



Agricultural Land Reserve Referral

Referral Form – RDCK File A2402B

Date: June 12, 2024

You are requested to comment on the attached AGRICULTURAL LAND RESERVE APPLICATION for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO July 12). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

2445 LLOYD ROAD, CRESTON, ELECTORAL AREA 'B'
LOT 10 PLAN NEP1494 DISTRICT LOT 812 KOOTENAY LAND DISTRICT (PID: 015-750-698)

PRESENT USE AND PURPOSE OF PROPOSED APPLICATION:

The majority of this 24.5 hectare (ha) subject parcel lies within the Agricultural Land Reserve (ALR) - approximately 23.1 ha with a 1.4 ha section occupying the southwest corner of the parcel lying outside of the ALR. The entire parcel is designated Agriculture under the *Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316* and zoned Agriculture 2 (AG2). The property is vacant and not currently used for agricultural purposes.

The purpose of this application is to allow a Non-Farm Use within the ALR to permit the excavation of rock from the non-ALR portion of the parcel to process aggregate on the ALR portion of the site for the *"development of Lloyd Road and future development on the property"*. Approximately, 252, 150 m³ of rock material is proposed to be excavated and placed on the ALR portion. Once the excavation is complete and the processed rock has been removed from the site this storage area will be reclaimed with the *"saved topsoil"*. The project is proposed to be completed within a six (6) year timeframe.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
1.4 ha (Non-ALR)	Yes (partially) 23.1 ha	Agriculture Two (AG2)	Agriculture (AG)

APPLICANT: Jon Blackmore

PLANNING STAFF COMMENT: Pursuant to *Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013*, the proposed use is not permitted in the Agriculture 2 (AG2) Zone. Should the non-farm use be supported approval of a Temporary Use Permit would be required to allow for the rock extracting and processing on site.

OTHER INFORMATION: ADVISORY PLANNING AND HERITAGE COMMISSION/CRESTON VALLEY AGRICULTURAL ADVISORY COMMISSION PLEASE NOTE:

If your Commission plans to hold a meeting to discuss this Bylaw Amendment application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate

your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

Stephanie Johnson, **PLANNER**
REGIONAL DISTRICT OF CENTRAL KOOTENAY

- REGIONAL AGROLOGIST
- CRESTON VALLEY AGRICULTURAL ADVISORY COMMISSION
- RDCK BUILDING SERVICES
- KTUNAXA NATION COUNCIL (ALL REFERRALS)
- YAQAN NU?KIY (LOWER KOOTENAY)

- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- DIRECTORS FOR:
 A B C D E F G H I J K
- ALTERNATIVE DIRECTORS FOR:
 A B C D E F G H I J K
- APHC AREA B

INSERT COMMENTS ON REVERSE:

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY

FILE: A2402B

APPLICANT: JON BLACKMORE

Name:

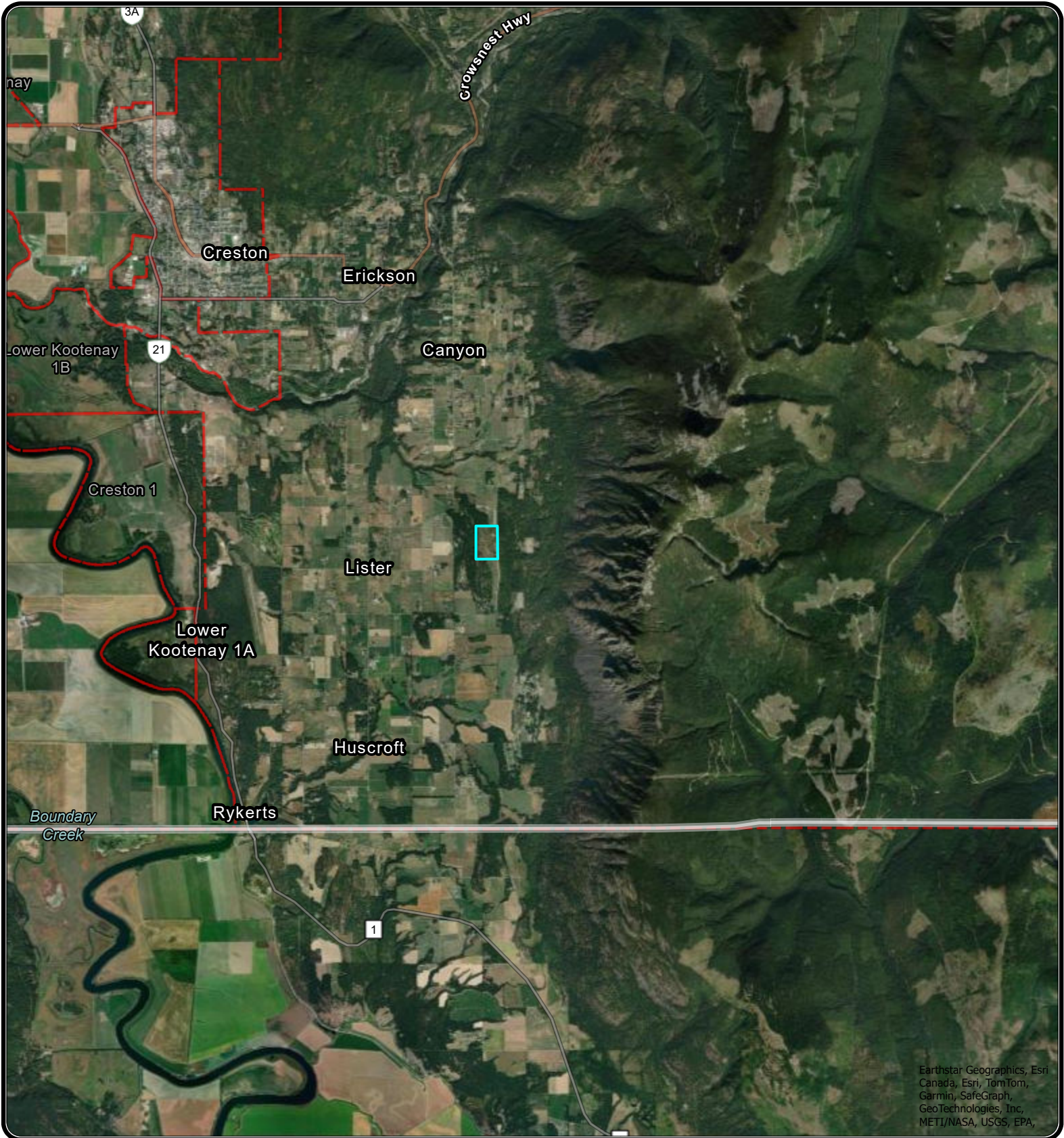
Date:

Agency:

Title:

RETURN TO: **STEPHANIE JOHNSON**, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8175
Email: plandept@rdck.bc.ca

RDCK Map



Earthstar Geographics, Esri
Canada, Esri, TomTom,
Garmin, SafeGraph,
GeoTechnologies, Inc,
METI/NASA, USGS, EPA,



