



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**CRESTON VALLEY AGRICULTURAL ADVISORY
COMMISSION**

OPEN MEETING AGENDA

1:00 p.m.

Monday, March 24, 2025

Creston & District Community Complex - Kootenay Room
312 19th Avenue North, Creston, BC

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

Join by Video:

<https://rdck-bc-ca.zoom.us/j/91714376151?pwd=iUcq8yXrVBzO0Tcnjh5GzC3ZZl43pm.1>

Join by Phone:

833 955 1088 Canada Toll-free

Meeting Number: 917 1437 6151

Meeting Password: 883319

In-Person Location:

Creston & District Community Complex - Ericson Room
312 19th Avenue North, Creston, BC

_____ out of _____ voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

RDCK Staff / Director _____ called the meeting to order at _____ p.m.

2. ELECTION OF CHAIR

CALL FOR NOMINATIONS (3 Times)

Member _____ nominated Member _____.

Member _____ nominated Member _____.

Member _____ nominated Member _____.

OPPORTUNITY FOR CANDIDATES TO ADDRESS THE CRESTON VALLEY AGRICULTURAL ADVISORY COMMISSION

Two minutes per address.

VOTE BY SECRET BALLOT

RDCK Staff / Director _____ distribute the ballots

DECLARATION OF ELECTED OR ACCLAIMED CHAIR

RDCK Staff / Director _____ ratifies the appointed Member _____ as Chair of the Creston Valley Agricultural Advisory Commission for 2025.

DESTROY BALLOTS

Moved and Seconded,
And Resolved

That the ballots used in the election of the Creston Valley Agricultural Advisory Commission be destroyed.

Carried/Defeated/Referred

1. CALL TO ORDER

Chair _____ called the meeting to order at ____ p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the March 24, 2025 Creston Valley Agricultural Advisory Commission meeting, be adopted as circulated.

Carried/Defeated/Referred

4. RECEIPT OF MINUTES

The October 29, 2024, Creston Valley Agricultural Advisory Commission minutes, have been received.

5. STAFF REPORTS- APPLICATIONS

6.1 AGRICULTURAL LAND RESERVE REFERRAL: A2505B – Marar Orchards Ltd c/o Kiranpal Sandhu

The Referral Package dated March 13, 2025, from Planner Sadie Chezenko, has been received.

Moved and seconded,
AND Resolved:

That the Creston Valley Agricultural Advisory Commission **SUPPORT/NOT SUPPORT** the Agricultural Land Reserve Referral to Marar Orchards Ltd. For the property located at 3409 Highway 3, Erickson, Electoral Area 'B' and legally described as LOT G DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 1014 EXCEPT PART INCLUDED IN PLAN 11409.

Carried/Defeated/Referred

6.2 AGRICULTURAL LAND RESERVE REFERRAL: A2506B - Myran Hagenfeldt

The Referral Package dated March 7, 2025, from Planner Zachari Giacomazzo, has been received.

Moved and seconded,
AND Resolved:

That the Creston Valley Agricultural Advisory Commission **SUPPORT/NOT SUPPORT** the Agricultural Land Reserve Referral to Myran Hagenfeldt for the property located at 1140 27th Avenue South, Erickson, Electoral Area 'B' and legally described as LOT 5 DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 7308.

Carried/Defeated/Referred

6.3 DEVELOPMENT VARIANCE PERMIT APPLICATION: V2416C – Marcie and Daniel Johnson

The Referral Package dated March 14, 2025, from Planner Sadie Chezenko, has been received.

Moved and seconded,
AND Resolved:

That the Creston Valley Agricultural Advisory Commission **SUPPORT/NOT SUPPORT** the Development Variance Permit Application to Marcie and Daniel Johnson for the property at 2505 Goat River South Road, Creston, Electoral Area 'C' and legally described as LOT 16 DISTRICT LOT 491 KOOTENAY DISTRICT PLAN NP1456.

Carried/Defeated/Referred

6. PUBLIC TIME

The Chair will call for questions from the public at _____ p.m.

7. NEXT MEETING

The next Creston Valley Agricultural Advisory Commission meeting has yet to be determined.

8. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Creston Valley Agricultural Advisory Commission meeting be adjourned at ____ p.m.

Carried/Defeated/Referred

_____, Chair



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**CRESTON VALLEY AGRICULTURAL ADVISORY
COMMISSION
OPEN MEETING MINUTES**

2:30pm

Tuesday, October 29, 2024

Hybrid Meeting

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

Location:

Creston and District Community Complex
Erickson Room

COMMISSIONERS PRESENT

Commissioner Randy Meyer	Electoral Area B, Chair
Commissioner Larry Rast	Electoral Area C
Commissioner Dean Eastman	Electoral Area C
Commissioner Dale McNamar	Electoral Area C

COMMISSIONERS ABSENT

Commissioner David Mutch	Electoral Area B
Commissioner Owen Edwards	Electoral Area B

DIRECTOR

Garry Jackman	Electoral Area A, Director
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STAFF

Zachari Giacomazzo	Planner
Shelly Kindred-Fawcett	Administrative Assistant

PUBLIC

Forrest Demman	Applicant
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1. CALL TO ORDER

Chair Meyer called the meeting to order at 2:35 p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the October 29, 2024 Creston Valley Agricultural Advisory Commission meeting, be adopted as circulated.

Carried

4. RECEIPT OF MINUTES

The July 19, 2024 Creston Valley Agricultural Advisory Commission minutes, have been received.

5. STAFF REPORTS

5.1 Development Variance Permit Application – Forrest Demman (V2418A)

The Referral Package dated October 7, 2024 from Planner Zachari Giacomazzo, has been received.

Discussion:

- The present Commission members participated in a site visit of the property located at 1180 Wigen Road, Wynndel.
- The Applicant answered the Commission's questions regarding the residential footprint of the proposed dwelling.
- The Commission discussed the probability of the existing driveway gravel be scraped back to dirt in order to plant trees as an example.

Moved and seconded,
AND Resolved:

That the Creston Valley Agricultural Advisory Commission **SUPPORT** the Development Variance Permit Application to Forrest Demman for the property located 1180 Wigen Road, Wynndel, and legally described as LOT C DISTRICT LOT 9551 KOOTENAY DISTRICT PLAN 1489 to vary Section 25.4 of *Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013* to permit a Farm Residential Footprint of 4012 m² whereas the bylaw permits a maximum Farm Residential Footprint of 2000 m² and Section 25.6 to increase the maximum permitted GFA for a Single Detached Dwelling from 185 m² to 300 m². The above variances are being requested to authorize the construction of a dwelling that is a similar size to the original dwelling that was destroyed by a fire.

AND FURTHER, subject to the footprint of the proposed dwelling being no larger than 150 m²;

AND FURTHER, that the existing gravel driveway on the east side of the property be reclaimed to natural soil so that the farm residential footprint does not exceed a maximum area 4000 m².

Carried

6. PUBLIC TIME

The Chair will call for questions from the public at 3:19 p.m.

7. NEXT MEETING

The next Creston Valley Agricultural Advisory Commission Meeting is not yet scheduled.

ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Creston Valley Agricultural Advisory Commission meeting be adjourned at 3:19 p.m.



Agricultural Land Reserve Referral

Referral Form – RDCK File A2505B

Date: March 13, 2025

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 APRIL 13, 2025). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

3409 Highway 3, Erickson, Electoral Area 'B'

015-973-816

LOT G DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 1014 EXCEPT PART INCLUDED IN PLAN 11409

PRESENT USE AND PURPOSE OF PROPOSED APPLICATION:

The purpose of this application is to consider a Non-Farm Use within the Agricultural Land Reserve (ALR).

The property has existing development including two homes, a fruit stand, cooler and an accessory building. Most of the property is used for growing cherries, peaches, plums and nectarines. The property is classified as a farm by BC Assessment.

The property owner is requesting to convert an existing garage into a 51.3m² commercial kitchen to facilitate the preparation of meals, snacks, drinks and preserves to be sold out of the fruit stand on the property.

PROPERTY SIZE

2.87 ha (7.09 ac)

ALR STATUS

Yes

ZONING DESIGNATION

Agriculture 1 (AG1) in Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

OCP DESIGNATION

Agriculture (AG) in Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

APPLICANT: Marar Orchards LTD., INC.NO. BC1031504 c/o Kiranpal Sandhu

Please provide your response via email.

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 application.

If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.

SADIE CHEZENKO, PLANNER

REGIONAL DISTRICT OF CENTRAL KOOTENAY

- ☒ REGIONAL AGROLOGIST
☒ CRESTON VALLEY AGRICULTURAL ADVISORY COMMISSION
☒ RDCK BUILDING SERVICES
☒ RDCK ENVIRONMENTAL SERVICES (WATER)
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
☒ KTUNAXA NATION COUNCIL (ALL REFERRALS)
YAQAN NU?KIY (LOWER KOOTENAY)
?AKINK'UM?ASNUQ?IT (TOBACCO PLAINS)
?AKISQNUK (COLUMBIA LAKE)

- ☐ OKANAGAN NATION ALLIANCE
☐ C'AC'EWIXA? (UPPER SIMILKAMEEN)
☐ K?K'ER'MÍWS (LOWER SIMILKAMEEN)
☐ SNPÍNTKTN (PENTICTON)
☐ STQA?TKWƏWT (WEST BANK)
☐ SUKNAQÍN (OKANAGAN)
☐ SWÍWS (OSOYOOS)
☐ SPAXOMƏN (UPPER NICOLA)
☐ SHUSWAP NATION TRIBAL COUNCIL
☒ KENPÉSQT (SHUSWAP)
☐ QW?EWT (LITTLE SHUSWAP)
☐ SEXQELTQÍN (ADAMS LAKE)
☐ SIMPCW ((SIMPCW)
☐ SKEMTSIN (NESKONLITH)

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4

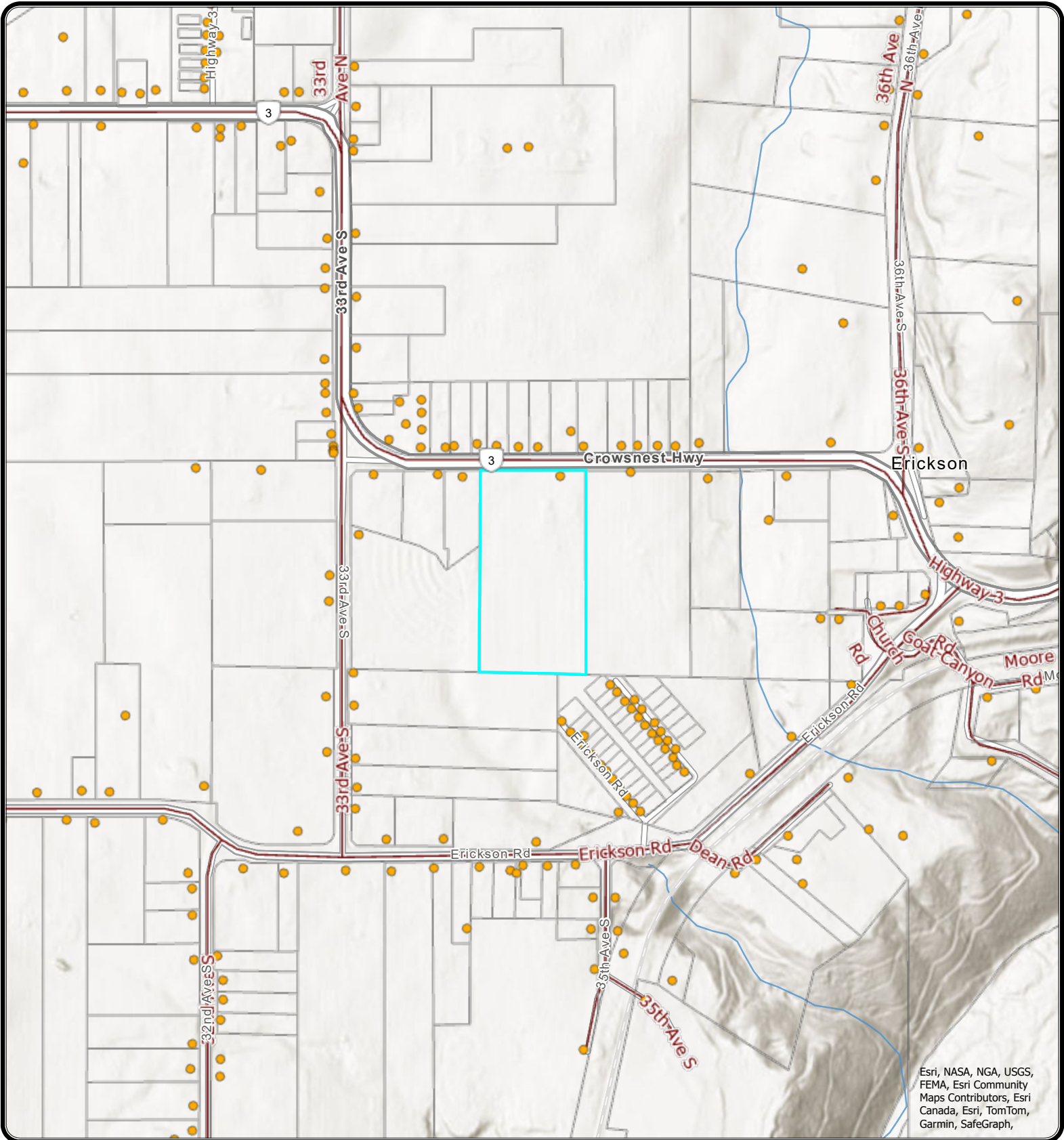
Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

☐ ?AQ'AM (ST. MARY'S) ☐ SINIXT CONFEDERACY	☐ SPLATSÍN (SPLATSÍN FIRST NATION) ☐ SKEETCHESTN INDIAN BAND ☐ TK'EMLUPS BAND
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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.

