



REGIONAL DISTRICT OF CENTRAL KOOTENAY

CRESTON VALLEY AGRICULTURAL ADVISORY COMMISSION OPEN MEETING AGENDA

7:00 PM

Thursday, July 2, 2026

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.

Join by Video:

<https://rdck-bc-ca.zoom.us/j/97534145331?pwd=DuyTclwGKeM2lqFR7Zr267aYqtnTSl.1>

Join by Phone:

• 833 955 1088 Canada Toll-free

Meeting ID: 975 3414 5331

Meeting Password: 846516

In-Person Location: Creston and District Community Complex – Erickson Room
312 19 Avenue North, Creston, BC

1. CALL TO ORDER

Chair Meyer 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 July 2, 2026 Creston Valley Agricultural Advisory Commission meeting, be adopted as circulated.

Carried/Defeated/Referred

4. RECEIPT OF MINUTES

The June 8, 2026 Creston Valley Agricultural Advisory Commission minutes, have been received.

5. STAFF REPORTS

5.1 Agricultural Land Reserve Referral – West Creston Community Hall Society

The Referral Package dated June 17, 2026 from Sadie Chezenko, Planner has been received.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Creston Valley Agricultural Advisory Commission SUPPORT/NOT SUPPORT the Agricultural Land Reserve for West Creston Community Hall Society for the non-farm use application of the property located at 1348 West Creston Road, West Creston, Electoral Area 'C' otherwise described as LOT 818 KOOTENAY DISTRICT (PID: 012-864-803).

Carried/Defeated/Referred

6. PUBLIC TIME

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

7. CLOSED

7.1 MEETING CLOSED TO THE PUBLIC

RECOMMENDATION:

In the opinion of the Committee - and, in accordance with Section 90 of the Community Charter – the public interest so requires that persons other than DIRECTORS, ALTERNATE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting;

AND FURTHER, in accordance with Section 90 of the Community Charter, the meeting is to be closed on the basis(es) identified in the following Subsections:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

7.2 RECESS OF OPEN MEETING

RECOMMENDATION:

The Open meeting be recessed at [Time] in order to conduct the Closed meeting.

8. NEXT MEETING

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

9. ADJOURNMENT

MOVED and seconded,

AND Resolved:

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



REGIONAL DISTRICT OF CENTRAL KOOTENAY

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

7:00 PM PT
Monday, June 8, 2026
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.

Join by Video:

<https://rdck-bc-ca.zoom.us/j/97534145331?pwd=DuyTclwGKeM2lqFR7Zr267aYqtnTSl.1>

Join by Phone:

- 833 955 1088 Canada Toll-free

Meeting ID: 975 3414 5331

Meeting Password: 846516

In-Person Location: Creston & District Community Complex – Erickson Room
312 19 Avenue North, Creston, BC

COMMISSIONERS

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

DIRECTORS

Roger Tierney	Electoral Area B, Director
Kelly Vandenberghe	Electoral Area C, Director

STAFF

Sadie Chezenko	Planner 1
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Zachari Giacomazzo
Robin Baril

Planner
Meeting Coordinator

PUBLIC

Joel Comer

Applicant

4 out of 6 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

Chair Meyer called the meeting to order at 7:04 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 June 8, 2026 Creston Valley Agricultural Advisory Commission meeting, be adopted as circulated.

Carried

4. RECEIPT OF MINUTES

The May 27, 2026 Creston Valley Agricultural Advisory Commission minutes, have been received.

5. STAFF REPORTS

5.1 Agricultural Land Reserve (Inclusion) Referral – Town of Creston

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the following motion BE REFERRED from May 27, 2026 Creston Valley Agricultural Advisory Commission meeting to the June 8, 2026 Creston Valley Agricultural Advisory Commission meeting:

- M4 zoning currently, re-zoning application is expected if the land would be approved for the Agricultural Land Reserve (ALR) inclusion. This would be considered the next step in the process, and staff would follow up with the Town of Creston staff for the re-zoning application.
- The Commission discussed the parcel being added to the ALR application and what the long-term plan would be for this parcel.
- Discussed the land swap procedure, however through the municipal referral makes it so that the Town of Creston does not have to go through Creston Valley Agricultural Advisory Commission for the exclusion referral.

- If the land is already being farmed, the Commission is confused why this move is necessary.
- The Town of Creston has a need for additional land to develop for industrial use.