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

 Electoral Areas

Map Scale:

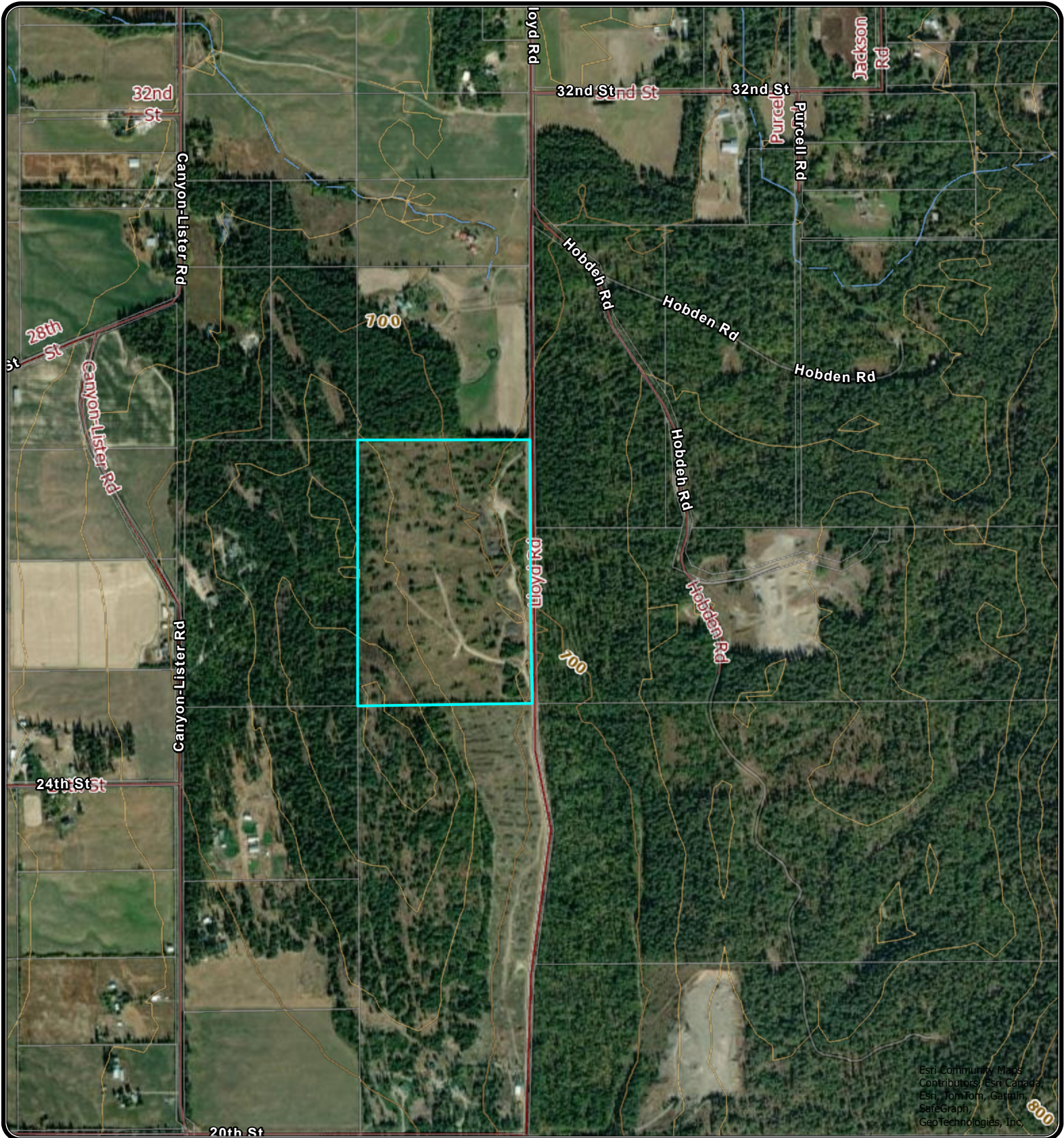
1:144,448

Date: April 3, 2024



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



Esti Community Maps
 Contributors: Esti Canada,
 Esti, TomTom, Garmin,
 SafeGraph,
 GeoTechnologies, Inc.

800



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20 Meter Contours

- 20 meter
- 100 meter

Legend

- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre

Map Scale:

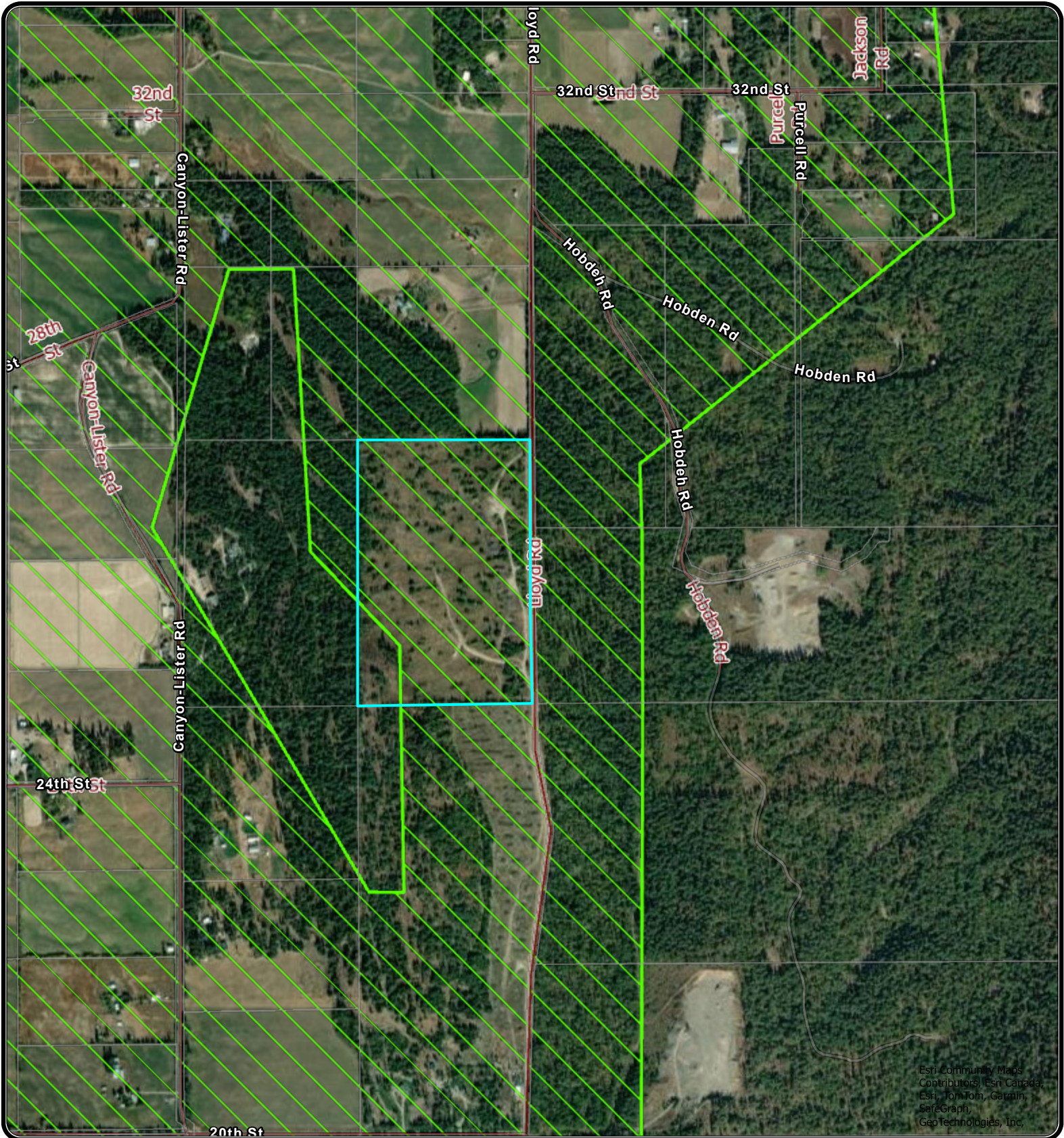
1:18,056

Date: April 3, 2024



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RDCK Map







Esri Community Maps
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Legend

-  Agriculture Land Reserve
-  Electoral Areas
-  RDCK Streets
-  Cadastre

Map Scale:

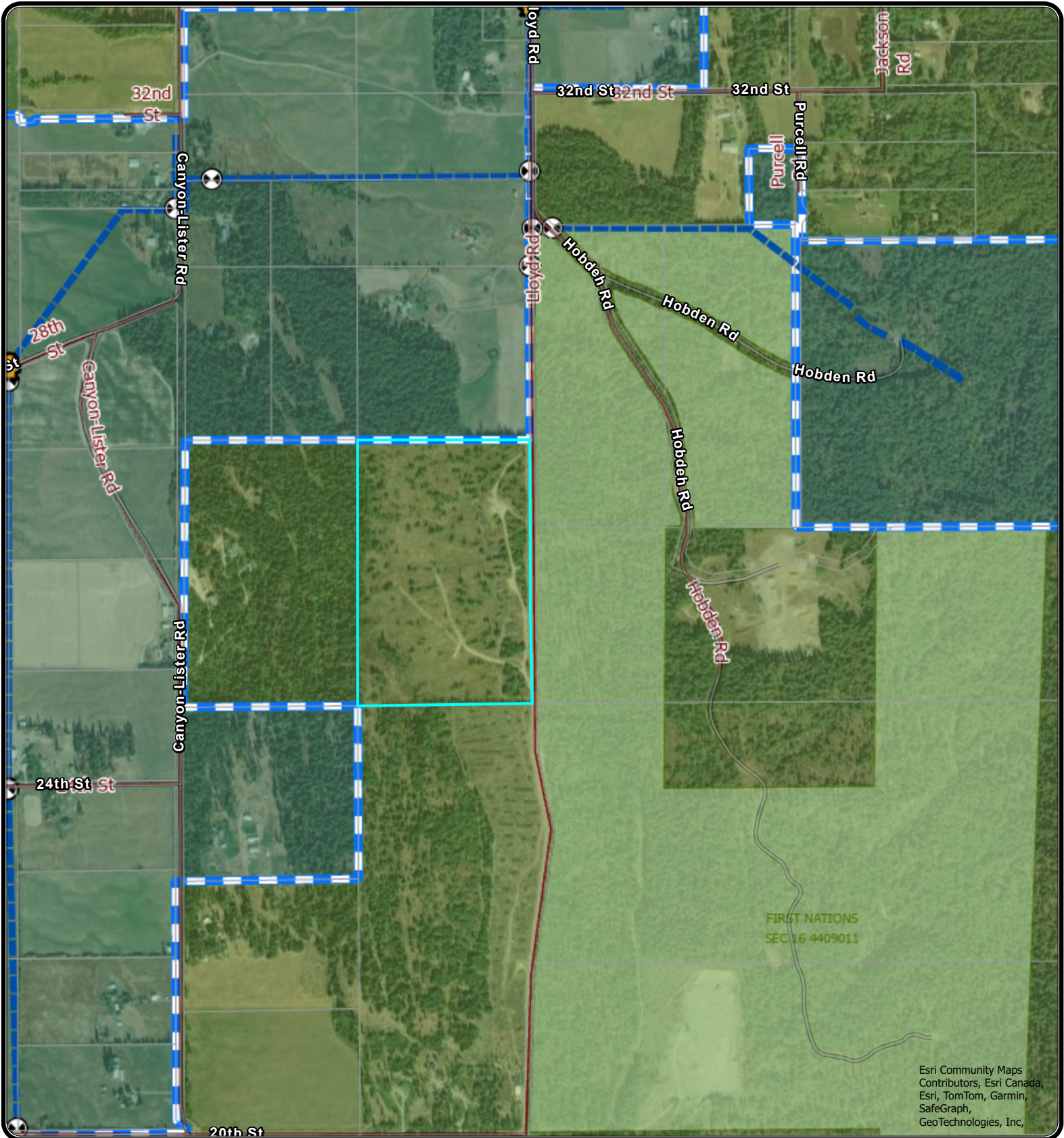
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RDCK Map



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Legend

Fire Service Areas

- LISTER-CANYON
- Parks and Rec
- Valves

Water Systems

- RDCK OWNED

- Main Line

Hydrants

- Stand Pipe
- Electoral Areas
- RDCK Streets
- Cadastre

Map Scale:

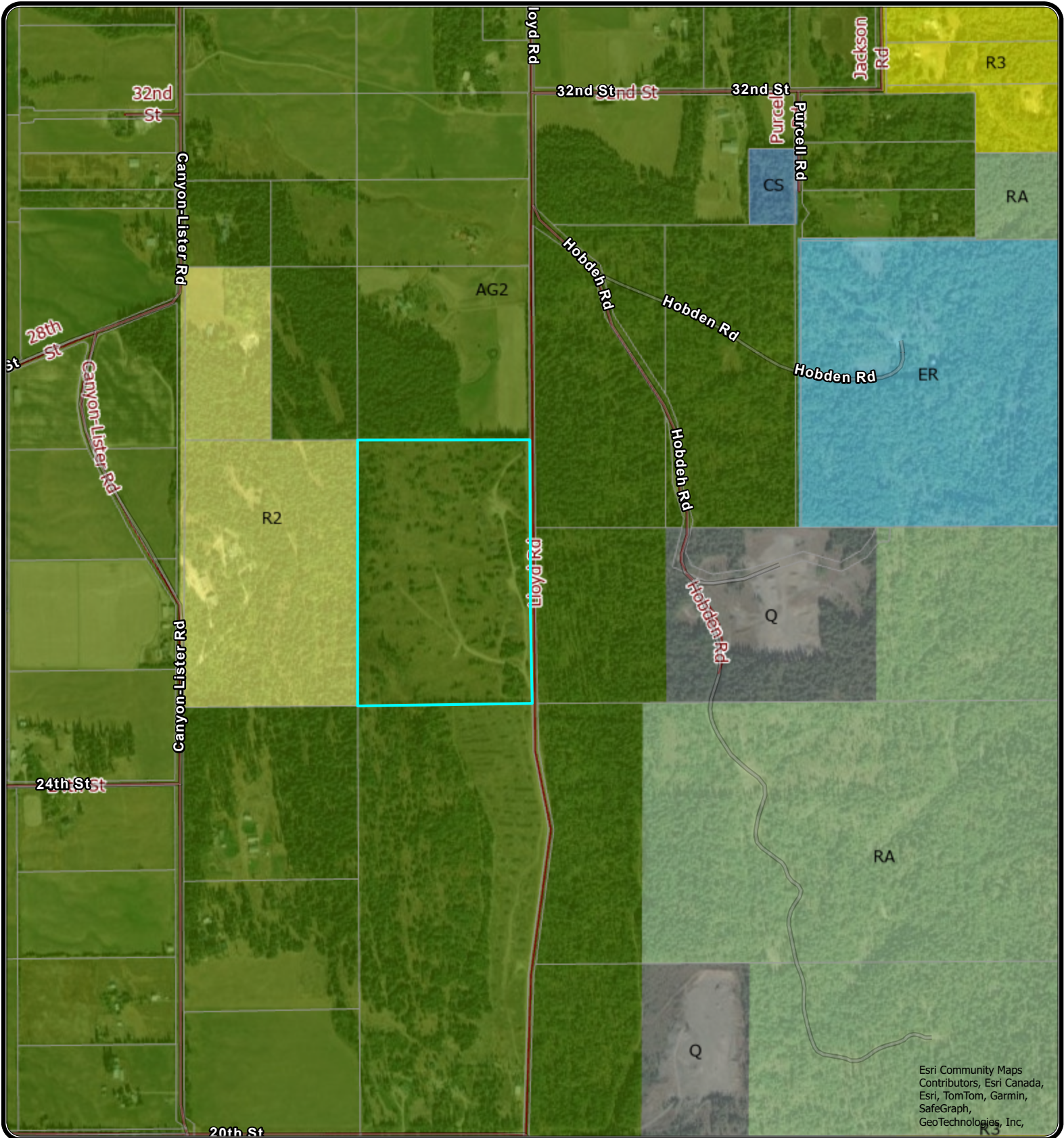
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Legend

Zoning Class

- Agriculture
- Community Services
- Environmental Reserve
- Quarry
- Residential 2
- Residential 3
- Resource Area
- Electoral Areas
- RDCK Streets
- Cadastre

Map Scale:

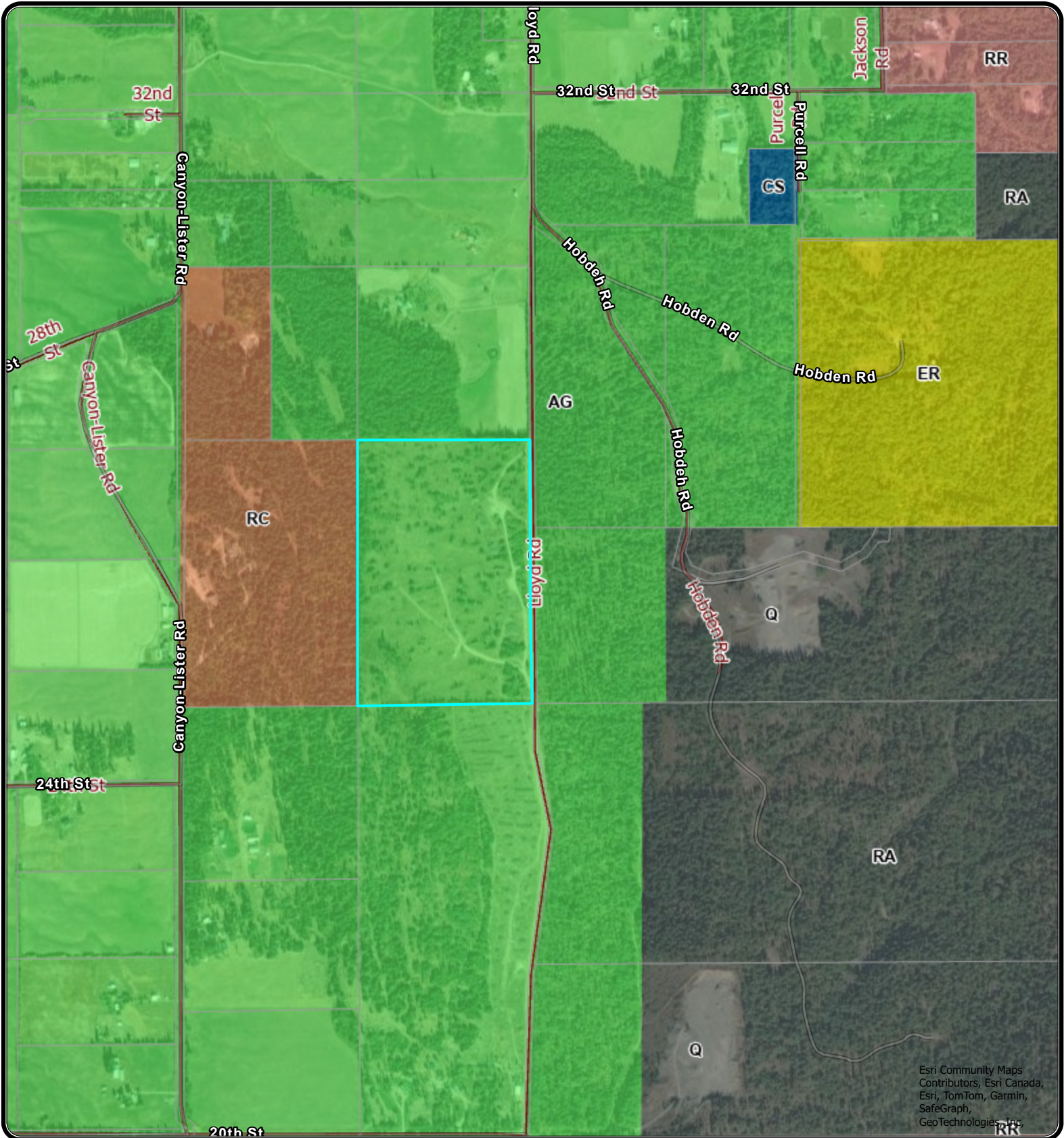
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Official Community Plan

- Agriculture
- Community Services
- Country Residential

Legend

- Environmental Reserve
- Resource Area
- Rural Residential
- Electoral Areas
- RDCK Streets
- Cadastre

Map Scale:

1:18,056

Date: April 3, 2024



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Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100716
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Applicant: Blackmore et al.
Local/First Nation Government: Central Kootenay Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 10 DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 1494
Approx. Map Area 24.47 ha
PID 015-750-698
Purchase Date Jul 15, 2019
Farm Classification No
Civic Address 2445 Lloyd Road
Certificate Of Title TITLE-CB84795-PID-015-750-698.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Jon Blackmore	No Data	2504219360	jonrockypine@gm ail.com	Not Applicable
Julia Blackmore	No Data	2504219360	jonrockypine@gm ail.com	Not Applicable

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

Will one of the landowners or government contacts added previously be the primary contact? Yes

Type Land Owner
First Name Jon
Last Name Blackmore
Organization (If Applicable) No Data
Phone 2504219360
Email jonrockypine@gmail.com

4. Government

Local or First Nation Government: Central Kootenay Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). As such time vacant Land

Describe all agricultural improvements made to the parcel(s). Fenced the stumped the East side of the property

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

In the process of securing a temporary use permit from the RDCK, and ALC to start property development.