RETURN TO: SADIE CHEZENKO, PLANNER
 DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
 REGIONAL DISTRICT OF CENTRAL KOOTENAY
 BOX 590, 202 LAKESIDE DRIVE
 NELSON, BC V1L 5R4
 Ph. 250-352-1536
 Email: plandept@rdck.bc.ca

RDCK Map



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph,



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
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:9,028

Date: February 10, 2025



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



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Legend

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

Map Scale:

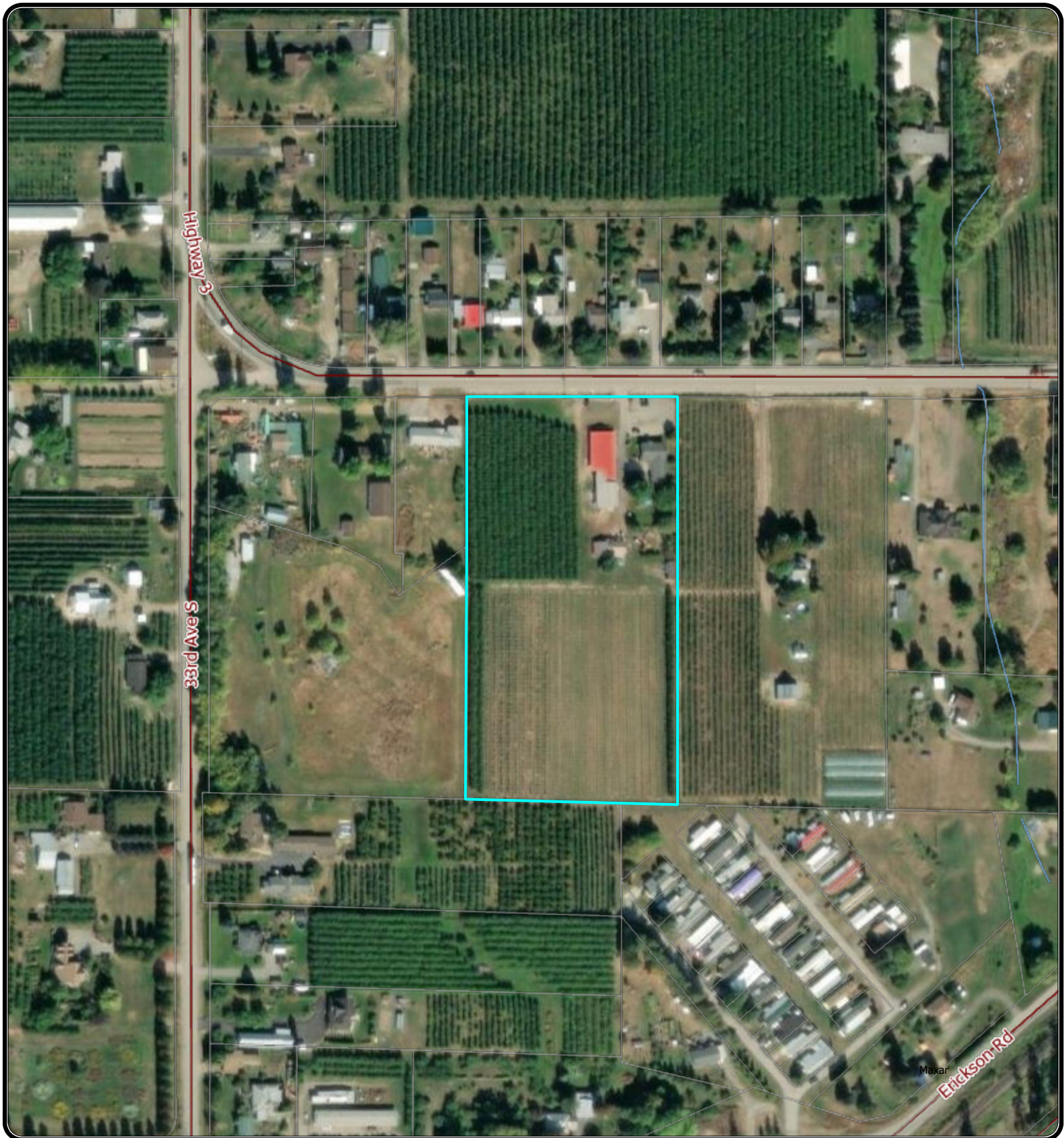
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- Cadastre - Property Lines
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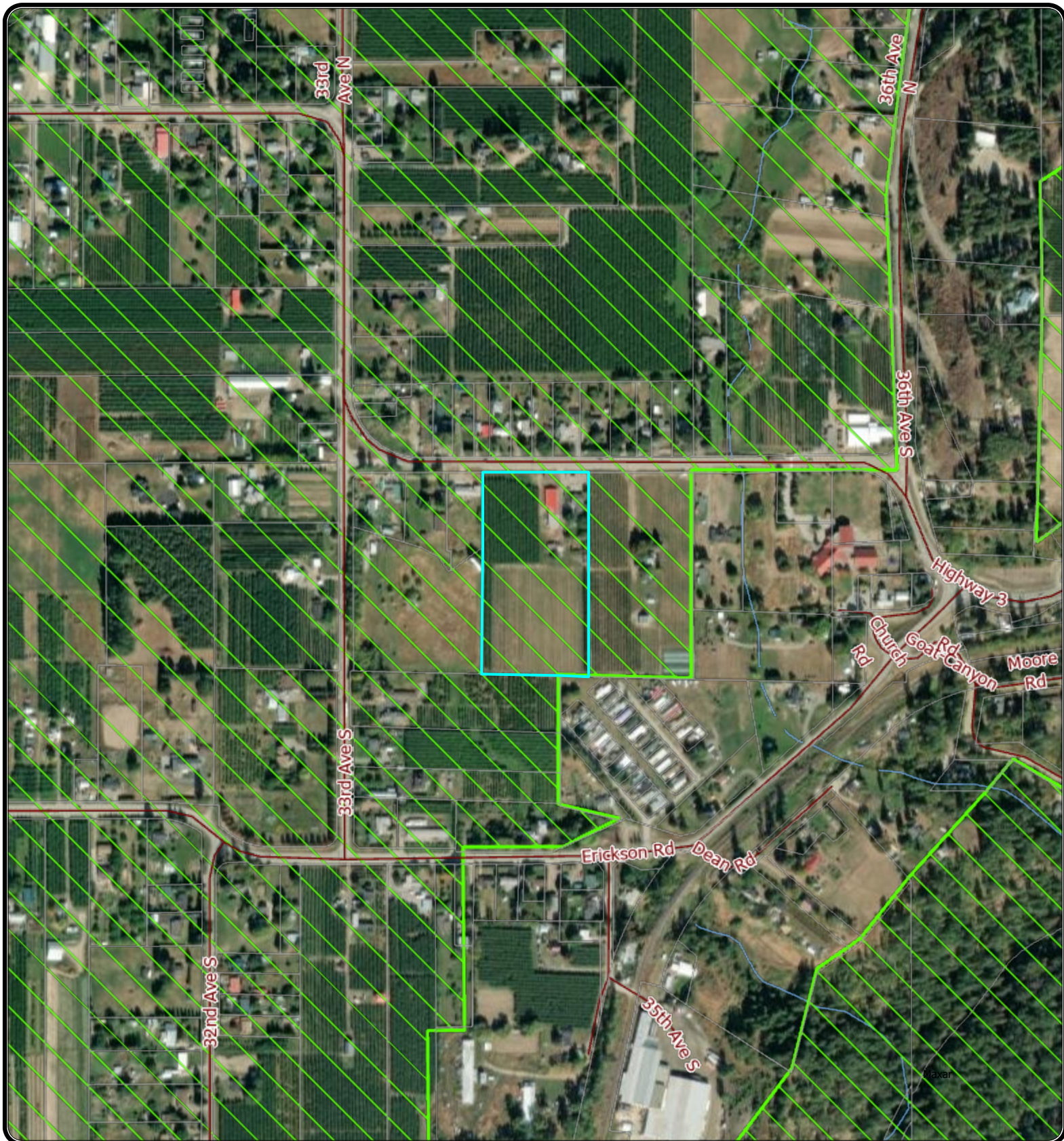
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Date: February 10, 2025



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Legend

- Agriculture Land Reserve
- Streams and Shorelines
- Cadastre - Property Lines
- Electoral Areas
- RDCK Streets

Map Scale:

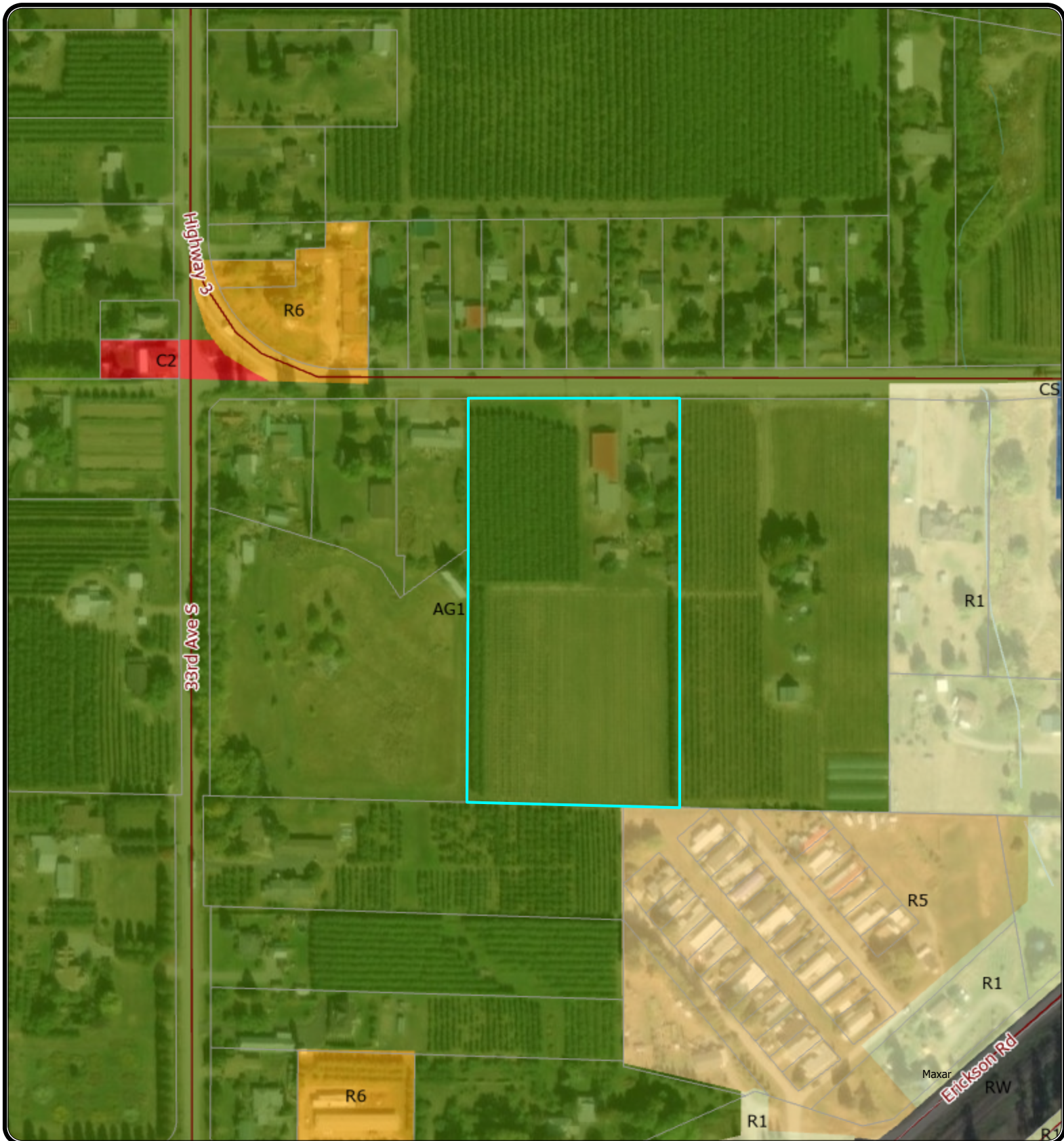
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RDCK Map



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Zoning Class

- Agriculture
- Commercial
- Community Services
- Railway
- Residential 1

Legend

- Residential 5
- Residential 6
- Streams and Shorelines
- Cadastre - Property Lines
- Electoral Areas
- RDCK Streets

Map Scale:

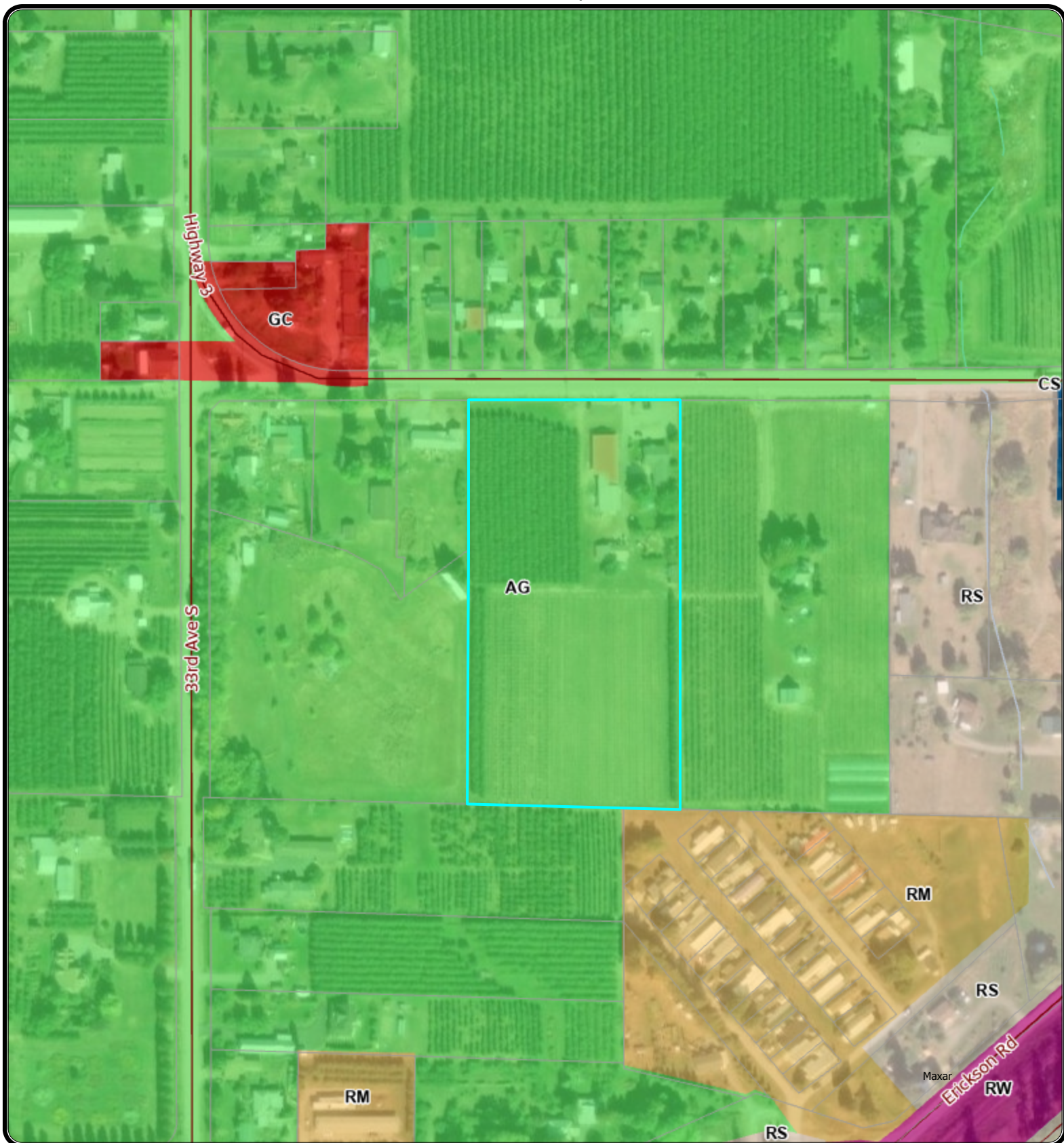
1:4,514

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RDCK Map



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Legend

Official Community Plan

- Agriculture
- Commercial
- Community Services
- Multi Unit Residential
- Suburban Residential

- Utility, Railway and Transportation
- Streams and Shorelines
- Cadastre - Property Lines
- Electoral Areas
- RDCK Streets

Map Scale:

1:4,514

Date: February 10, 2025



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Provincial Agricultural Land Commission - Applicant Submission

Application ID: 103531
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Sandhu
Local/First Nation Government: Central Kootenay Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT G DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 1014 EXCEPT PART INCLUDED IN PLAN 11409
Approx. Map Area 2.89 ha
PID 015-973-816
Purchase Date Nov 15, 2020
Farm Classification Yes
Civic Address 3409, Highway 3, Creston, BC
Certificate Of Title BC Assessment-3409.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Kiranpal K Sandhu	Not Applicable	2502540265	kirancollections@hotmail.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?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

508 33RD AVE N ERICKSON V0B 1G1 PID: 014-235-480 Owner: Marar Orchards Ltd- Kiranpal K Sandhu
3421 HIGHWAY 3 ERICKSON V0B 1K0 PID: 015-973-905 Owner: Marar Orchards Ltd- Kiranpal K Sandhu

3. Primary Contact

Type	Land Owner
First Name	Kiranpal K
Last Name	Sandhu
Organization (If Applicable)	No Data
Phone	2502540265
Email	kirancollections@hotmail.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).

Cherry Trees: 90%
Fruit Stand and Two Houses

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

In 2020 Extension of Fruit Stand, renovation of both houses, Installation of New Cooler Units, New Cherry Tree Plantation

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

Commercial Kitchen setup in Garage next to Fruit Stand

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	Commercial Kitchen
East	Agricultural / Farm	No Activity
South	Agricultural / Farm	No Activity
West	Agricultural / Farm	No Activity

6. Proposal

How many hectares are proposed for non-farm use?

0.25 ha

What is the purpose of the proposal?

Planning to setup Commercial Kitchen to Uplift the revenue of the Farm. We will prepare some Indian kind of Snacks like Samosa(Veg/Chicken/Beef) , Veg/Paneer Pakora, Hot-Dog , Indian Main Course Rice and Butter Chicken, Shakes- Strawberry, Canning of Pickles, Salsa, Fruit Jams. We will use Approximately 80% of the produce grown by our own farms. Like- Potato, Tomato, Peas, Onion, Ginger, Garlic, Dill, Cilantro, Cukes, Peppers-Hot/Sweet, Carrots, Strawberries.

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

NO

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

Long Term
As we are using our produce it will help us to uplift the Farm revenue in future.

Proposal Map / Site Plan

3409 Highway 3 Creston.jpg

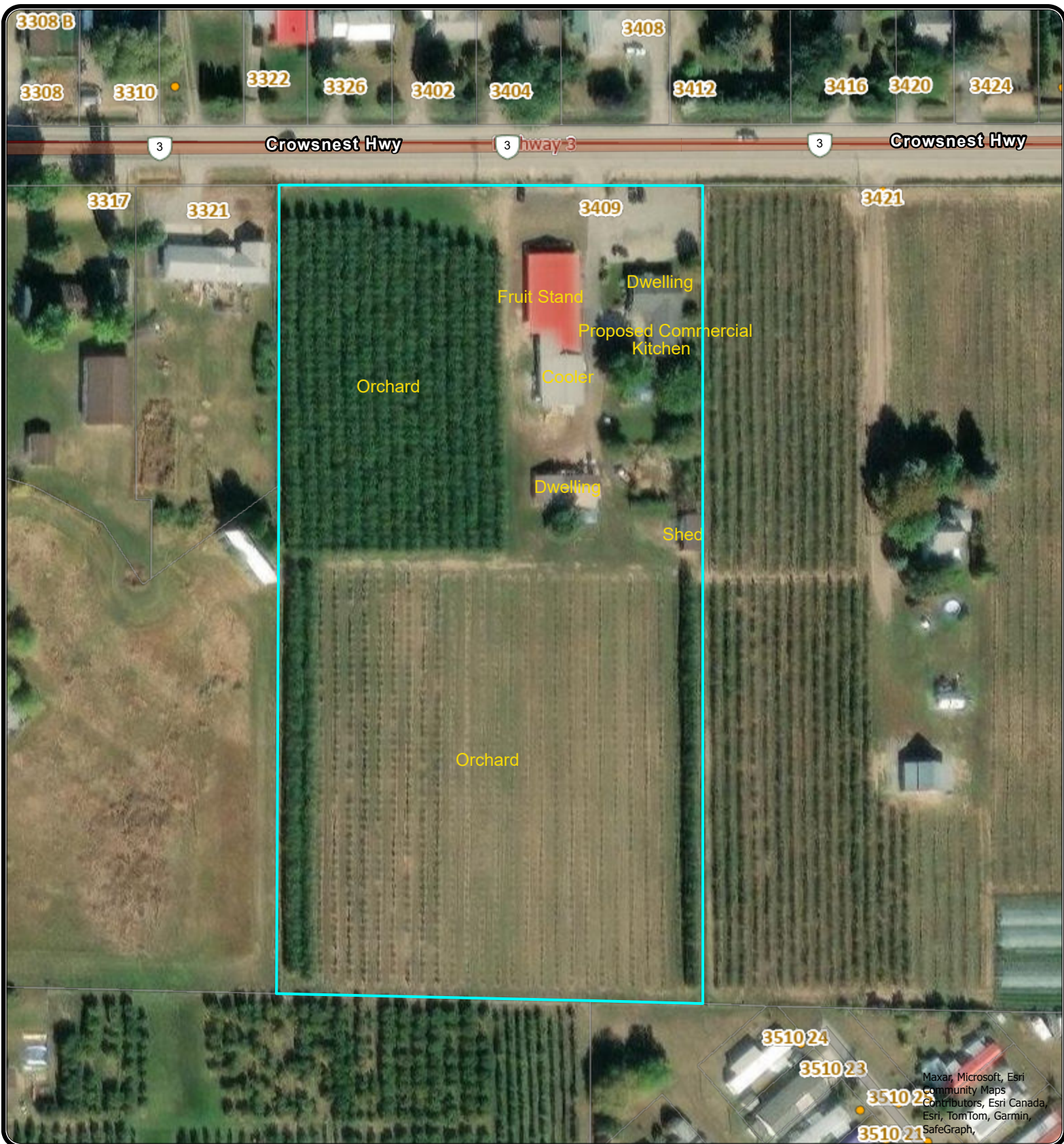
Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

7. Optional Documents

Type	Description	File Name
No Data		

Site Plan



Maxar, Microsoft, Esri
Community Maps
Contributors, Esri Canada,
Esri, TomTom, Garmin,
SafeGraph,



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Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:2,257

Date: March 13, 2025



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MARAR ORCHARDS
3409 HIGHWAY 3 ERICKSON
CURRENT LAYOUT

The floor plan shows a rectangular building layout. On the left is a large **Garage** with a dashed outline indicating a potential partition. To the right of the garage is a central hallway with two staircases labeled "UP". Adjacent to the stairs are the **Bedroom**, **Bathroom**, and another **Bedroom**. To the right of the central area is the **Laundry** room. Further right are the **Dining Room**, **Kitchen**, and **Living Room**. A north arrow is located at the top right of the plan.

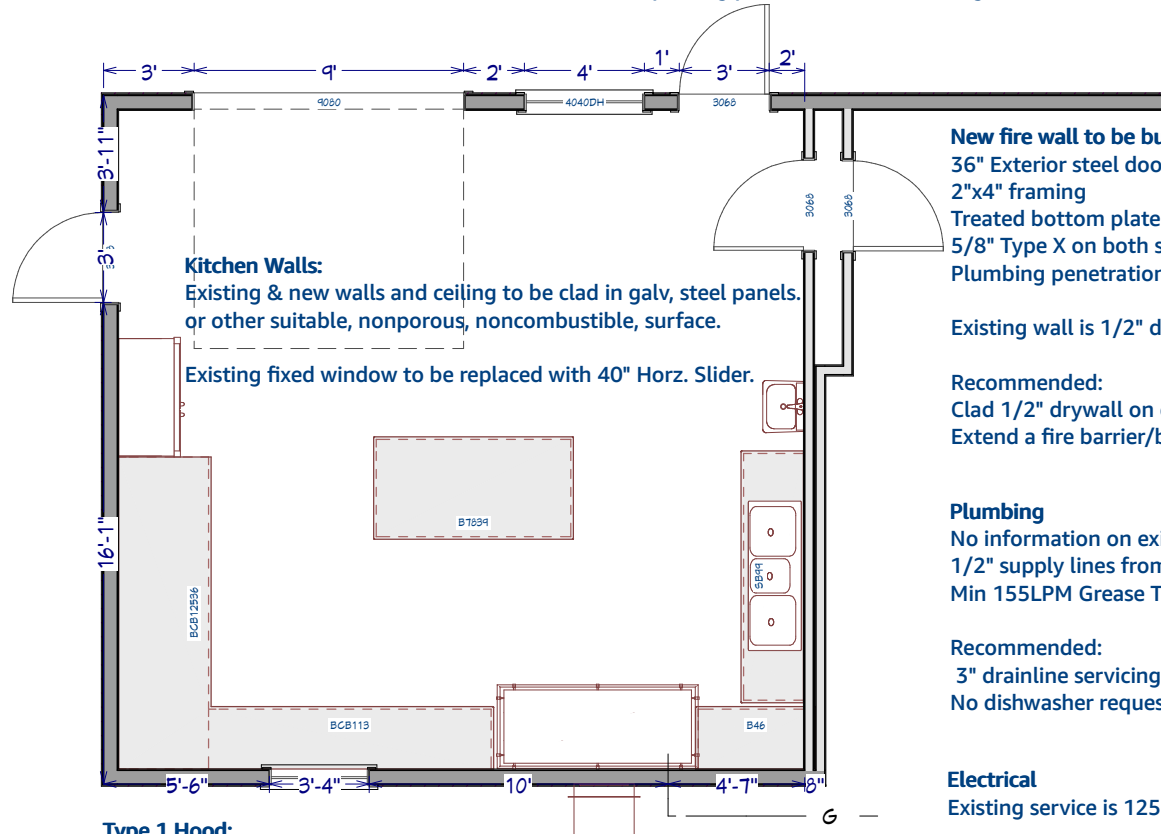
MARAR ORCHARDS

3409 HIGHWAY 3 ERICKSON

PROPOSED KITCHEN

Existing 10'x10' garage door to be framed in:

48"x48" Horz. Slider
36" Exterior steel door w/lite
2"x6" insulated framing.
Treated bottom plate.
5/8" Type x Drywall
6mil Vapour Barrier.
5/8" OSB or equivalent.
House Wrap
Lap siding painted to match existing



Kitchen Walls:

Existing & new walls and ceiling to be clad in galv. steel panels.
or other suitable, nonporous, noncombustible, surface.

Existing fixed window to be replaced with 40" Horz. Slider.

New fire wall to be built on kitchen side of existing wall:

36" Exterior steel door 90 min rating, self closing.
2"x4" framing
Treated bottom plate.
5/8" Type X on both sides.
Plumbing penetrations to be fire sealed

Existing wall is 1/2" drywall on both sides.

Recommended:

Clad 1/2" drywall on ceiling with a layer of 5/8" Type X
Extend a fire barrier/blocking into the attic space.

Plumbing

No information on existing septic system.
1/2" supply lines from residential side.
Min 155LPM Grease Trap.

