29, 2007

Reply to the attention of Terra Kaethler
ALC File: # Q - 37226

Donavan Lawrence
DBA Cascade Par 3, PO Box 253
Christina Lake, BC V0H 1E0

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 220/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

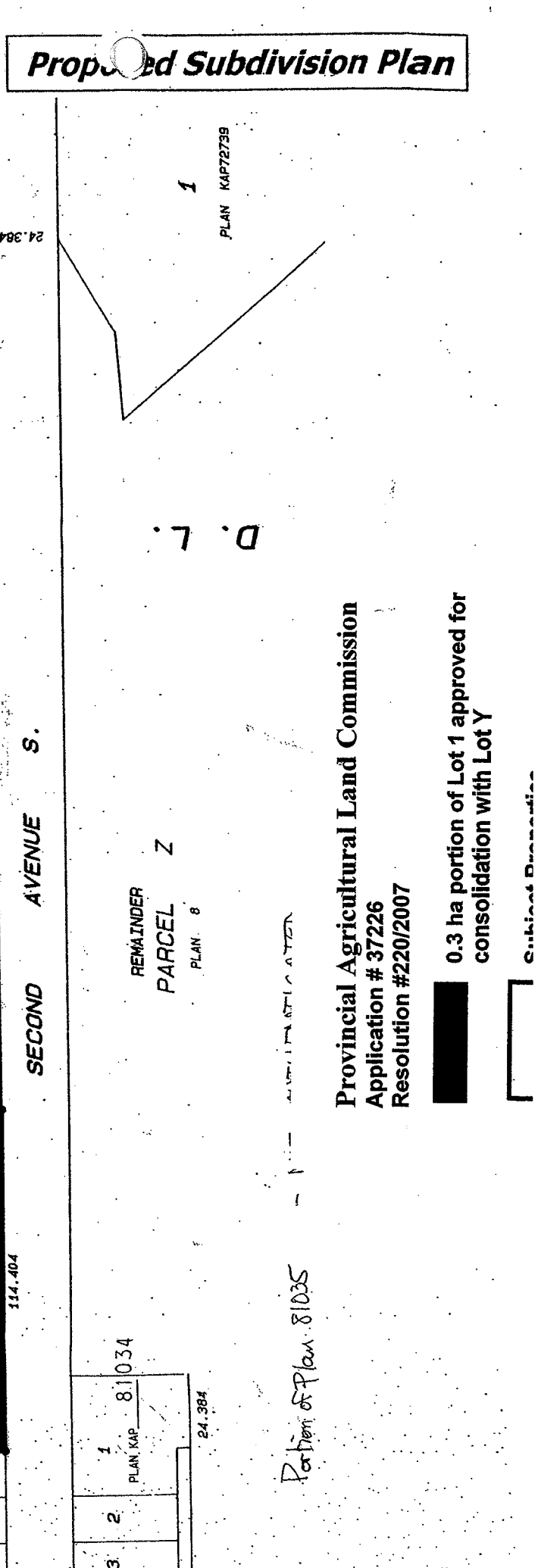
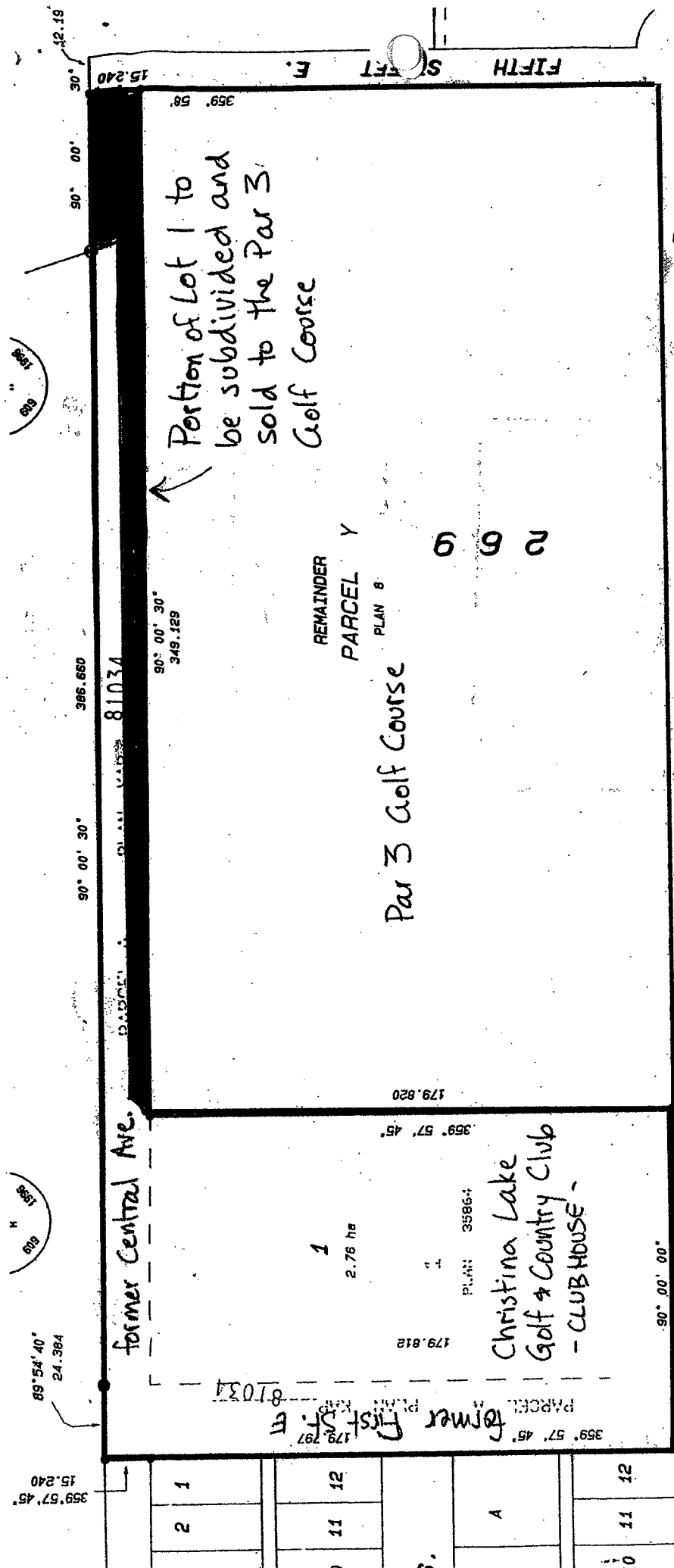
Erik Karlsen, Chair