The Referral Package dated May 14, 2026 from Planner Zachari Giacomazzo, has been received. That the Creston Valley Agricultural Advisory Commission NOT SUPPORT the Agricultural Land Reserve Referral to Town of Creston c/o Joel Comer for the property located at 1993 Airport Road, Lister, Electoral Area B. BLOCK A SECTION 13 TOWNSHIP 7 KOOTENAY DISTRICT (PID: 009-724-991).

Carried

5.2 Agricultural Land Reserve Referral

The Referral Package dated May 26, 2026 from Planner Sadie Chezenko, has been received.

Moved and seconded,

AND Resolved that it be recommended to the Board:

- Town of Creston acquired the lot in question a few years ago
- The access goes through the neighbour's property, which she offered to donate to the Town of Creston to prevent development in this area.
- The parcels are quite steep and rocky.
- The parcel being donated is to be added onto the 2 fragmented parcels below.
- There is a covenant on the existing parcel, it is meant for passive recreational use.
- The Commission suggested that proper fencing is needed to have this area open to the public for walking trails.
- Area is gated to control access.

That the Creston Valley Agricultural Advisory Commission SUPPORT the Agricultural Land Reserve Referral to the Town of Creston c/o Joel Comer for the property located at Parcel 1: 905 32 Avenue South, Erickson, Electoral Area B. LOT 16 DISTRICT LOTS 812 AND 3864 KOOTENAY DISTRICT PLAN 1455 EXCEPT PARCEL A (SEE 16637010) (PID: 015- 696-235). And Parcel 2: 1023 32 Avenue South, Erickson, Electoral Area B. LOT 3 DISTRICT LOTS 812 AND 3864 KOOTENAY DISTRICT PLAN 17744 (PID: 009-611-037).

Carried

6. PUBLIC TIME

No public present

7. NEXT MEETING

The next Creston Valley Agricultural Advisory Commission Meeting has yet to be scheduled.

8. ADJOURNMENT

MOVED and seconded,

AND Resolved:

The Creston Valley Agricultural Advisory Commission meeting be adjourned at 7:53 p.m.

Carried

Digitally approved by:

Randy Meyer, Chair



Agricultural Land Reserve Referral

Referral Form – RDCK File A2608C

Date: June 17, 2026

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 17, 2026) If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

1348 West Creston Road, West Creston, Electoral Area 'C'
 LOT 818 KOOTENAY DISTRICT
 012-864-803

PRESENT USE AND PURPOSE OF PROPOSED APPLICATION:

The subject property has been improved with a playground, outdoor bathrooms, park, parking area and a residence of the former caretaker of the subject property and neighbouring parcel.

The RDCK and the West Creston Community Hall Society are proposing to construct a fire hall, "the West Creston Fire Hall" on the subject property.

The property is entirely within the Agricultural Land Reserve (ALR). The use of the property for a fire hall is considered a "non-farm use" and to complete the project, approval from the Agricultural Land Commission (ALC) is required. Thus, this application is to consider allowing this non-farm use in the ALR.



AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
1.04 ha	Yes	Community Services (CS) Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317.	Community Services (CS) Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317.

APPLICANT/AGENT:

Pam Alloway (West Creston Community Hall Society)

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.