Recommended:

3" drainline servicing triple sink & handwash sink.
No dishwasher requested.

Electrical

Existing service is 125amp

Recommend upgrade to a
Leviton 200amp Outdoor Combo
& 100amp Sub Panel in Commercial Kitchen

Type 1 Hood:

6" exhaust hood to be installed as per design sheet.
Horz wall vent using the framing from existing rear window
eliminates the need for new roof or wall penetrations.
Vent to be premanufactured NFPA96 double wall 18g min.
External grease trap to be installed.
Hood to be factory prepiped for a overlapping Kiddie Fire Suppression System.
Suppression System to be installed and certified by Stonewall Fire Safety.

Wall to be clad in prefabricated double wall stainless panels.

1.5" rigid stonewool insulation to be installed around hood and vent to allow for reduced clearances.











Agricultural Land Reserve Referral

Referral Form – RDCK File A2506B

Date: March 7, 2025

You are requested to comment on the attached ALC NON-FARM USE REFERRAL for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO April 7, 2025). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

1140 27th Avenue South, Erickson, Electoral Area 'B'

LOT 5 DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 730B (PID: 013-868-250)

PRESENT USE AND PURPOSE OF PROPOSED APPLICATION:

The property is presently used as for agricultural purposes as a vineyard/winery with an indoor tasting room and outdoor service areas. There are two existing dwellings and the property is within the RDCK-operated Erickson Water Supply Area.

Section 13 (1) (b) of the ALR Use Regulation allows an Alcohol Production Facility (e.g. winery) to operate a food and beverage service lounge provided that the area of the lounge does not exceed 125 m² indoors and 125 m² outdoors;

The purpose of this ALC Non-Farm Use application is to allow the total outdoor service area to exceed an area of 125 m². The applicant is requesting approval for a total outdoor service area of 722 m² (7,760 ft²).

The outdoor service areas are marked in red on the attached site plans:

- Back patio 20" x 50" (93 m²)
- south lawn 50" x 40" (186 m²); lounge 60" x 40" (223 m²), North Lawn 50" x 40" (186 m²) - shown as one area
- Tasting area outside the winery 9" x 40" (33.5 m²)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
8 hectares (19.7 acres)	Entirely within the ALR	Comprehensive Land Use Bylaw No. 2316, 2013 Agriculture 1 (AG1)	Comprehensive Land Use Bylaw No. 2316, 2013 Agriculture (AG)

APPLICANTS: Myran Hagenfeldt

ADVISORY PLANNING COMMISSION/AGRICULTURAL ADVISORY COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this ALC application, please note that the applicants should be provided with an opportunity to attend such meeting, out of courtesy to provide response to any questions that the APHC or CVAAC may have regarding their proposal.

Please provide your response via email. 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 application.

**ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

☒ REGIONAL AGROLOGIST	☐ OKANAGAN NATION ALLIANCE
☒ CRESTON VALLEY AGRICULTURAL ADVISORY COMMISSION	☐ C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
☒ RDCK BUILDING SERVICES	☐ KŁK'ƏR'MÍWS (LOWER SIMILKAMEEN)
☒ RDCK ENVIRONMENTAL SERVICES (WATER SERVICES)	☐ SNPÍNTKTN (PENTICTON)
☒ LIQUOR AND CANNABIS REGULATION BRANCH (LCRB)	☐ STQA?TKWƏŁWT (WEST BANK)

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'

☒ KTUNAXA NATION COUNCIL (ALL REFERRALS)

YAQAN NU?KIY (LOWER KOOTENAY)

?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)

?AKISQNUK (columbia lake)

?AQ'AM (ST. MARY'S)

☐ SINIXT CONFEDERACY

☐ SUKNAQÍN (OKANAGAN)

☐ SWÍWS (OSOYOOS)

☐ SPAXOMƏN (UPPER NICOLA)

☐ SHUSWAP NATION TRIBAL COUNCIL

☒ KENPÉSQT (SHUSWAP)

☐ QW?EWT (LITTLE SHUSWAP)

☐ SEXQELTQÍN (ADAMS LAKE)

☐ SIMPCW ((SIMPCW)

☐ SKEMTSIN (NESKONLITH)

☐ SPLATSÍN (SPLATSÍN FIRST NATION)

☐ SKEETCHESTN INDIAN BAND

☐ TK'EMLUPS BAND

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: A2506B APPLICANT: MYRAN HAGENFELDT

Name:

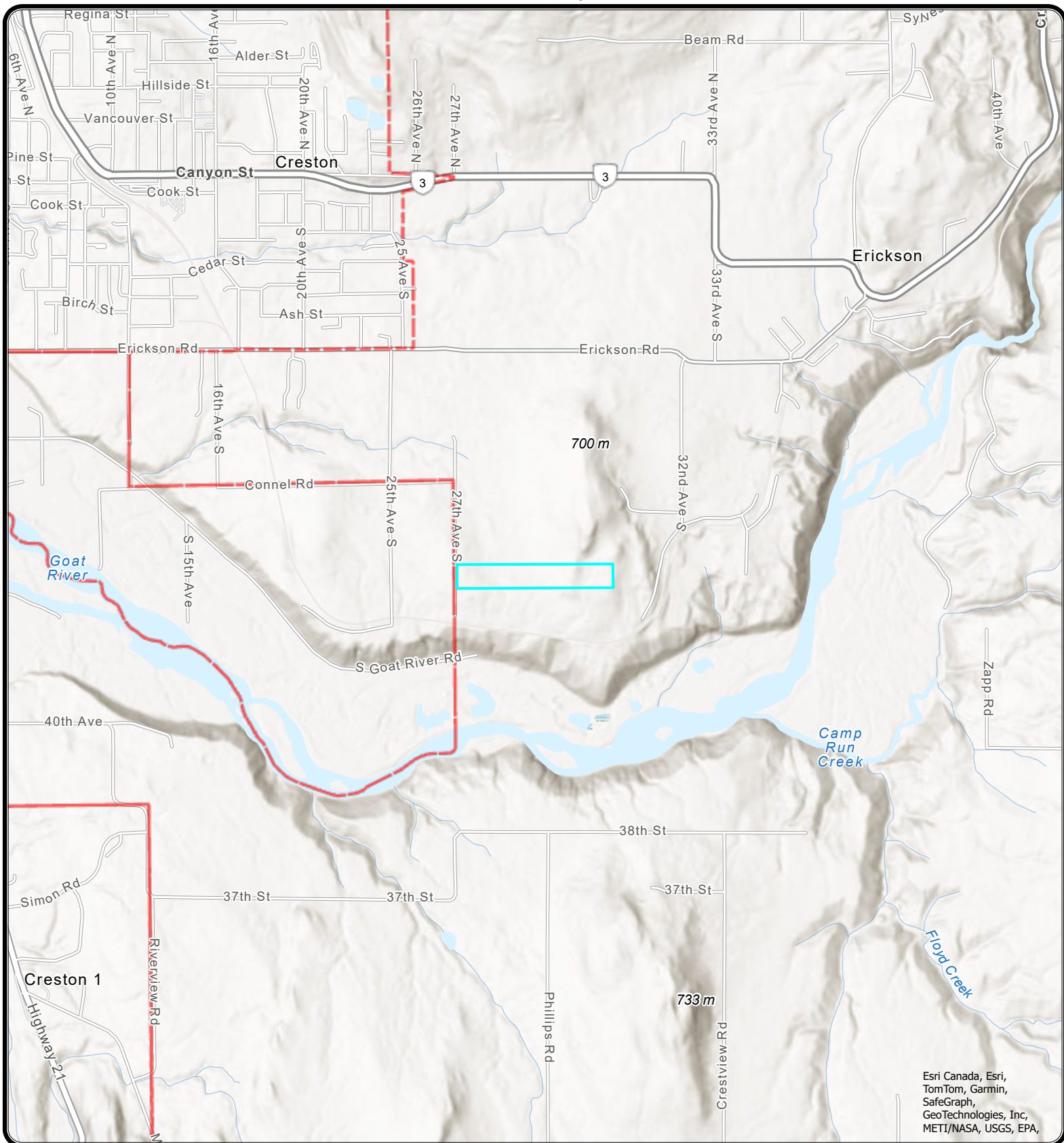
Date:

Agency:

Title:

RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
Email: plandept@rdck.bc.ca

RDCK Map



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TomTom, Garmin,
SafeGraph,
GeoTechnologies, Inc.,
METI/NASA, USGS, EPA,



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Legend

 Electoral Areas

Map Scale:

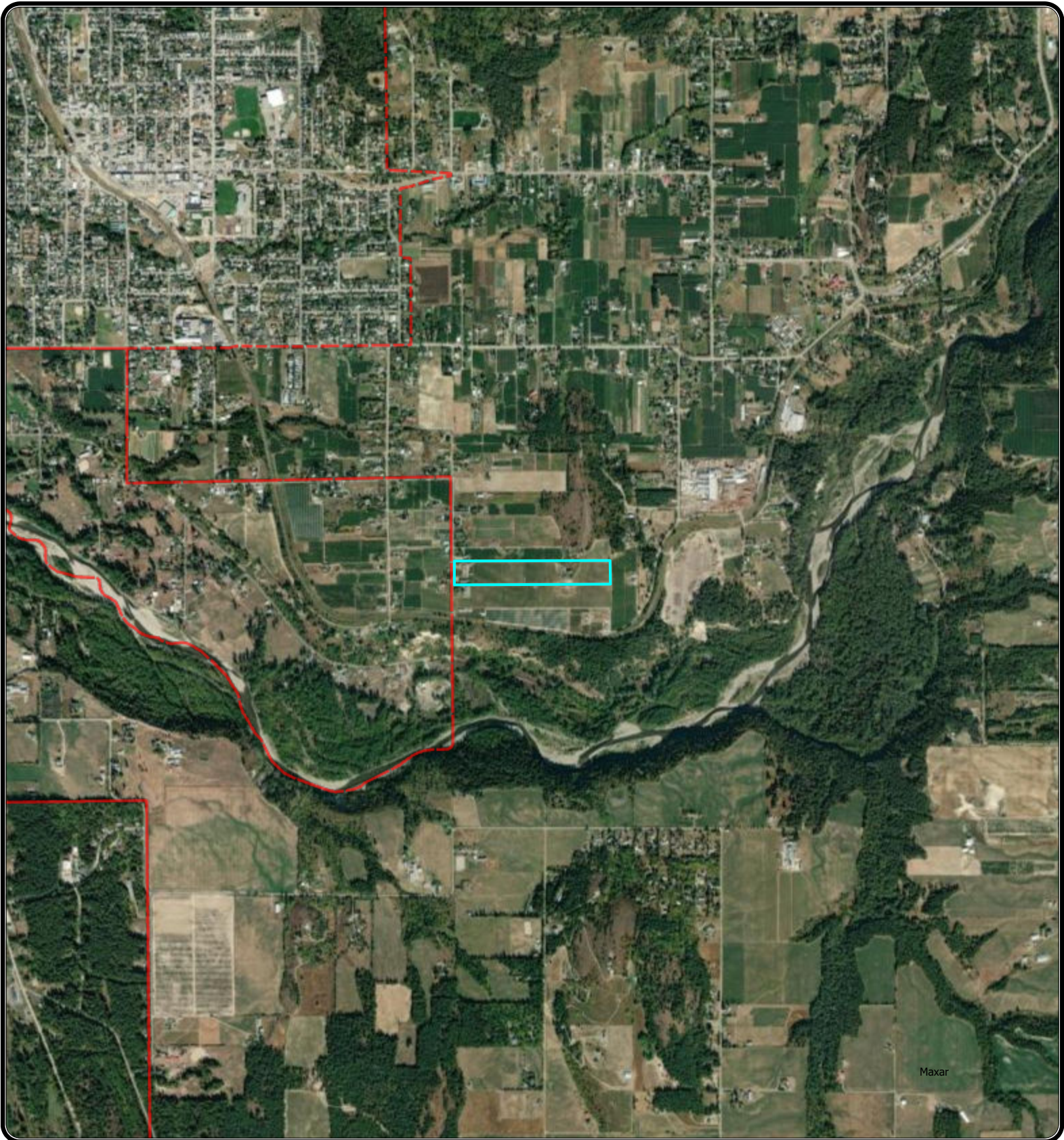
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Date: February 12, 2025



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RDCK Map



Maxar



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Legend

 Electoral Areas

Map Scale:

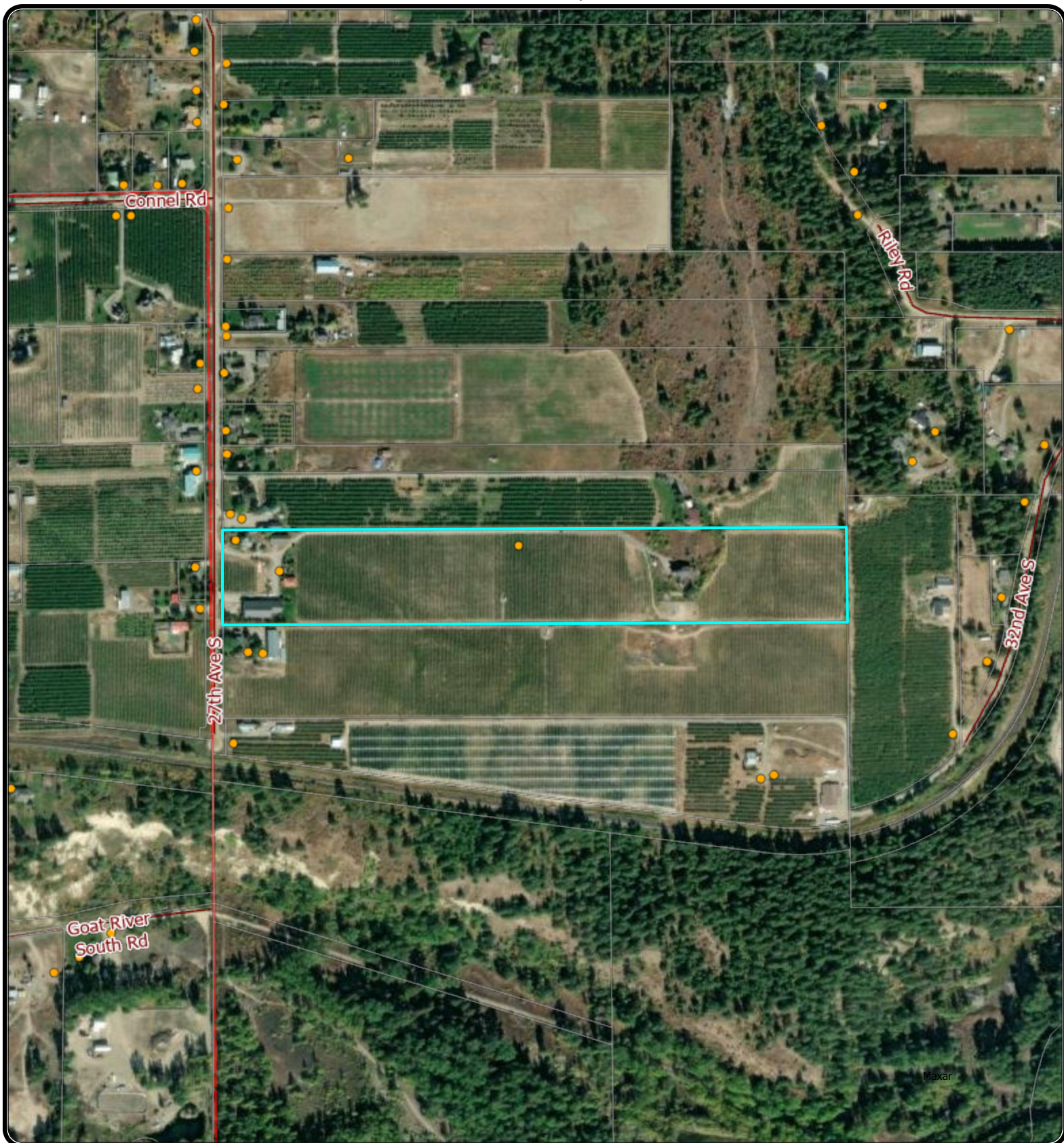
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Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

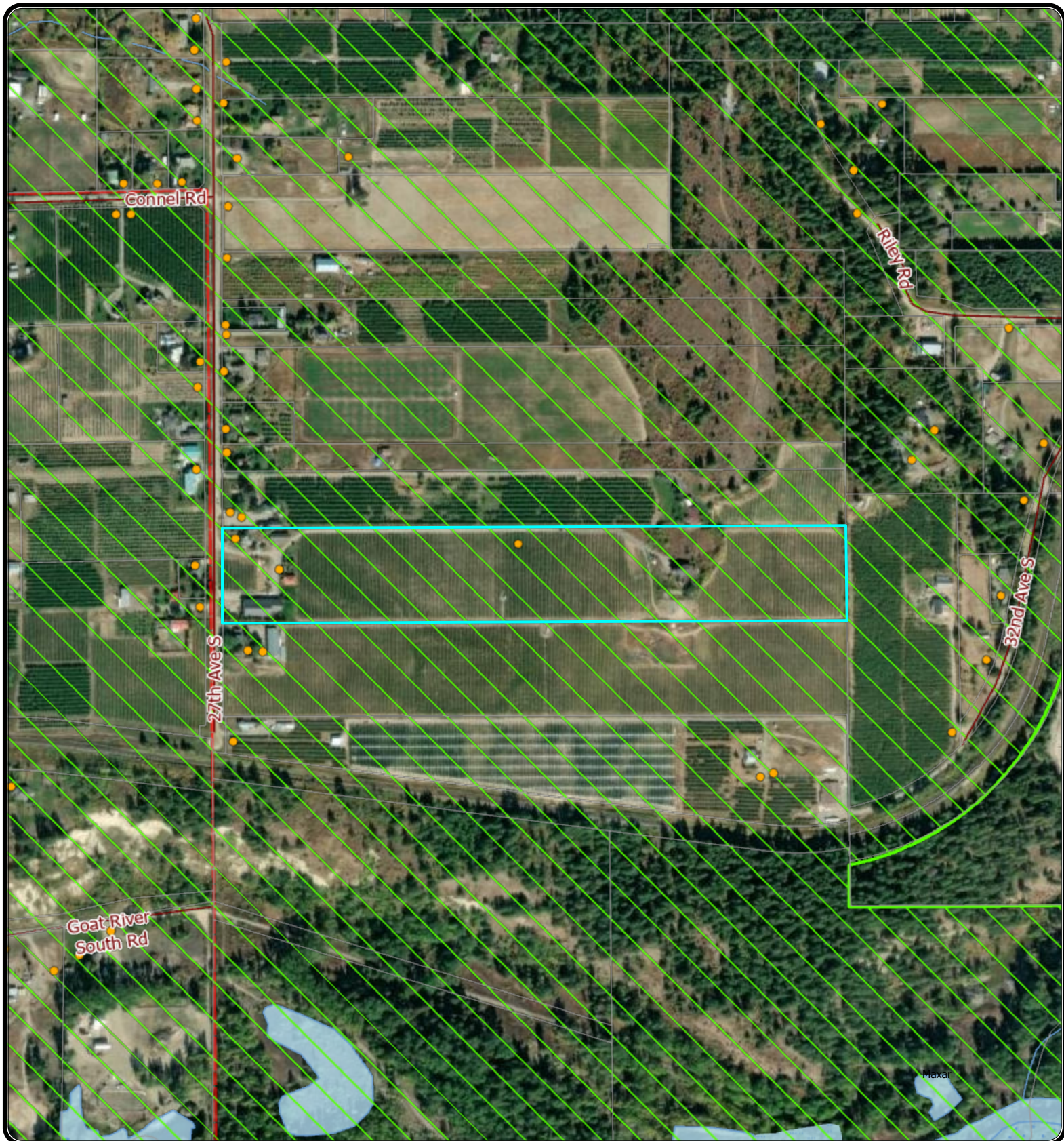
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Legend

- | | |
|--------------------------|---------------------------|
| Agriculture Land Reserve | Electoral Areas |
| Lakes and Rivers | RDCK Streets |
| Wetlands | Cadastre - Property Lines |
| Streams and Shorelines | Address Points |

Map Scale:

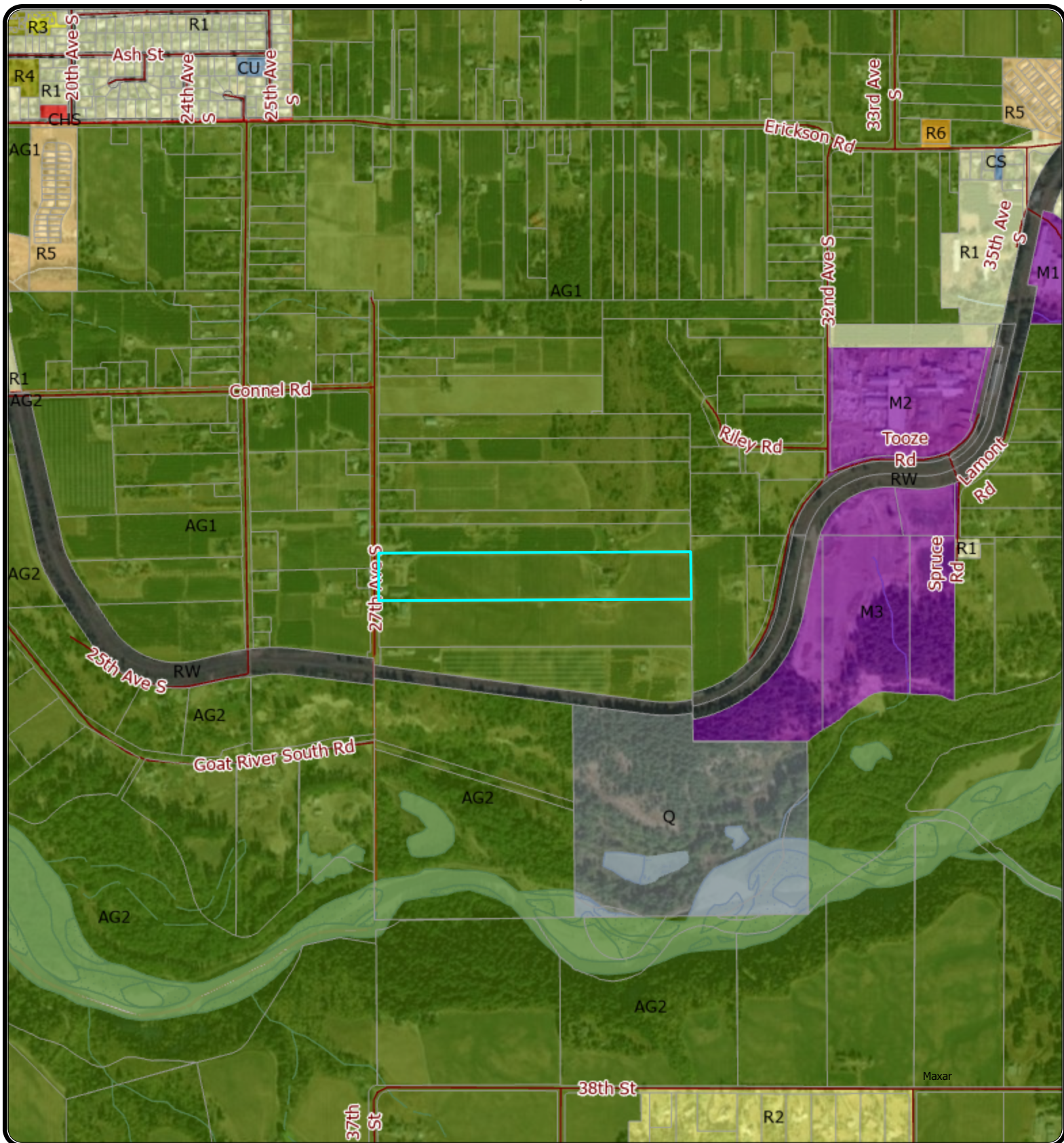
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Zoning Class

- Agriculture
- Commercial
- Community Services
- Industrial
- Quarry
- Railway
- Residential 1
- Residential 2
- Residential 3

Legend

- Residential 4
- Residential 5
- Residential 6
- Lakes and Rivers
- Wetlands
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines

Map Scale:

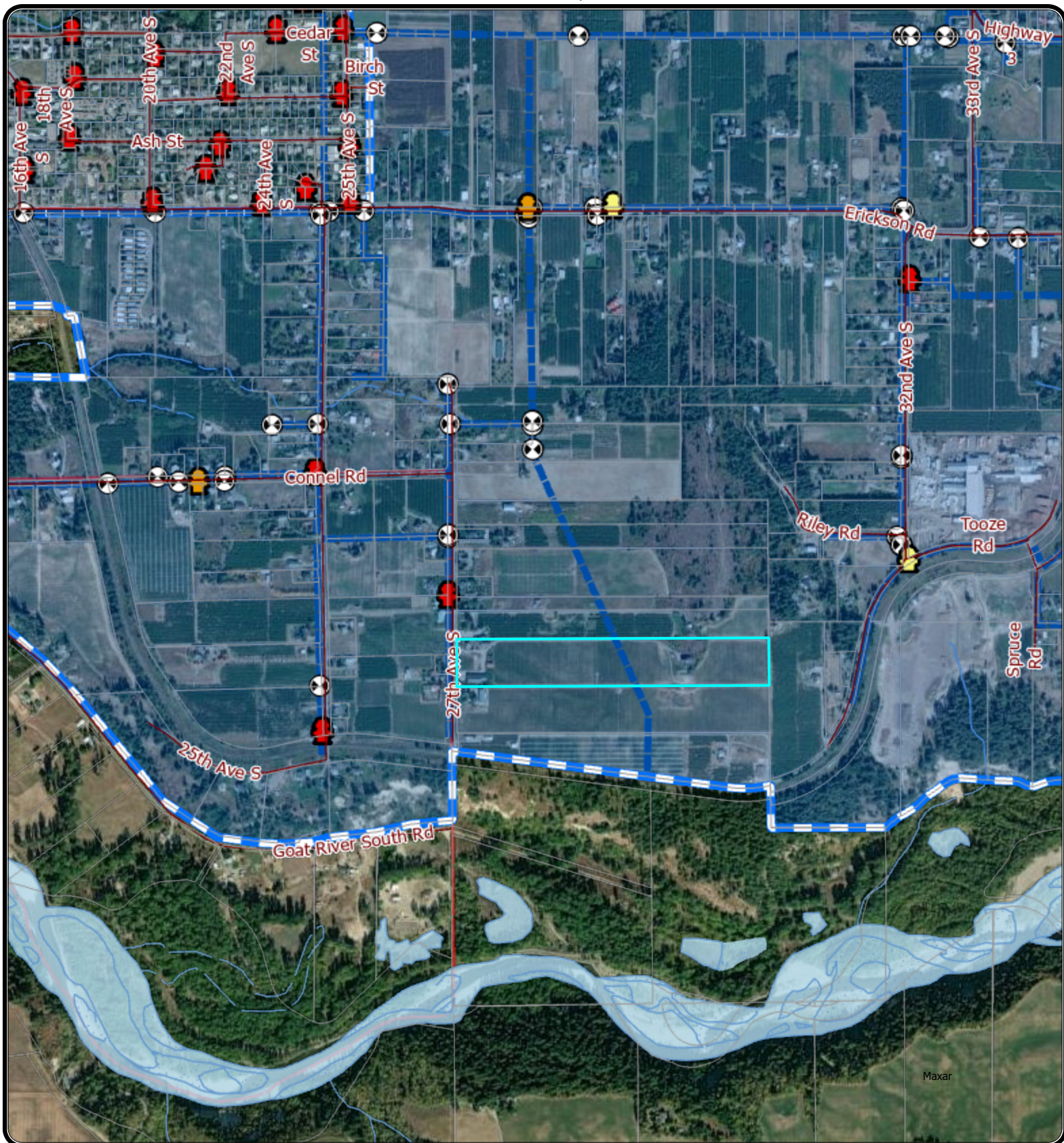
1:18,056

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Legend

- Valves
- Water Systems**
 - RDCK OWNED
 - Main Line
- Hydrants**
 - Hydrant
 - Stand Pipe
- Other
- Lakes and Rivers
- Wetlands
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines

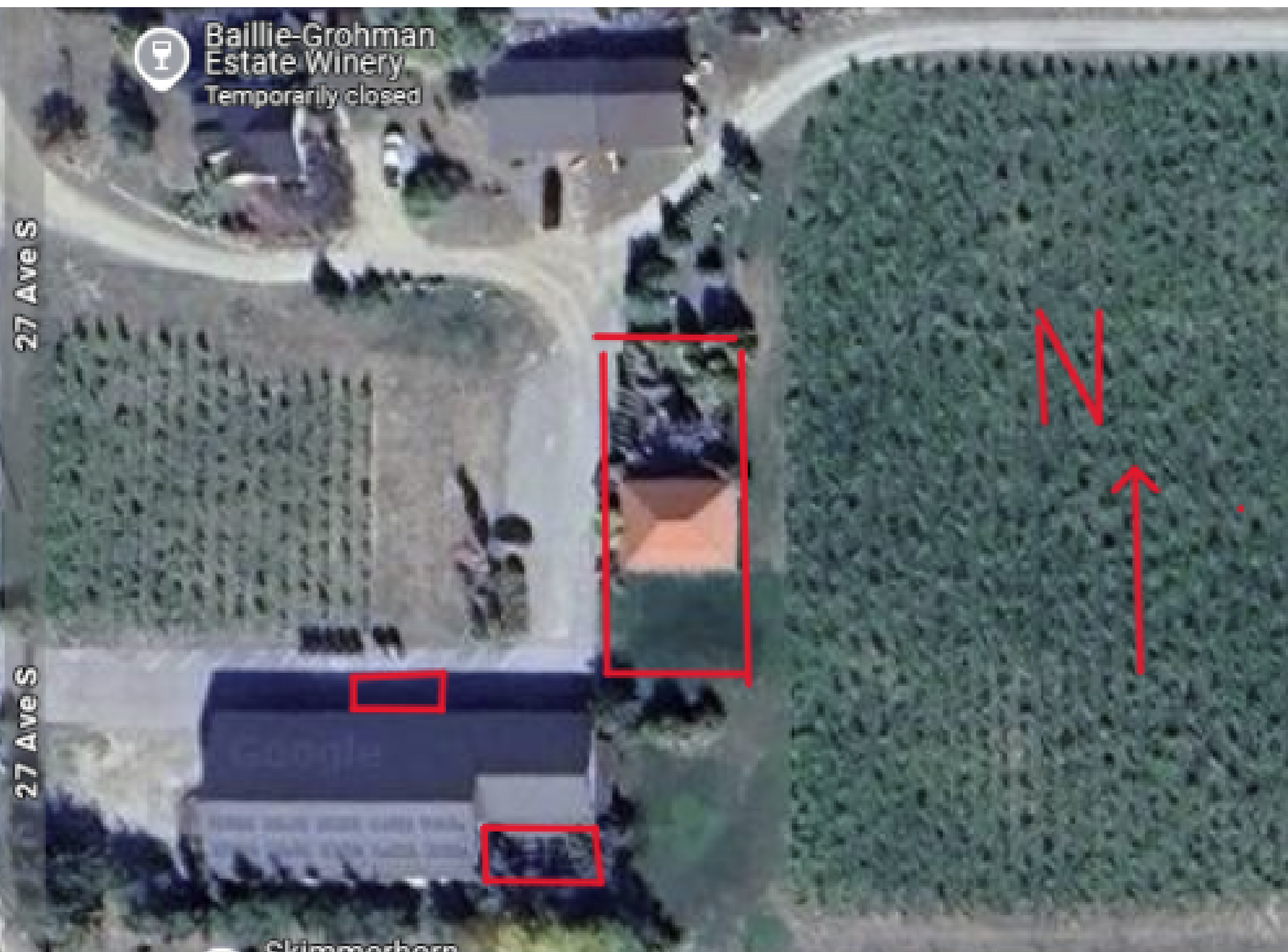
Map Scale:

1:18,056

Date: February 12, 2025



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Baillie-Grohman
Estate Winery
Temporarily closed

27 Ave S

27 Ave S

Skinnerhorn

June 3 2020

- New proposed
tasting area

Converting
to
Sparkling
Wine
Room

sidewalk
with awning
bounded by
driveway &
parking

→ N

#3 & #5 Picnic Area
2000 sq. ft. each
80 occupancy load each

ACCEPTED AS NOTED

DATE Dec 7, 2015

REGIONAL DISTRICT OF CENTRAL KOOTENAY

#2A Lounge Area
950 sq. ft.
Occupancy Load
30 Persons

ACCEPTED AS NOTED

DATE Dec 7, 2015

REGIONAL DISTRICT OF CENTRAL KOOTENAY

#2B Tasting Room/
LOUNGE AREA
840 sq. ft.
Occupancy Load
30 Persons.

ACCEPTED AS NOTED

DATE Dec 7, 2015

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Lounge Area

Occupancy Load
80 PERSONS
Lawn
bounded
by fence

40'
Patio #3
Occupancy Load - 24 people.

#2A
Rear
Deck
Patio 1

2B
Lounge/
tasting & retail

Special Event Area
#3 South
Lawn
Picnic
Area
80 occupancy
50' x 40'

Patio 2
#4 Lounge Area
Special Event Area
80 occupancy
60' x 40'

Special Event Area
#5 North
Lawn
Picnic
Area
80 occupancy
50' x 40'

LIQUOR CONTROL AND LICENSING NO RETURN
APPROVED BY PROBABLE
Subject to the terms and conditions specified in the original
to please refer to page 25 of the original
Amended 25/11/20

Major Permit Conditions: Lounge Interior - 30 persons.
Patio 1 - 30 persons
Patio 2 - 80 persons

Sale and/or Service of liquor not permitted
in the picnic area - except when the area is
being used for a special event under the
special event area endorsement.

LCLB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE
AND AVAILABLE FOR INSPECTION AT ALL TIMES
Date Issued: June 7, 2016
Licence #: 553529 (Lounge)
General Manager



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 103577
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Flaa
Local/First Nation Government: Central Kootenay Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 5 DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 730B
Approx. Map Area 7.9 ha
PID 013-868-250
Purchase Date Oct 6, 2006
Farm Classification Yes
Civic Address 1140 27 Avenue South, Creston, BC V0B 1G1
Certificate Of Title STSR4083928.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Petra Marlene Flaa	Not Applicable			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

Type Third-Party Agent
First Name Myran
Last Name Hagenfeldt
Organization (If Applicable) Baillie-Grohman Estate Winery
Phone [REDACTED]
Email [REDACTED]

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). We run a vineyard and winery on the property, located at 1140 27 Ave S in Creston. The vineyard was first planted in 2007. There are 16 acres of vitis vinifera grapes planed on site.

Describe all agricultural improvements made to the parcel(s). There is existing irrigation and trellising set up on the property for the vitis vinifera grapes.

Describe all other uses that currently take place on the parcel(s). There are two residential houses on the property together with the Baillie-Grohman Estate Winery, where we make wine with the grapes grown on site. It has come to my attention that we never received non farm use approval from the ALR for our existing exterior patios for the winery. My husband and I have purchased the winery business from my parents in law and we want to bring us in to compliance with the ALR.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Cherry orchard, and three businesses operating
East	Agricultural / Farm	Cherry orchard
South	Agricultural / Farm	Skimmerhorn Winery and vineyard
West	Agricultural / Farm	Vineyard that we manage

6. Proposal

How many hectares are proposed for non-farm use?	0.1 ha
What is the purpose of the proposal?	We operate a tasting room at our winery, which is open seasonally from May to September. From our tasting room we sell the wine that is produced from the grapes grown on our property. When the winery was built in 2008, exterior patios were constructed for our guests to enjoy our wine and a bite to eat. These span approximately 9000 square feet. We source food from our local farmers to showcase what our agricultural region has to offer. We serve cheese from our local organic dairy, salami made by local farms together with local fruit and veggies on our charcuterie boards. Our tasting room allows us to connect directly with consumers, offering an opportunity to tell the story of our farm and production process. It emphasizes the connection between our product and the land it came from. This connection can build stronger relationships and loyalty, making customers feel more invested in our product and brand. Our tasting room also allows us to educate visitors about the agricultural process, how our crops are grown, how products are made, and sustainable farming practices.
Could this proposal be accommodated on lands outside of the ALR?	We would like to get our existing patios approved for non farm use by the ALR. Our winery and patios are already licensed with the Liquor and Cannabis Regulation Branch (LCRB). As our winery and exterior patios are already built, we are unable to move the tasting room and the exterior patios to a different location. If we had to move our tasting room off site, it

would lose the connection between the farm and our product. Our guests love looking out to the vines, seeing the grapes growing as they taste our wines.

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

Our tasting room can provide both short-term financial relief and long-term growth for our agricultural business.

Short term - our tasting room offers immediate income through product sales, tours, events, and other experiences. This can help supplement cash flow for our agricultural business.

Long term - our tasting room can become a key part of regional tourism, helping to increase foot traffic and interest in the area. This can have a multiplier effect on local economies and benefit not just the agricultural business but also surrounding industries, such as hospitality and retail. We see that as a platform for long-term education on sustainable farming, environmental stewardship, and local food systems. Over time, educating consumers about the importance of supporting local agriculture can lead to stronger, more resilient agricultural practices and consumer preferences.

Proposal Map / Site Plan

ALR proposal non farm use.pdf

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

No

7. Optional Documents

Type	Description	File Name
	No Data	



Development Variance Permit Application

Referral Form – RDCK File V2416C

Date: March 14, 2025

You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO APRIL 14). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

2505 Goat River South Road, Creston, Electoral Area 'C'

012-986-569

LOT 16 DISTRICT LOT 491 KOOTENAY DISTRICT PLAN NEP1456

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property was historically used for industrial purposes and was previously zoned Quarry (Q). It is entirely within the Agricultural Land Reserve (ALR). To accommodate the principal use of the property for residential purposes, the property was rezoned to Agriculture 2 (AG2) in 2019. The property has been improved with a residence, septic system, accessory buildings and skating rink.

The owners are proposing to build a new residence on the property and are requesting three variances to do so. There is an existing residence on the property which will be removed once the proposed residence is constructed. This Development Variance Permit (DVP) seeks to vary Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 as follows:

1. **Section 25(4):** That there shall be no maximum Farm Residential Footprint size for this property only.
2. **Section 25(5):** That there shall be no maximum Farm Residential Footprint depth for this property only.
3. **Section 25(6):** The Maximum Gross Floor Area of the Single Detached Housing is increased from 300 square meters to 319.0 square metres for this property only.

Potential hazards that could impact the property include steep slopes, landslides, clearwater flooding and erosion/channel migration associated with the Goat River, which borders the property. The owner has submitted a Geohazard Assessment Report from a professional engineer which states that the proposed build site is safe for residential use.

PROPERTY SIZE	ALR STATUS	ZONING	OCP
4.98 Ha (12.31 ac)	Yes	Agriculture 2 (AG2) Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013	Agriculture (AG) Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

APPLICANT: Marcie and Daniel Johnson

Please provide your response via email.

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.

If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.

SADIE CHEZENKO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

☒ MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

☒ HABITAT BRANCH (Environment)

☒ FRONTCOUNTER BC (MFLNRORD)

☒ AGRICULTURAL LAND COMMISSION

☒ REGIONAL AGROLOGIST

☐ ENERGY & MINES

☐ MUNICIPAL AFFAIRS & HOUSING

☒ INTERIOR HEALTH, HBE TEAM

☐ SCHOOL DISTRICT NO.

