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November 12, 2025 Ecora File No.: 201460

Regional District of Okanagan Similkameen
101 Martin Street
Penticton, BC V2A 7C8

Attention: Planning Department

Reference: 77 River (Ashnola) Road, Keremeos – Development Variance Permit Application

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A Development Variance Permit Application has been submitted by the Owners of a gravel extraction operation located at 77 (Ashnola) River Road to waive the subdivision requirement to provide a new well. In the following letter an outline of this operation and reasons for the variance are provided.

Proposed Subdivision

77 River Road is 30 ha parcel located along the southern shores the Similkameen River adjacent the Red Bridge, just west of Keremeos. The property consists of a large hayfield of 7.5 ha, a gravel pit and undeveloped lands, as shown on the attached Existing Land Use Map.

The Owner has applied to MOTT for the following subdivision, as shown on the attached 4 Lot Subdivision Map:

- 10.2 ha Remainder Lot comprising agricultural lands north of River Road
- 15.3 ha lot for the existing gravel pit operation, south of River Road
- 2 Rural Residential lots – 2 of 2ha each in size, south of River Road, at the eastern edge of the site.

The property is located within the Agricultural Land Reserve, however the Land Commission approved an application in 2001, to exclude the land on the south side of River Road from the ALR. The proposed subdivision will result in the agricultural parcel being retained in the ALR and remaining lands to be removed from the ALR.

RDOS Subdivision Review Report

Schedule C Water of this Report outlined RDOS Subdivision requirements, including the provision of a well on each lot. This requirement will be met for the Remainder Lot and the 2 new rural residential lots. This DVP application is to request a waiver of the requirement for a well on the gravel pit lot.

Gravel Pit Background

- The quarry is owned and operated by Dutchies Transfer (2005 Ltd.) – a Keremeos-based construction company

- A Mine's Permit is in place
- Gravel extraction and processing have been in operation for over 15 years
- The pit is used as required – actively for a few weeks at a time. Gravel crushing occurs about every 2 years.
- There are no plans to cease operation - serves the business that does not have an alternative local gravel source
- There are no buildings or structures on the site
- There is no existing water source for the quarry operation. A water truck is used for dust control

Reasons for Well Variance

- There is no operational need for a water source for the quarry
- The cost of establishing a well, in the order of $20-30,000, has no operational value to the company and will not benefit the business
- The variance is site-specific to reflect the existing business needs and has no impact on adjacent lands

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We trust this information meets your present requirements. If you have any questions or comments, please contact the undersigned.

Sincerely

Ecora Consultants Ltd.

Prepared By:

Donna Butler
Senior Planner
Direct Line: 778 531 2775
Email: donna.butler@ecora.ca