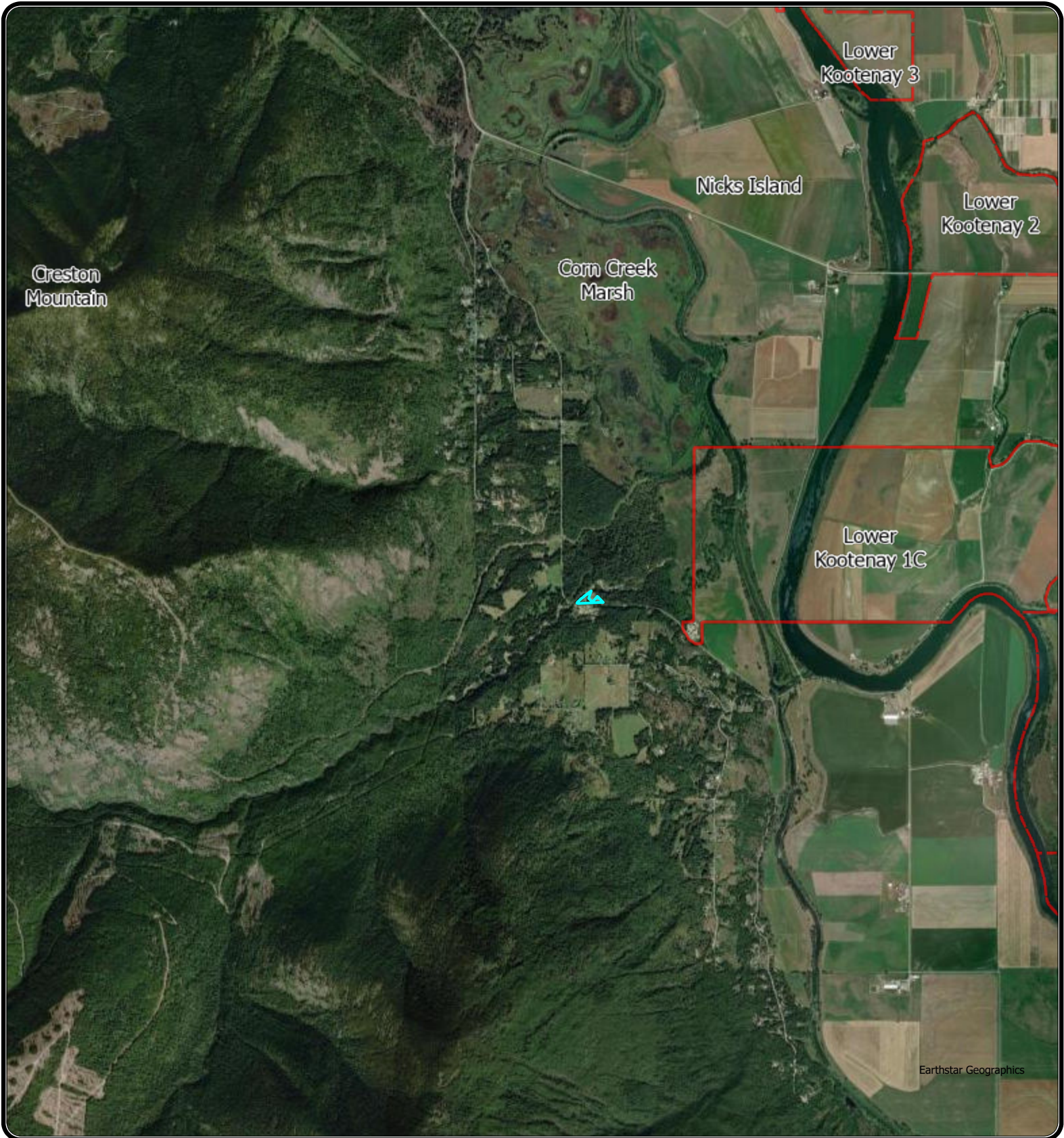
SADIE CHEZENKO, PLANNER
 REGIONAL DISTRICT OF CENTRAL KOOTENAY

<input checked="" type="checkbox"/> REGIONAL AGROLOGIST <input checked="" type="checkbox"/> CRESTON VALLEY AGRICULTURAL ADVISORY COMMISSION <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK ENVIRONMENTAL SERVICES (WATER) <input checked="" type="checkbox"/> RDCK PARKS	<input type="checkbox"/> OKANAGAN NATION ALLIANCE <input type="checkbox"/> C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN) <input type="checkbox"/> Kək'ƏR'MÍWS (LOWER SIMILKAMEEN) <input type="checkbox"/> SNPÍNTKTN (PENTICTON) <input type="checkbox"/> STQA?TKWƏ+WT (WEST BANK)
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<p>REGIONAL DISTRICT OF CENTRAL KOOTENAY</p> <p>DIRECTORS FOR:</p> <p><input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K</p> <p>ALTERNATIVE DIRECTORS FOR:</p> <p><input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K</p> <p><input checked="" type="checkbox"/> KTUNAXA NATION COUNCIL (ALL REFERRALS)</p> <p style="padding-left: 20px;">YAQAN NU?KIY (LOWER KOOTENAY)</p> <p style="padding-left: 20px;">?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)</p> <p style="padding-left: 20px;">?AKISQNUK (COLUMBIA LAKE)</p> <p style="padding-left: 20px;">?AQ'AM (ST. MARY'S)</p> <p><input type="checkbox"/> SINIXT CONFEDERACY</p>	<p><input type="checkbox"/> SUKNAQÍN (OKANAGAN)</p> <p><input type="checkbox"/> SWÍWS (OSOYOOS)</p> <p><input type="checkbox"/> SPAXOMƏN (UPPER NICOLA)</p> <p><input type="checkbox"/> SHUSWAP NATION TRIBAL COUNCIL</p> <p><input checked="" type="checkbox"/> KENPÉSQT (SHUSWAP)</p> <p><input type="checkbox"/> QW?EWT (LITTLE SHUSWAP)</p> <p><input type="checkbox"/> SEXQELTQÍN (ADAMS LAKE)</p> <p><input type="checkbox"/> SIMPCW ((SIMPCW)</p> <p><input type="checkbox"/> SKEMTSIN (NESKONLITH)</p> <p><input type="checkbox"/> SPLATSÍN (SPLATSÍN FIRST NATION)</p> <p><input type="checkbox"/> SKEETCHESTN INDIAN BAND</p> <p><input type="checkbox"/> TK'EMLUPS BAND</p>
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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.