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Hay fields
East	Other	Crown Land
South	Agricultural / Farm	Mountain grazing
West	Agricultural / Farm	Forest

6. Proposal

How many hectares are proposed for non-farm use? 1 ha

What is the purpose of the proposal?

We are applying for the non farm use permit we want to excavate rock from the Southeast portion of the property which is outside the ALC on the same property and move it onto the ALC portion of the property to process the rock and use it for the development of Lloyd Rd and further development of the property. The portion of the rock once excavated down will be the future location of our shop. 252,149.98m³ of rock in total will be placed on the area but not at one time. Once the excavation is complete and the processed rock has been removed from the area the storage area will be recovered with the saved topsoil.

Could this proposal be accommodated on lands outside of the ALR?

Where we are digging down the rock face it does not allow us enough room to process the rock in the area we will be extracting the rock from.

Does the proposal support agriculture in the short or long term?

Yes it will as the area we will be using for processing and storage will be put back to its natural state after the project is complete.

Proposal Map / Site Plan

map 3.pdf

Do you need to import any fill to construct or conduct the proposed Non-farm use? Yes

Soil and Fill Components

Describe the type and amount of fill proposed to be placed. A total of 252149.98 m³ of rock will be placed in our projected processing area but not at one time.

Briefly describe the origin and quality of fill. The origin of the material is from a prortion of the same property that is outside the ALC portion. The rock will be free of all topsoil's and vegetations prior to being moved to the processing area.

Placement of Fill Project Duration 6 years

Fill to be Placed

Volume	252149.98 m ³
Area	252149.98 ha
Maximum Depth	0.3 m
Average Depth	0.03 m

7. Optional Documents

Type	Description	File Name
Professional Report	Global Raymac Survey	24IC0020_SS.pdf
Professional Report	volume survey	24IC0020-Volume Report.pdf
Other files that are related	application to RDCK temp use	04012024094452.pdf

Work map

Legend

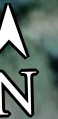
Topsoil salvage excavation area

Crusher Area / Rock storage 2.32 Acres

Excavation Area 1.4ha

Topsoil Salvage crusher area

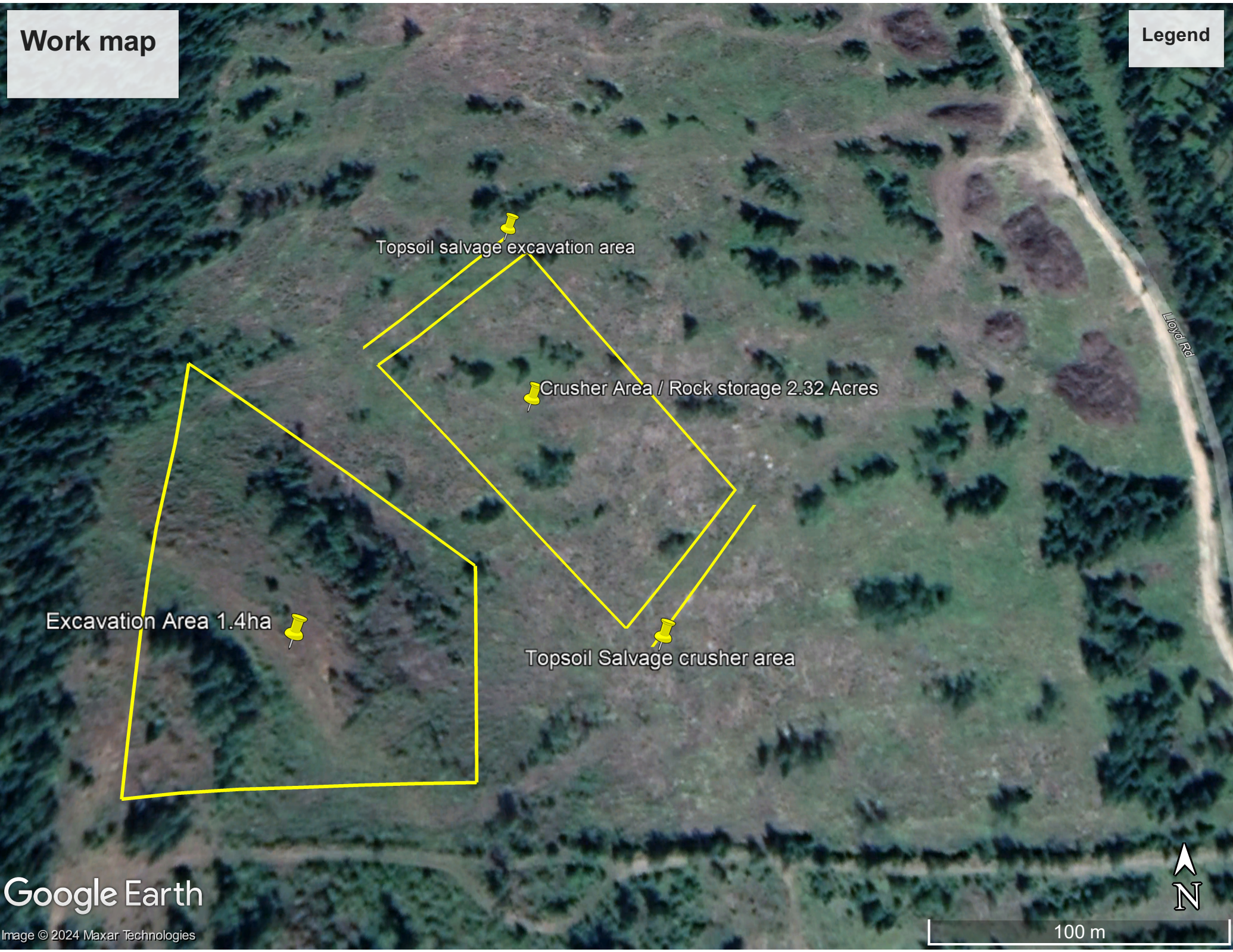
Lloyd Rd



100 m

Google Earth

Image © 2024 Maxar Technologies



TOPOGRAPHIC SURVEY
OF
LOT 10 DISTRICT LOT 812
KOOTENAY DISTRICT PLAN 1494
PLAN 1494



The intended plot size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:2 000.