☐ WATER SYSTEM OR IRRIGATION DISTRICT

☒ UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)

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 C

☒ RDCK FIRE SERVICES

☒ RDCK EMERGENCY SERVICES

☒ RDCK BUILDING SERVICES

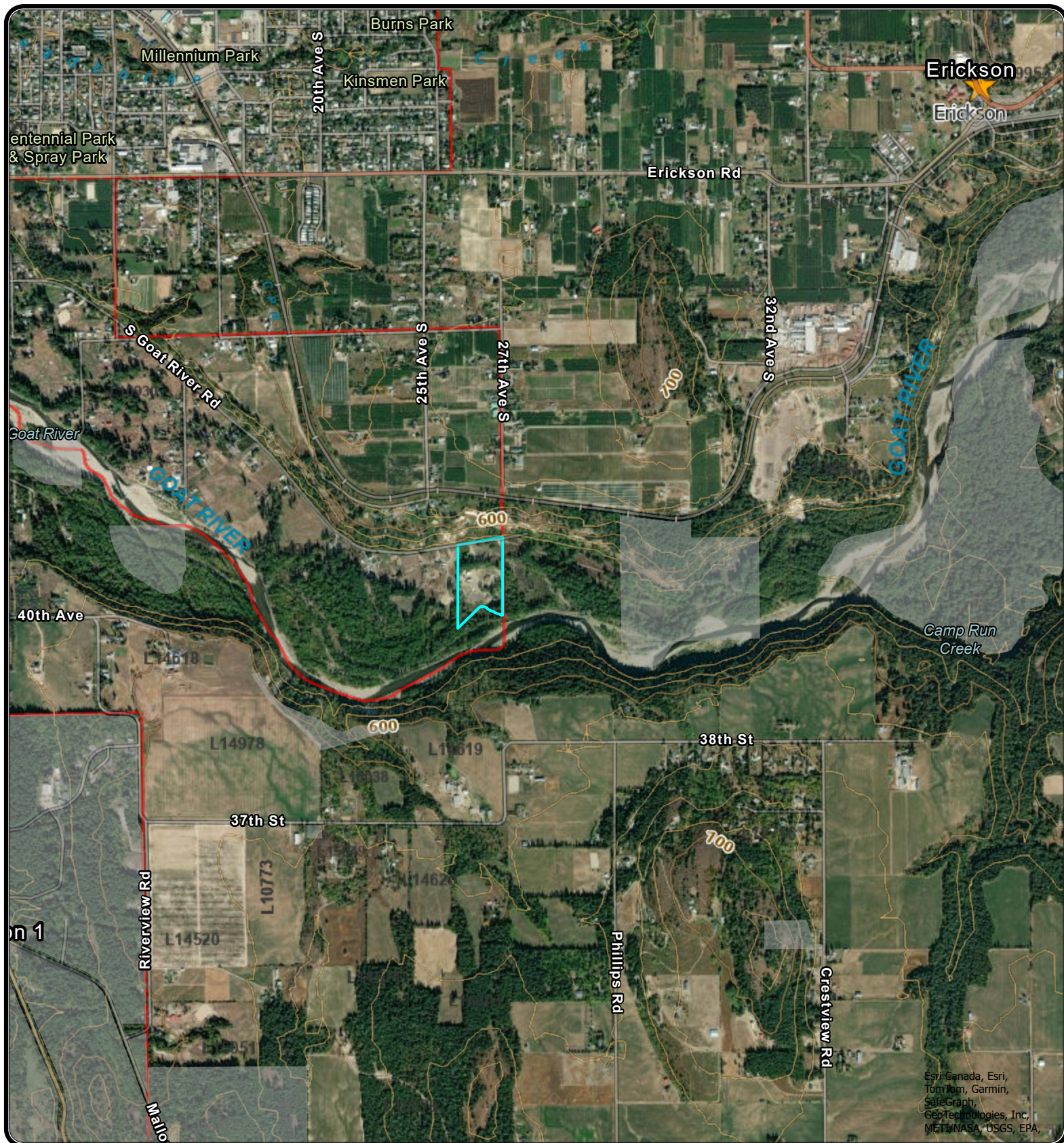
☐ RDCK UTILITY SERVICES

☐ RDCK RESOURCE RECOVERY

☐ RDCK REGIONAL PARKS

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RETURN TO: SADIE CHEZENKO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-1585
Email: plandept@rdck.bc.ca



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Legend

ParcelMap BC - Crown
Land

Places That Matter

★ Other

20 Meter Contours

— 20 meter

— 100 meter

Place Names

Electoral Areas

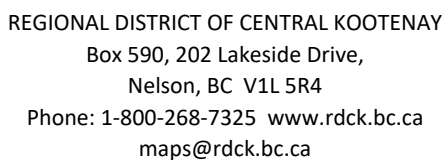
Map Scale:

1:20,000

Date: August 21, 2024



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Legend

-  100 meter
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:4,000

Date: August 21, 2024



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BC Crown Tenures

- LICENCE
- Lakes and Rivers
- Streams and Shorelines

20 Meter Contours

Legend

-  100 meter
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

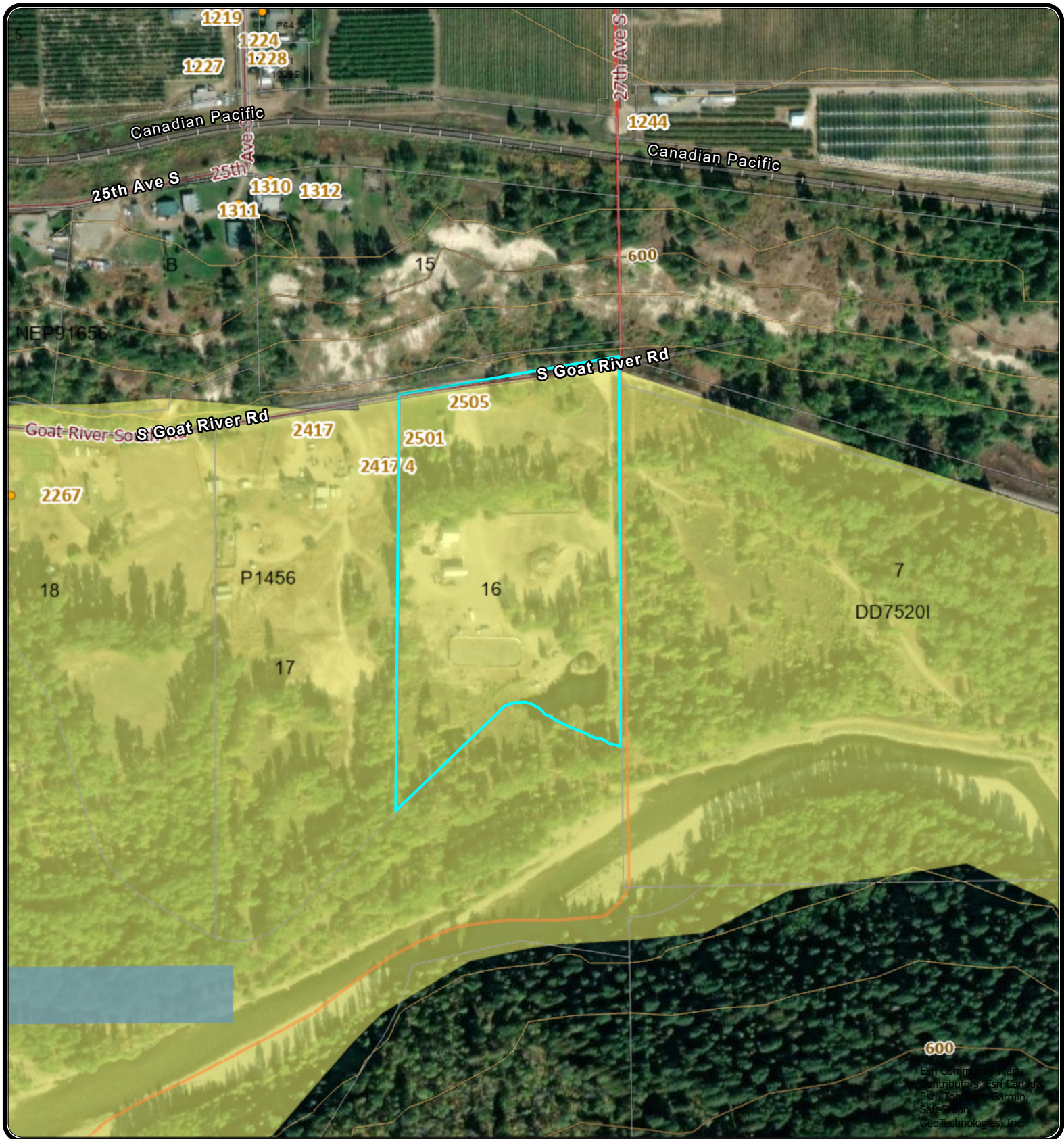
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Legend

BC Crown Tenures

- LICENCE
- Non Standard Flooding Erosion Area

20 Meter Contours

- 20 meter

- 100 meter
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

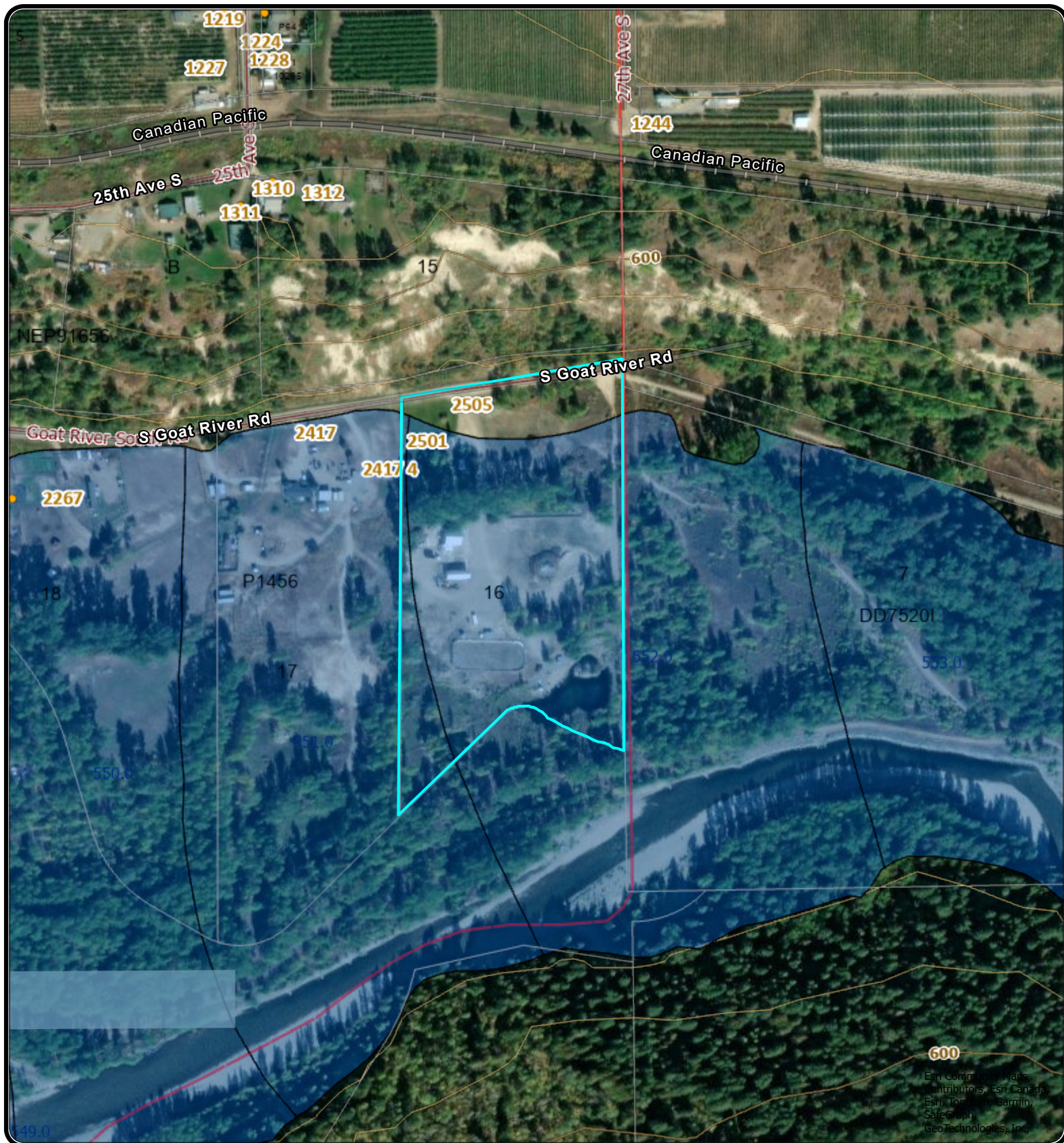
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BC Crown Tenures

- LICENCE
- Flood Construction Levels - 1990

20 Meter Contours

- 20 meter

Legend

- 100 meter
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

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BC Crown
Tenures

- LICENCE
■ Lakes and Rivers
— Streams and Shorelines

Tempest Land Comments

- Geotech Report

Official
Community Plan

- Agriculture
- Utility, Railway and Transportation
- Building Footprints

Land Use Applications

- Land Use Bylaw
Amendment

Legend

-  LCRB Referral
 Clearwater Flood
 Construction Levels - 2020

20 Meter Contours

- 20 meter
— 100 meter
👁 Valves

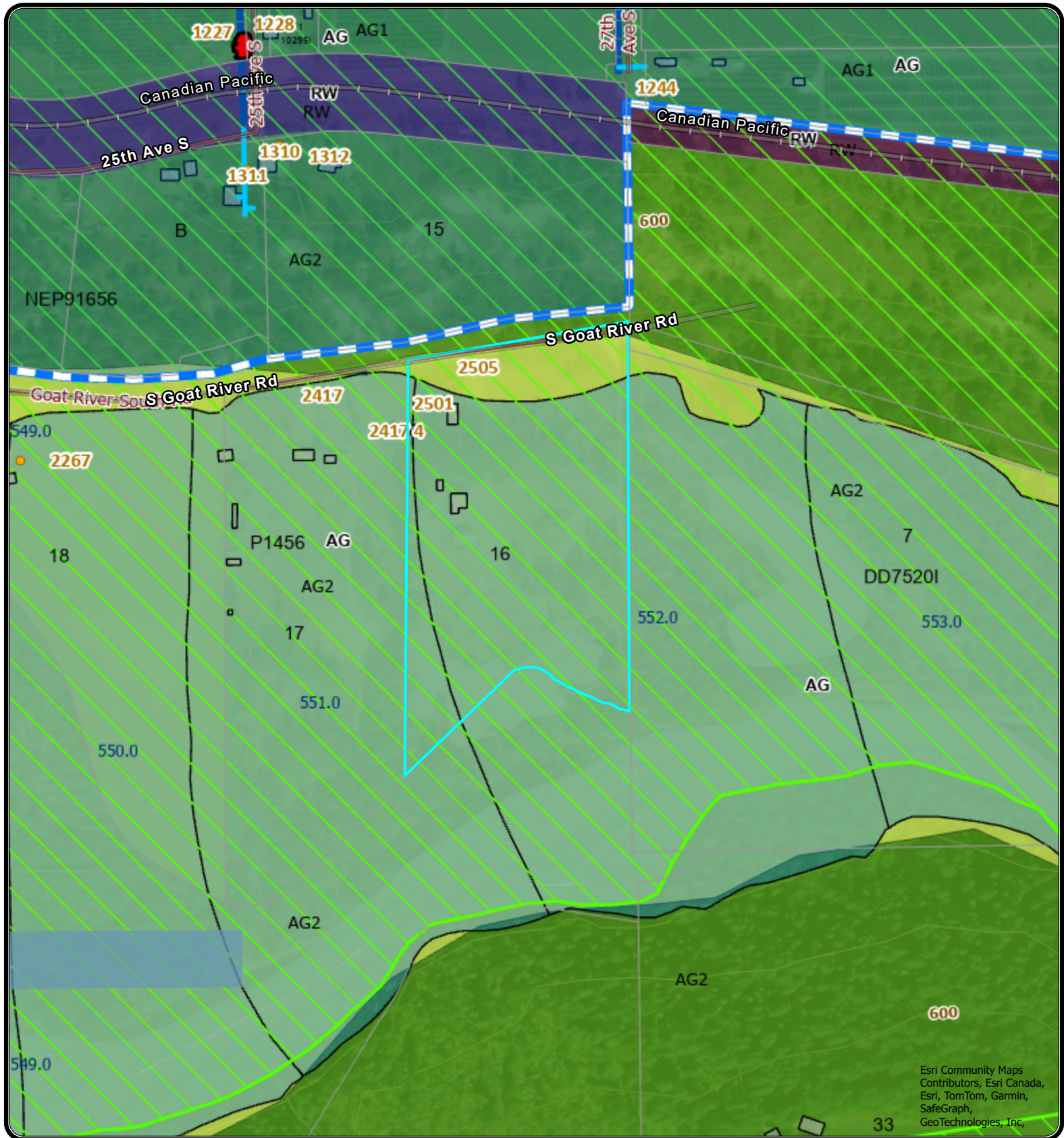
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BC Crown Tenures