RDCK Map



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

- Place Names
-  Electoral Areas

Map Scale:

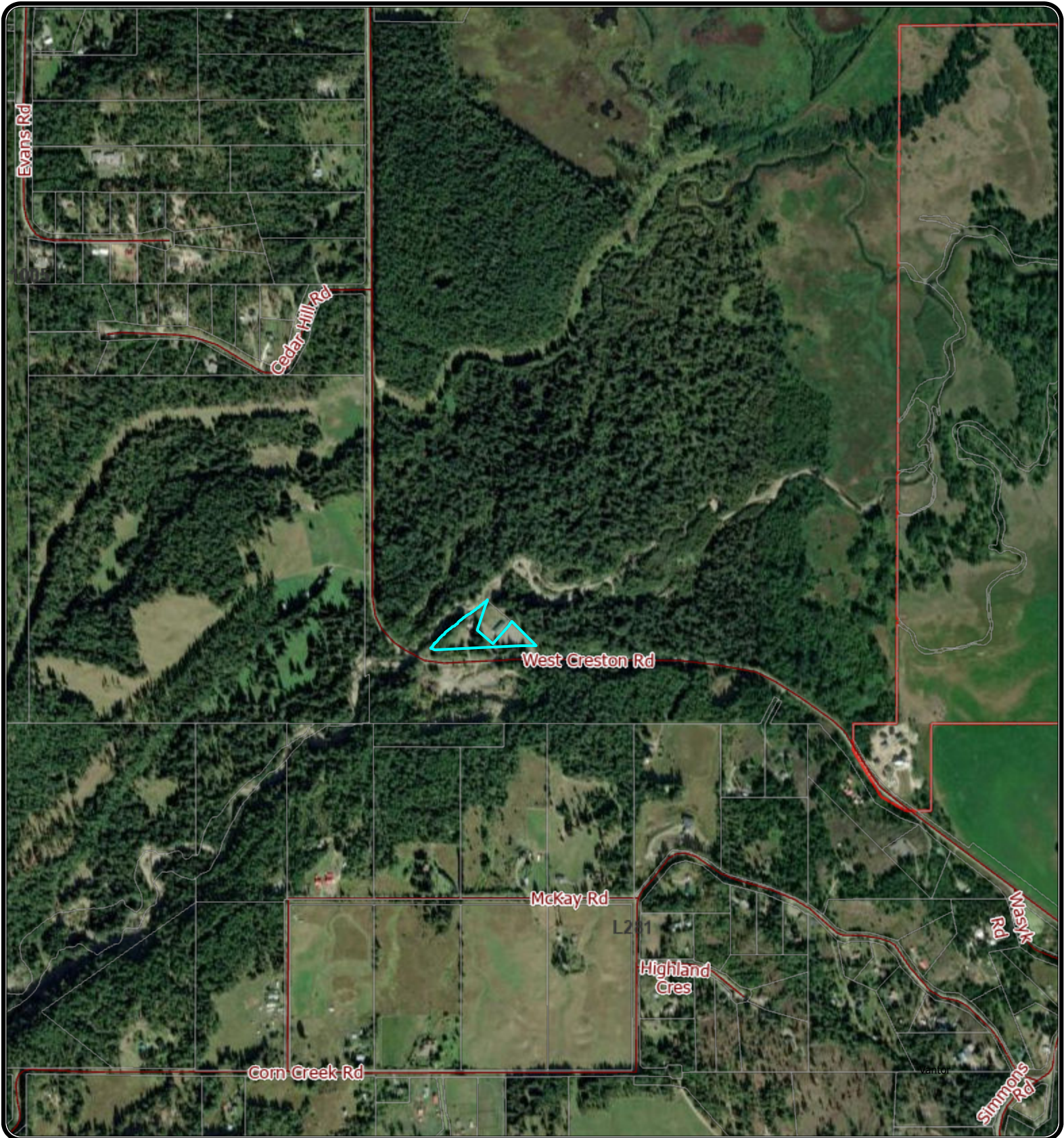
1:72,224

Date: June 16, 2026






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

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines

Map Scale:

1:18,056

Date: June 16, 2026







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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
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maps@rdck.bc.ca

Legend

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

Map Scale:

1:9,028

Date: June 16, 2026



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RDCK Map







Microsoft



REGIONAL DISTRICT OF CENTRAL KOOTENAY
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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:

1:2,257

Date: June 16, 2026



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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
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maps@rdck.bc.ca

Legend

- Resource Area
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points
- Agriculture
- Community Services
- Environmental Reserve

Map Scale:

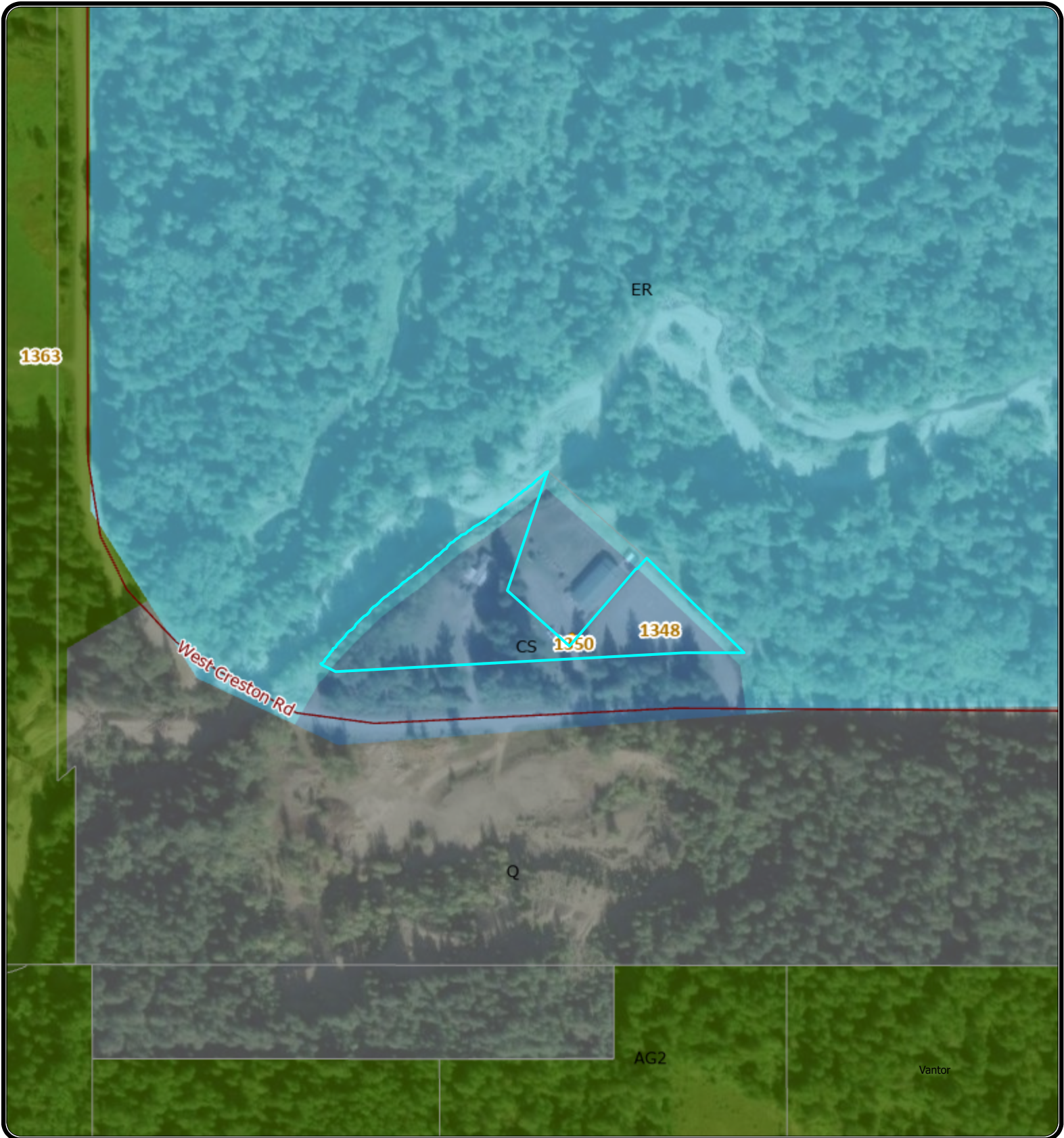
1:4,514

Date: June 16, 2026



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RDCK Map



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

Zoning Class

- Agriculture
- Community Services
- Environmental Reserve
- Quarry

Legend

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

Map Scale:

1:4,514

Date: June 16, 2026



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RDCK Map



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Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

- Lakes and Rivers
- Streams and Shorelines
- RDCK Streets
- Cadastre - Property Lines
- Electoral Areas
- Address Points

Map Scale:

1:4,514

Date: June 16, 2026








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RDCK Map



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Legend

-  Non Standard Flooding Erosion Area
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:4,514

Date: June 16, 2026








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RDCK Map



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maps@rdck.bc.ca

Legend

-  Agriculture Land Reserve
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:4,514

Date: June 16, 2026



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RDCK Map



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Legend

- Places That Matter**
- Cultural Landscape
 - Electoral Areas
 - RDCK Streets
 - Cadastre - Property Lines
 - Address Points

Map Scale:

1:4,514

Date: June 16, 2026



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Provincial Agricultural Land Commission - Applicant Submission

Application ID: 107988
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: RDCK
Local/First Nation Government: Regional District of Central Kootenay

1. Parcel(s) Under Application

Parcel #1

Parcel Type Crown
Legal Description DISTRICT LOT 818 KOOTENAY DISTRICT
Approx. Map Area 1.01 ha
PID (optional) 012-864-803
PIN (optional) 9465780
Farm Classification No