NOTES:

Distances are in metres and decimals thereof
 Distances shown are horizontal and at ground level.
 Drawing and associated coordinates are Grid (UTM NAD 83, Zone 11 CM 117°W)
 Combined Scale factor is 0.999519.
 Elevations are based on geodetic datum (CGVD28 HT2_0) derived from GNSS
 Observations to British Columbia Active Control Point 382358, Elevation = 459.287
 Contours derived from (Feb 14, 2024) UAV data.
 Parcel boundary dimensions are derived from Kootenay District Plan NEP1494.

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LEGEND:

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

- Major Contour shown thus..... — 801.00
- Minor Contour shown thus..... — 800.00
- Building Envelope Area shown thus.....
- Lot Setback Area shown thus.....
- Road shown thus.....
- Agricultural Land Commission shown thus.....
- Standard Iron Post shown thus..... ●
- Major Contour spacing is 5.0m
- Minor Contour spacing is 1.0m

LAND SURVEYOR

Adam Brash, B.C.L.S.

Date of Survey: February 15th, 2024
 Certified Correct this 28th day of February, 2024

Civic Address: 2445 Lloyd Road, Creston, BC
 PID: 015-750-698
 Title No: CB84795
 Title Search: February 12th 2024

Lot 10 is subject to the following non financial charges and interests which may affect the positioning of structures on the property:

Undersurface Rights: F8583

*** This plan represents the best information available at the time of survey. GLOBAL RAYMAC SURVEYS INC. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction. ***

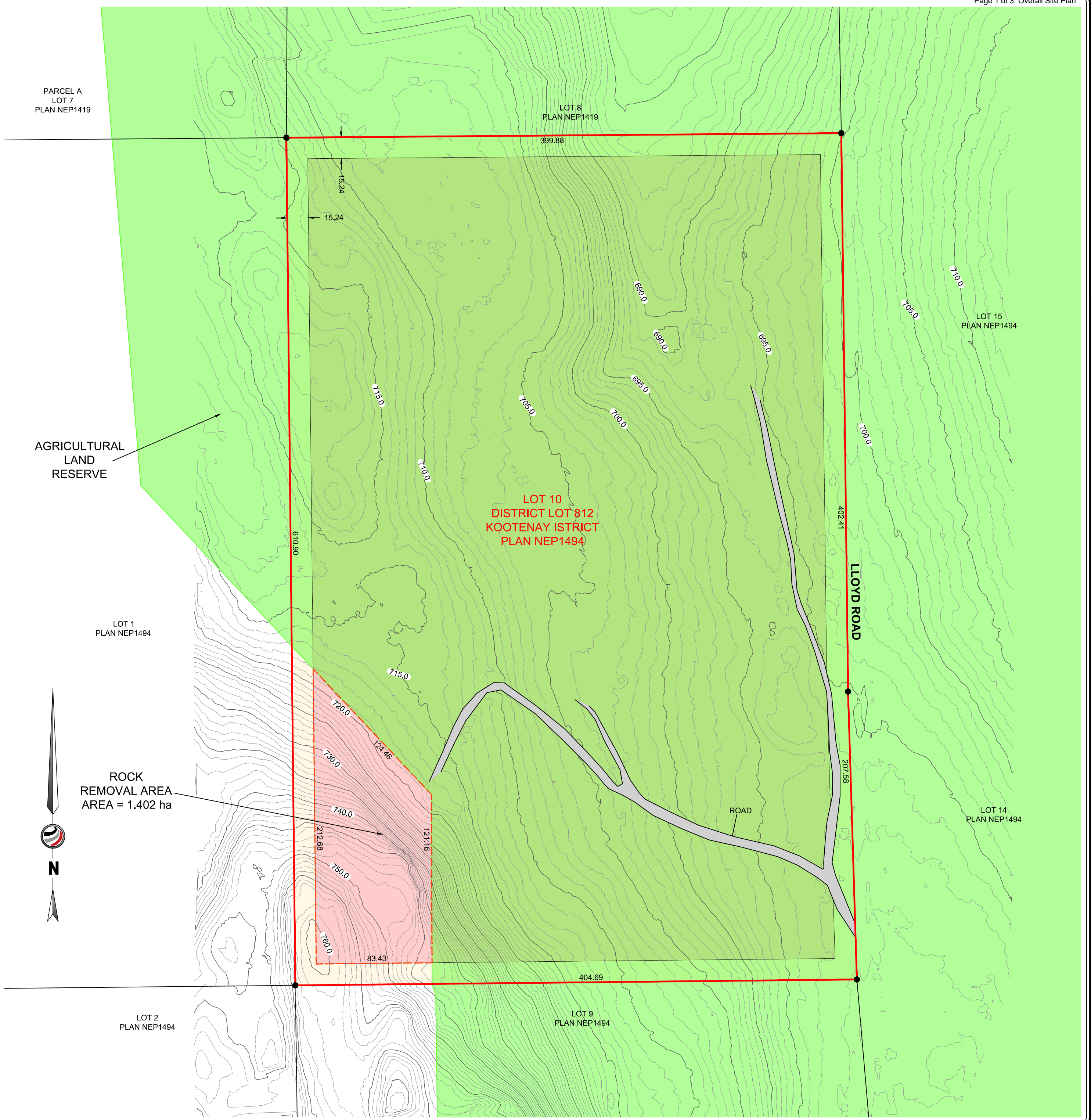
CALL BC ONE CALL: 1-800-474-6886 bc1c.ca

REVISIONS

REV.	DESCRIPTION	DATE
0	ORIGINAL PLAN ISSUED	28 Feb 2024

global raymac
 GLOBAL RAYMAC LAND SURVEYING & ENGINEERING LTD
 1022B 7th Avenue, Invermere, BC V0A 1K0
 Ph: 250.409.5157 www.globalraymac.ca

Client: Jonathon & Julia Blackmore Client File No. : XXXXXXXX
 Date: February 28th, 2024
 Job No. : 24IC0020 GRS File No. : 24IC0020.dwg
 Surveyed : DH Checked: AB/DRS Drawn: VK



TOPOGRAPHIC SURVEY
OF
LOT 10 DISTRICT LOT 812
KOOTENAY DISTRICT PLAN 1494
PLAN 1494



The intended plot size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:2 000.

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 Contours derived from (Feb 14, 2024) UAV data.
 Parcel boundary dimensions are derived from Kootenay District Plan NEP1494.