- LICENCE
- Lakes and Rivers
- Streams and Shorelines

Tempest Land Comments

- Geotech Report

Legend

Official Community Plan

- Agriculture
- Utility, Railway and Transportation
- Building Footprints

20 Meter Contours

- 20 meter

- 100 meter

- Valves

Water Systems

- RDCK OWNED
- Main Line
- Service Connections

Hydrants

- Hydrant

Map Scale:

1:4,000

Date: August 21, 2024



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3.0 AGRICULTURE

Background

The amount of designated and undesignated land that is in agricultural production in the rural area is an important factor in developing a secure local food system. Lands within the Agricultural Land Reserve (ALR) can be found throughout the Plan area. The area is one of the richest agricultural areas of the Province, with lands being used for large commercial agricultural production of grains, hay, produce, dairy and livestock in addition to other associated agricultural activities. Agriculture is also a basis for tourism and industry in the area. Lands outside of the ALR are used for rural residential and country residential purposes with small market gardens. These can be an important contributor to local food production. In addition, agricultural operations and activities, such as livestock grazing, are also dependent on rural lands outside of the 'Agricultural' designation.



Lands designated as Agriculture in Schedule 'A.1' include areas within the Agricultural Land Reserve and additional lands with the identified potential for agricultural activity. Agricultural operations and activities are also dependent on lands located outside of the Agricultural designation. Zoning types applicable to this section include Agriculture 1 (AG1), Agriculture 2 (AG2) and Agriculture 3 (AG3).

Agriculture Objectives

1. To preserve and promote the use of agricultural land for current and future agricultural production, and to protect this land from uses which are inconsistent with agricultural use or are incompatible with existing agricultural uses in the area.
2. To encourage the agricultural sector's viability by pursuing supportive land use policies within and adjacent to farming areas and to ensure adequate water and land resources for agricultural purposes with recognition of the importance of local food production.
3. To support agricultural land use practices that do not adversely affect the surrounding environment nor compromise the capability of the land for future food production.
4. To support agricultural land use practices within and adjacent to farming areas that seek to minimize conflicts between agriculture and other land uses.

5. To support a strategy for diversifying and enhancing farm income by creating opportunities for uses secondary to and related to agricultural use.
6. To encourage senior levels of government to enable and facilitate agricultural activity and industry.
7. To recognize distinct agricultural areas reflecting unique historical development trends, soils and climate.
8. To examine any ALR boundary changes in association with affected landowners.

Agriculture Policies

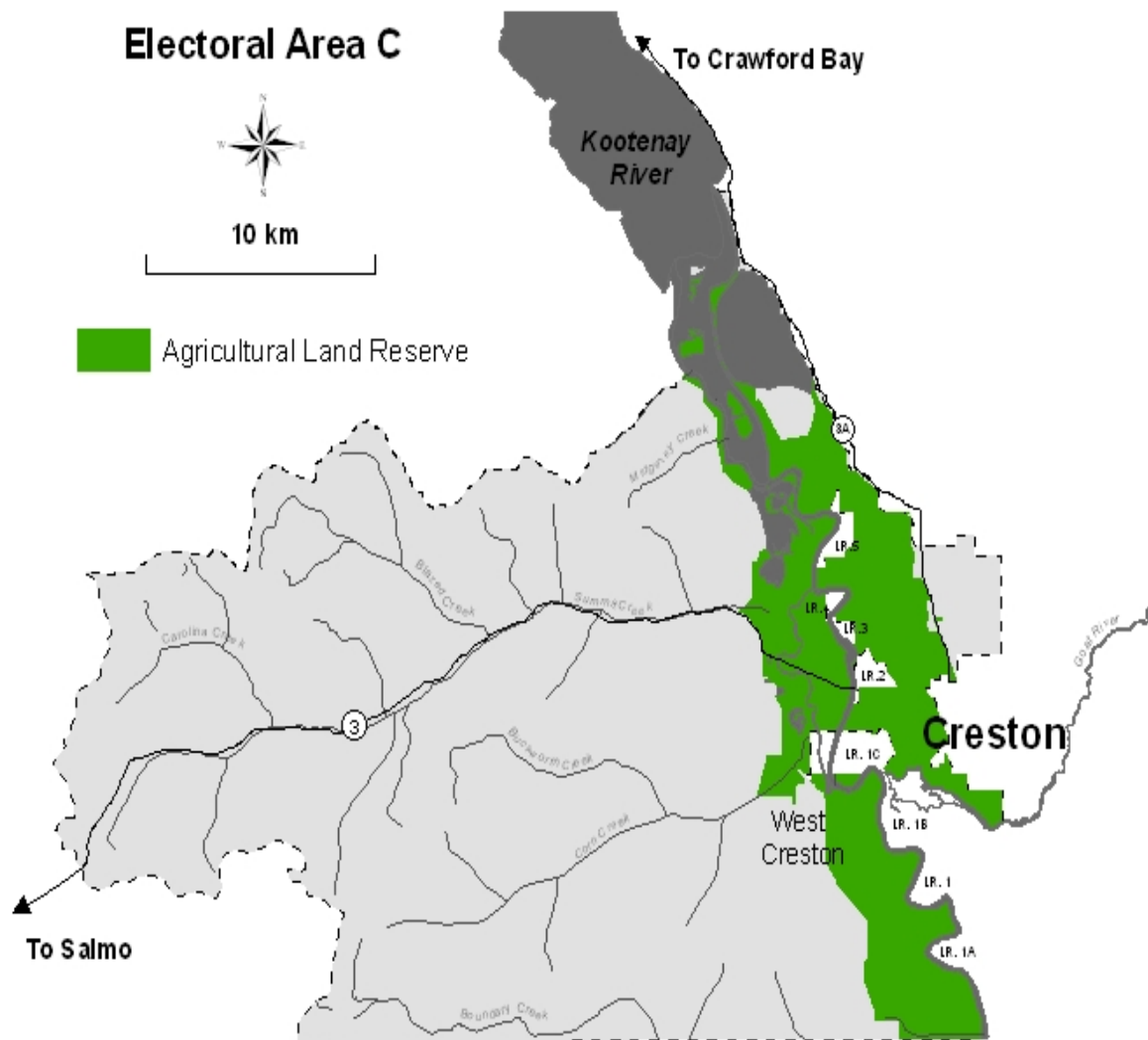
The Regional Board:

9. To work with the Town of Creston on a co-operative approach to agricultural lands within the urban / rural interface that will mitigate the loss of agricultural land to future growth.
10. Discourages subdivisions of agricultural land that do not benefit agriculture and result in further fragmentation of agricultural land.
11. Will permit varying parcel sizes depending on the respective agricultural designation, but generally shall range between four (4) hectares (9.88 acres) and sixty hectares (60) hectares (148.26 acres) for land within the ALR, or no smaller than two (2) hectares (4.94 acres) for land outside of the ALR.
12. May require that new development adjacent to agricultural areas provide sufficient buffering in the form of setbacks, fencing or landscaping.
13. Supports the consolidation of legal lots that may support more efficient agricultural operations.
14. Supports directing intensive agricultural operations to larger lots or increasing building setbacks and other possible mitigation measures to prevent potential conflicts with adjacent land uses.
15. Will provide opportunity to diversify and enhance uses secondary to agricultural uses with home based business and industry, agri-tourism, or accessory tourist accommodation opportunities, provided that they are compatible with the agricultural character of the area.
16. May consider accessory dwellings where there is a need for farm worker housing on an operating farm, and where the additional density can be sustainably serviced.
17. Will encourage food processing activities within the Plan area, and uses secondary to, and complementary to agricultural production; such as market gardens, agri-tourism, farmers markets and farm gate sales.
18. Encourages the development of small scale food processing facilities on farm lands in Agricultural zones, provided the facility operated in an environmentally

sustainable fashion and insure that such facilities have obtained all licenses and permits from the appropriate regulatory bodies.

19. Supports the *Farm Practices Protection (Right to Farm) Act*.
20. Supports the RDCK Agricultural Area Plan (2011).
21. Supports the use of maximum setback distances for residential development and the clustering of built structures on agricultural lands to reduce the impact to agricultural potential and operations
22. Encourages and promotes the Environmental Farm Plan program to farmers in the Region.

Map 2: Agricultural Land Reserve



25.0 AGRICULTURE 2 (AG2)

Permitted Uses

1. Subject to the *British Columbia Agricultural Land Commission Act*, *Agricultural Land Reserve Use Regulation* and Orders, land, buildings and structures in the Agriculture 2 (AG2) zone shall be used for the following purposes only:

Agriculture

All activities designated as “Farm Use” as defined in the *Agricultural Land Commission Act* and Part 2 of the *Agricultural Land Reserve Use Regulation* as amended or replaced from time to time

Kennel

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Nursery, Greenhouses and Florist

Single Detached Housing

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Veterinary Clinic (*may require ALC non-farm use approval*)

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Tourist Accommodation
- Home Based Business
- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (*may require ALC non-farm use approval*)
- Farmworker Dwelling Unit
- Portable Sawmills for processing of material harvested on site only
- Secondary Suite
- Temporary Farmworker Housing (*may require ALC non adhering residential use approval*)

Development Regulations

2. The minimum lot area shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.
- 2B. The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
3. The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
4. The maximum Farm Residential Footprint shall be a maximum of 2000 square meters where one dwelling unit is permitted plus 500 square meters per additional permitted dwelling unit.
5. The maximum depth of the Farm Residential Footprint shall not exceed 60.0

metres measured from the Front Lot Line or Exterior Side Lot Line.

6. The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
7. A Farmworker Dwelling Unit is permitted on a lot provided that all of the following apply:
 - a. The maximum Gross Floor Area is 90.0 square metres;
 - b. The lot is classified as a farm under the Assessment Act;
 - c. The lot is larger than 2 hectares; and
 - d. The Farm Business has been operation for at least 3 years.
8. Temporary Farmworker Housing is permitted on a lot provided that all of the following apply:
 - a. The lot is classified as a farm under the Assessment Act;
 - b. The lot is larger than 1.2 hectares;
 - c. The minimum setback is 6.0 metres from the Front Lot Line and Exterior Lot Line and 15.0 metres from other lot lines; and
 - d. The minimum setback from the nearest exterior wall of a dwelling unit on another lot is 30.0 metres, or where a landscape screen comprised of a thick hedge of hardy shrubs or evergreen trees not less than 1.8 metres in height and 1.5 metres in width and maintained in a healthy growing condition is provided, the minimum setback from the nearest exterior wall of a dwelling unit shall not be required.
9. No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within 5 metres of a lot line.
10. Section (9) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
11. Farm Product processing that involves processing livestock:
 - a. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve; and
 - b. must be located at least 30 meters from the nearest business or residence on another parcel.
12. The minimum setback for a kennel building shall be 30 metres from any lot line. All kennel operations shall ensure that dogs are held within the kennel building between the hours of 8 pm and 7 am.

Cannabis Regulations

13. Any building or structure for the purposes of cannabis micro cultivation, cannabis micro

processing or cannabis nurseries shall be a minimum of 15 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.

14. Any building or structure for the purposes of cannabis standard cultivation or cannabis standard processing shall be a minimum of 30 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
15. The maximum height of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be 15 metres.
16. The maximum footprint of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall not exceed 250 square metres.
17. The maximum gross floor area of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall not exceed 600 square metres.

Cannabis Facilities may require the submission of a Notice of Intent to the ALC for the removal of soil or placement of fill.

Site Plan



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
- RDCK Streets
- Cadastre - Property Lines

Map Scale:

1:2,257

Date: March 14, 2025



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.

Proposal Summary

We, Danny and Marcie Johnson, bought this quarry zoned property with existing mobile home and shop and sheds in 2006.

In 2018 we rezoned to AG2 after finding out that we couldn't legally live on the property with the quarry zoning. Due to the quarry activity prior to our ownership this land has very limited agriculture usage.

Our proposed location for building on this property is the highest elevation according to the flood plain assessment, and is within the 60m setback from the front property line.

We feel that the variance permit for the total floor area is not excessive for our family of 6 people.