Civic Address 1348 West Creston Road, Creston, BC V0B1G7
Certificate Of Title title-2618275.pdf

Government Parcel Contact

First Name Stuart
Last Name Horn

Ministry or Department RDCK provincial
Phone
Email
Crown Type

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 Pam
Last Name Alloway
Organization (If Applicable) WEST CRESTON COMMUNITY HALL SOCIETY
Phone
Email

4. Government

Local or First Nation Government: Regional District of Central Kootenay

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). No agriculture currently takes place on this parcel

Describe all agricultural improvements made to the parcel(s). No agricultural improvements.

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

Park and Community Services. Parcel 012-864-803 contains a playground, fully plumbed outdoor bathrooms, park / overflow parking for community activities, and residential home of former caretaker of the parcel. The former caretaker looked after maintenance of parcels 012-864-803 and 016-475-011. Parcel 016-475-011 has the West Creston Community Hall situated on it along with parkland and parking area. The former caretaker continues to reside on the property but does not provide caretaker services.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Other	Creston Wildlife Park
East	Other	Creston Wildlife Park
South	Other	YRB Gravel Pit
West	Other	Creston Wildlife Park

6. Proposal

How many hectares are proposed for non-farm use?

1.1 ha

What is the purpose of the proposal?

RDCK commenced building the West Creston Fire Hall more than 10 years ago. Footings, roughed-in water and electrical services, and drainage rock were completed. The cost of this work exceeded the referendum approved taxation amount. Further construction was put on hold. Currently, RDCK, in conjunction with the West Creston Community Hall Society, wishes to complete the construction of the Fire Hall. The Fire Hall will be the base for volunteer fire personnel and equipment. This unit is currently housed in a rented building that is unsuited to continuing operations. The volunteer fire personnel are managed under contract by the Town of Creston, Fire Chief. The new Fire Hall will give the volunteer fire personnel a safe and secure base of operations to service some 300 homes in West Creston as well as assisting other fire crews through out the Creston Valley.

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

Most of West Creston is bordered by ALR or Creston Wildlife Centre, and private properties extend up steep hills on sides of mountains. As such most private land does not offer sufficient level area or access to major travel routes and is prohibitively expensive. RDCK has offered this land as it

met all 3 conditions.

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

No agriculture is proposed for this parcel. This parcel, along with the West Creston Community Hall, provides events and services to this Community.