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- Road shown thus.....
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PARCEL A
 LOT 7
 PLAN NEP1419

LOT 1
 PLAN NEP1494

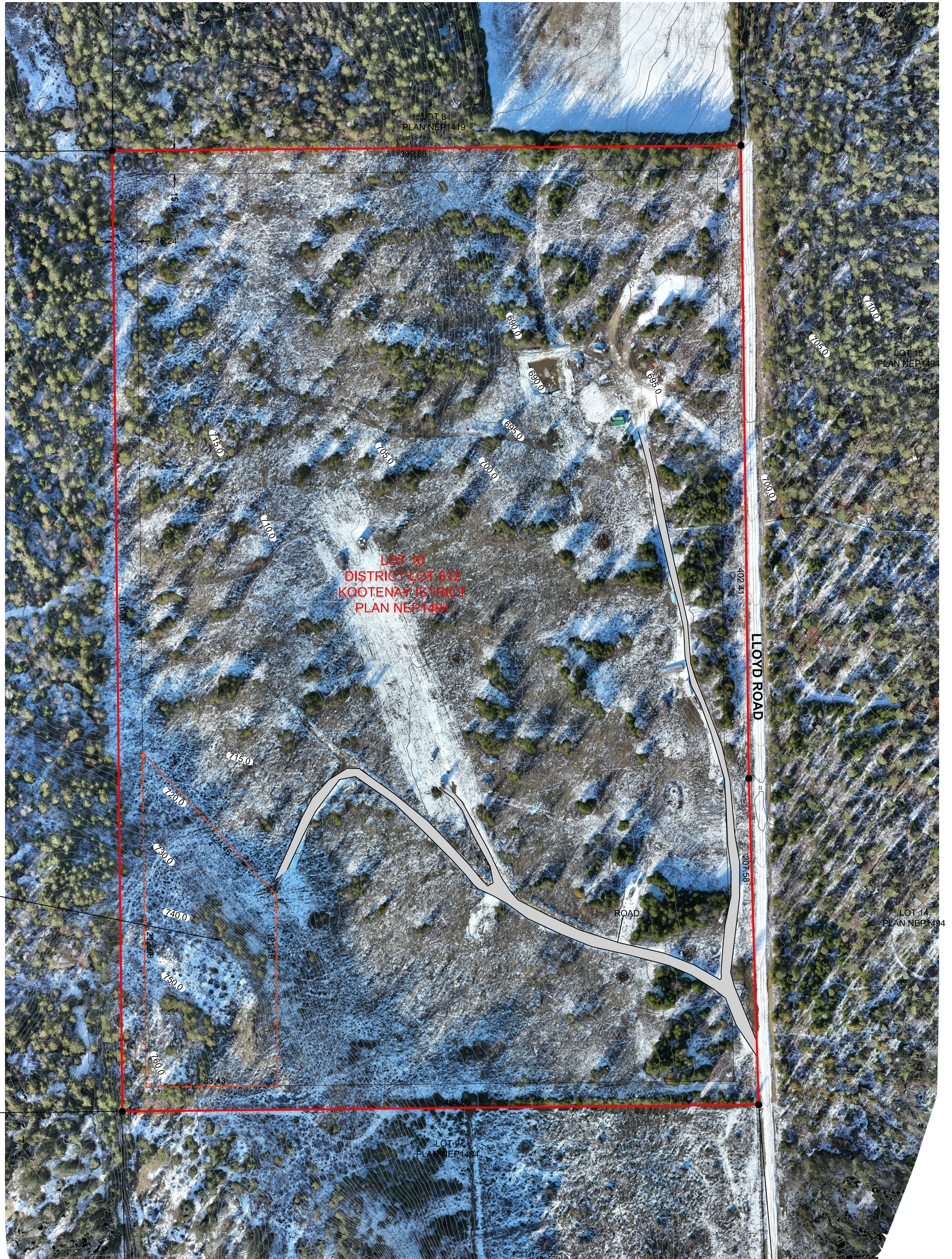
ROCK
 REMOVAL AREA
 AREA = 1.402 ha

LOT 2
 PLAN NEP1494

LOT 8
 PLAN NEP1419

LOT 15
 PLAN NEP1494

LOT 14
 PLAN NEP1494



TOPOGRAPHIC SURVEY
OF
LOT 10 DISTRICT LOT 812
KOOTENAY DISTRICT PLAN 1494
PLAN 1494



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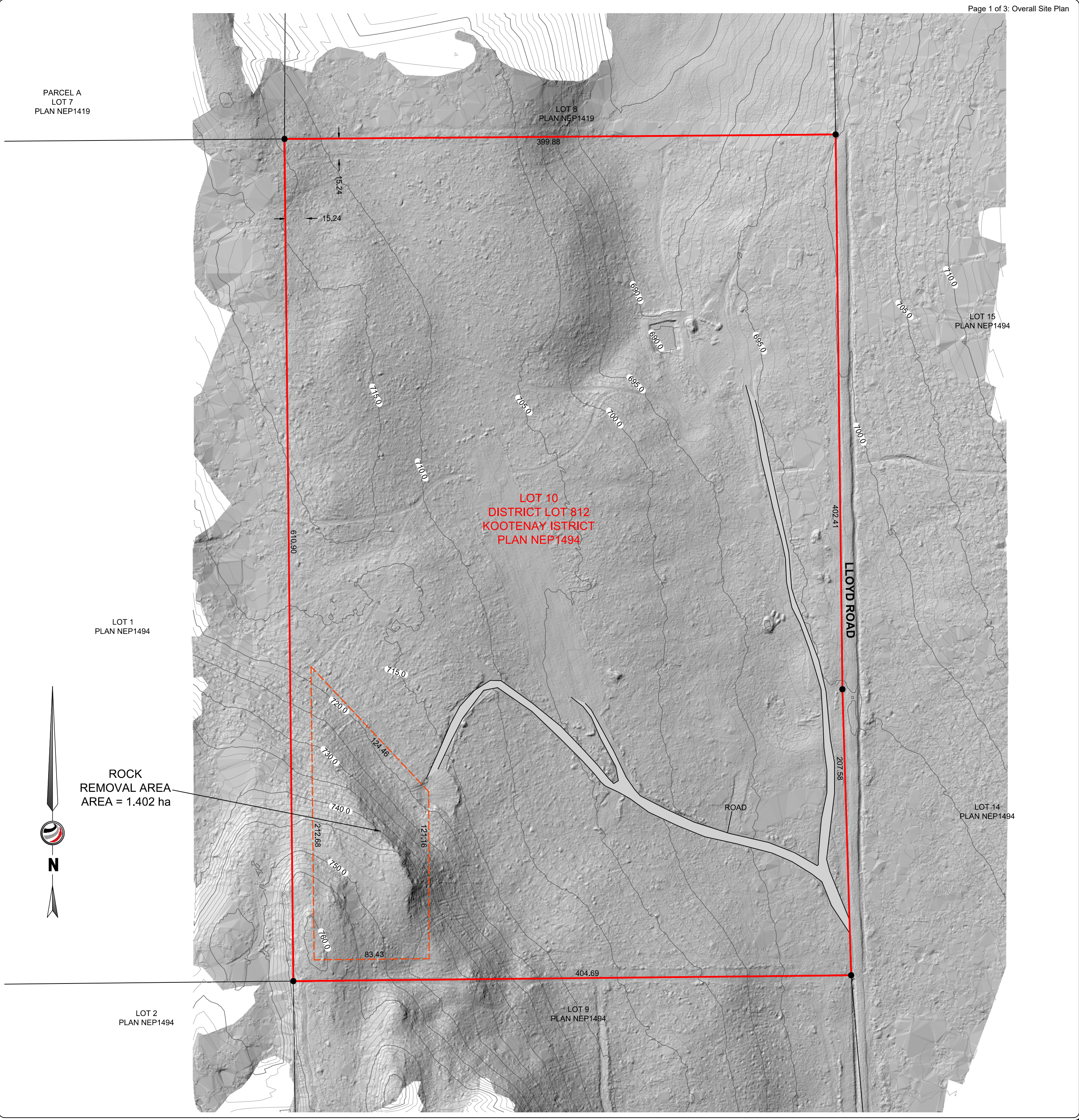
REVISIONS