cc: Regional District of Kootenay-Boundary (#C-268-00170-000)

Enclosure: Minutes/Sketch Plan

TK/lv
37226d1.

Proposed Subdivision Plan



Provincial Agricultural Land Commission
 Application # 37226
 Resolution #220/2007

0.3 ha portion of Lot 1 approved for consolidation with Lot Y

Portion of Plan 81034

Subject Description

Conclusions

That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Marshall

SECONDED BY: Commissioner Purdy

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- The subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

Resolution # 220/2007



Staff Report
Application # Q – 37226
Applicant: Christina Lake Golf and Country Club
Agent: Donovan Lawrence

DATE RECEIVED: February 07, 2007

DATE PREPARED: April 20, 2007

TO: Chair and Commissioners – Kootenay Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Boundary adjustment. The Christina Lake Golf and Country Club and Par 3 are proposing to divide the ownership of the forested buffer between their properties. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The existing buffer was recently created as a property by the consolidation of two (2) portions of closed road (First Street E and Central Avenue) with the adjacent clubhouse property. The applicant is seeking to subdivide and purchase a 0.3 ha portion of the former Central Avenue in order to consolidate it with his adjacent parcel, the Par 3 golf course.

Local Government:

Regional District of Kootenay-Boundary

Legal Description of Properties:

1. PID: 026-682-834
Lot 1, District Lot 269, Similkameen Division of Yale District, Plan KAP81035
2. PID: 002-101-521
Lot Y, District Lot 269, Similkameen Division of Yale District, Except Plan 35864

Purchase Date:

July 2006

Location of Properties:

Located at 280 Second Avenue, Christina Lake

Size of Properties:

1. 2.4 ha (The entire property is in the ALR).
2. 6.6 (The entire property is in the ALR).

Present use of the Property:

Land is wooded and rough between the courses. Clubhouse and residence at the far south of eastern property (Par 3).

Surrounding Land Uses:

WEST: Christina Lake Golf Course, club house, parking lot
SOUTH: Second Avenue - beyond which is the Clubhouse and golf course
EAST: Crown Land (wooded)
NORTH: Christina Lake Golf Course

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E/1
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Regional District of Kootenay Boundary, OCP Bylaw No. 1250 (2004)
Designation: Parks and Recreational

Zoning Bylaw and Designation:

Regional District of Kootenay Boundary Zoning Bylaw: No. 900 (1996)
Designation: Parks and Recreational
Minimum Lot Size: P1 Zone

PREVIOUS APPLICATIONS:

Application #18659-0

Applicant: LAWRENCE, Donovan & Patricia
Decision Date: November 30, 1984
Proposal: Subdivide off a 1.6 ha area to provide access to expanded area of the Christina Golf & Country Club.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Kootenay Boundary Regional District Board:

The Regional Board forwarded the application with a recommendation of support.

ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Proposed subdivision plan

END OF REPORT



Signature

4/24/07

Date