Proposal Map / Site Plan

2 Land Use Sketch.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.

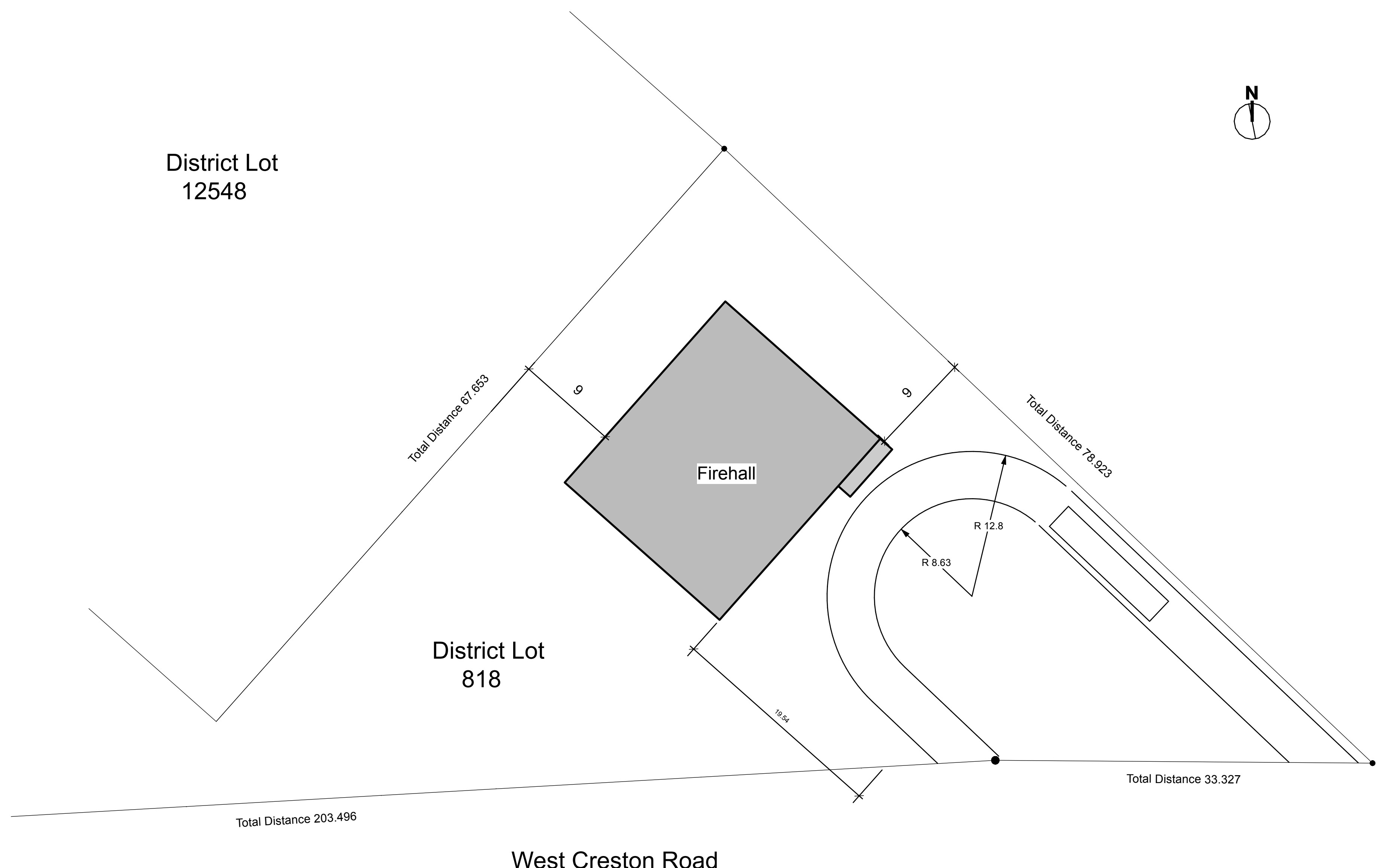
Gravel to support the driveway and parking area.