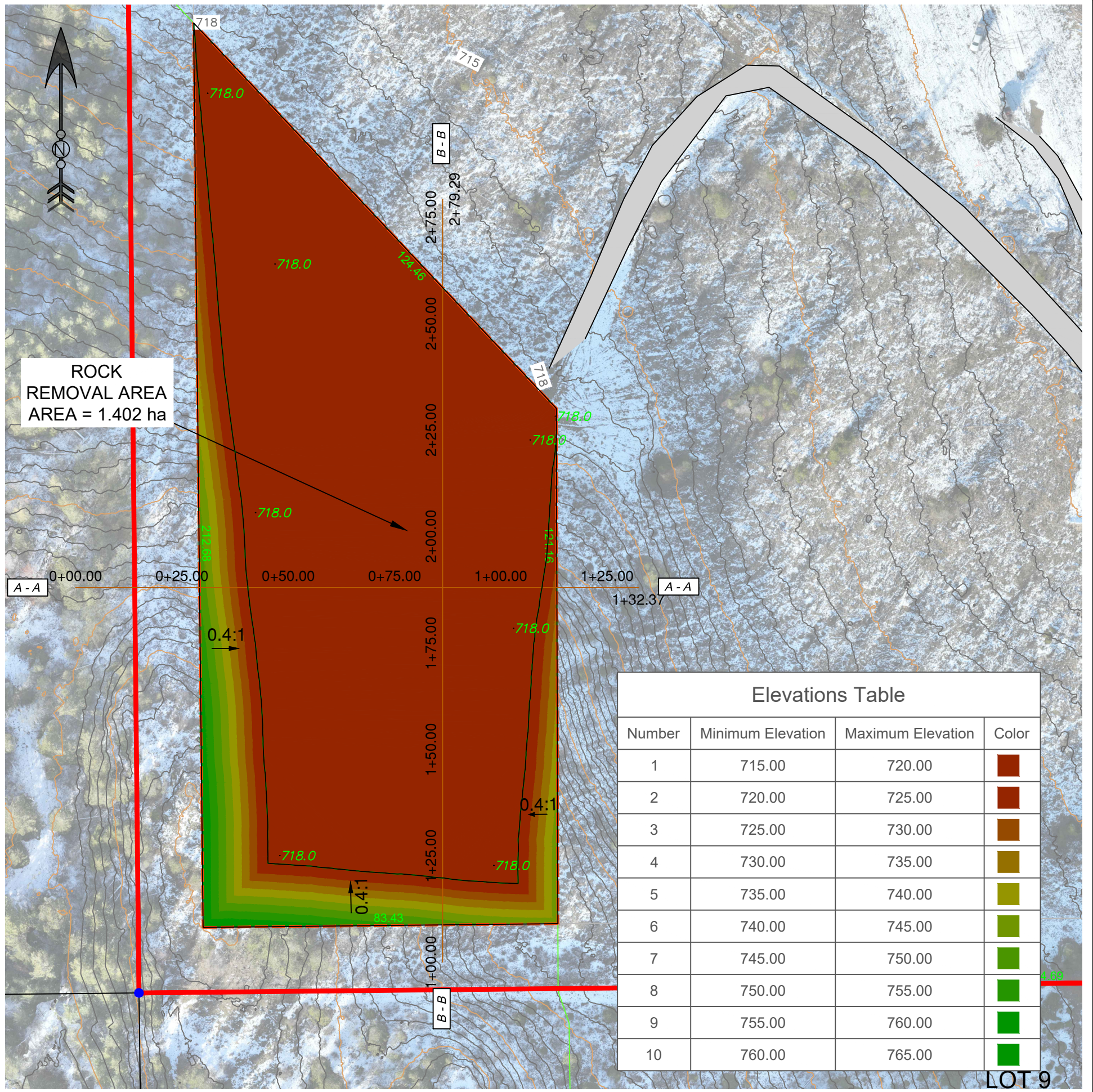
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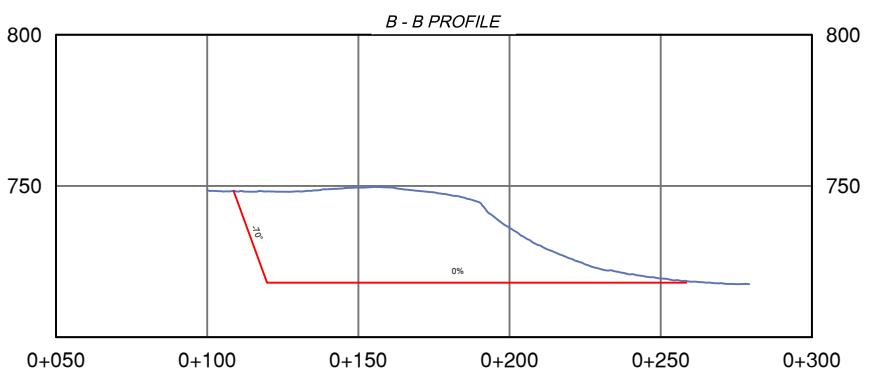
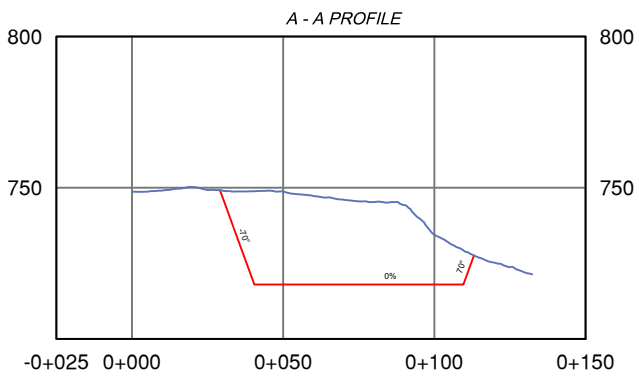
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 Surveyed: DH Checked: AB/DRS Drawn: VK





LOT 9



NOTES:

- Excavation volume = 252,149.98 m³



Ph: 403.283.5455 www.globalraymac.ca

Rev.	Date	Description
	Mar 5, 2024	ISSUED

Job No. 24IC0020

Drawn by: JK

PLAN & PROFILES SHOWING
VOLUME REPORT
 FOR
 LOT 10 DISTRICT LOT 812