Fill to be Placed

Area	400 ha
Maximum Depth	1 m
Average Depth	0.5 m

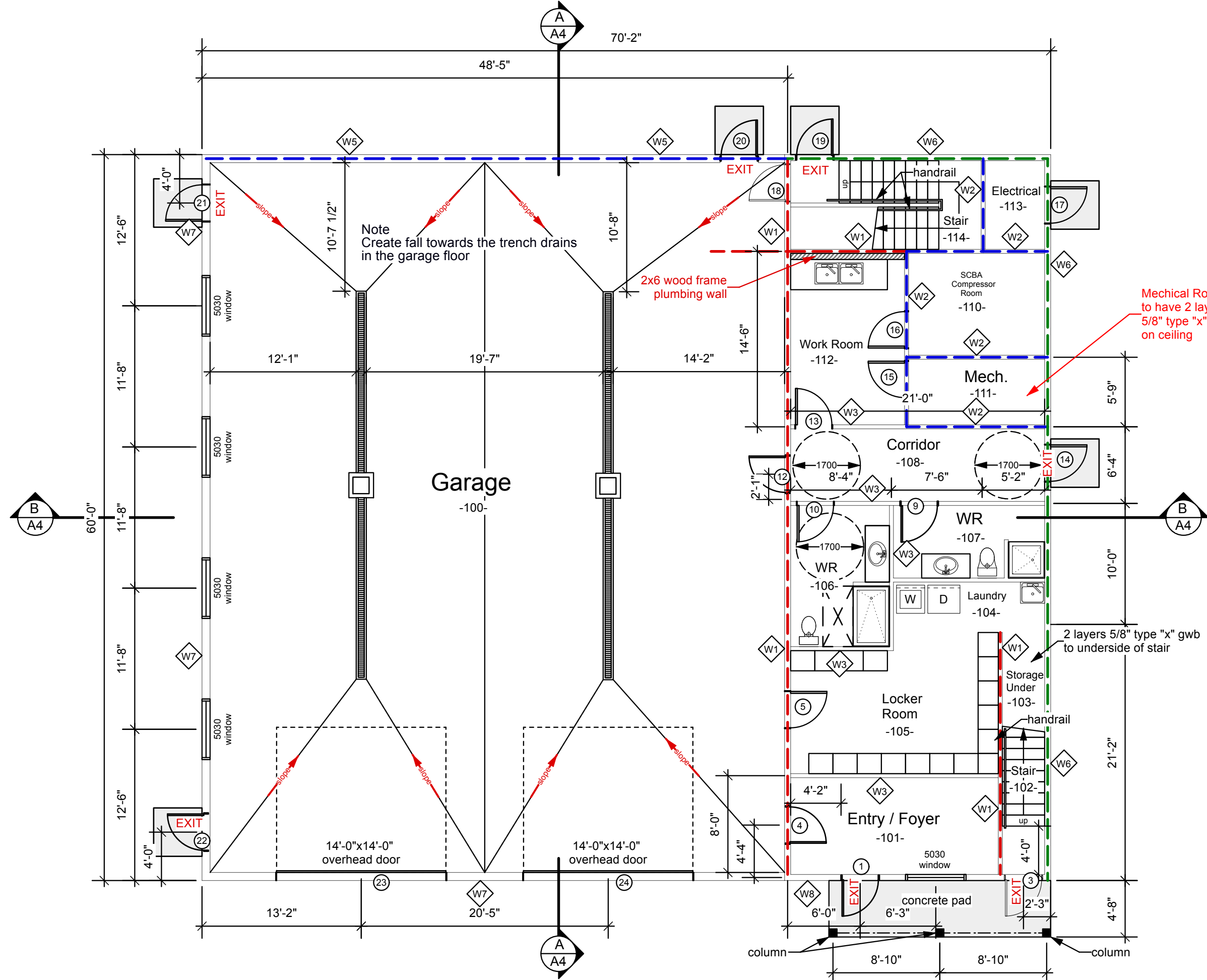
7. Optional Documents

Type	Description	File Name
Other files that are related	architect drawings of fire hall, driveline, parking area	3 West Creston Fire Hall Drawings.pdf
Other files that are related	Map of parcels described in application	1 Parcel Map.pdf

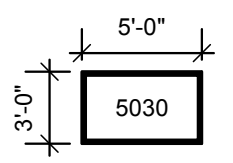


Site Plan
Scale 1 :500

5											
4											
3											
2											
1	10/4/26	Issued for Building Permit									
NO	DATE	DESCRIPTION									
			11506 Highway 3a Sanca, BC VOB 1A2 Phone : 250-223-8080	9642 Clearview Road Cranbrook, BC V1C 7E2 Phone : 250-421-7207	Christine Ross Architect AIBC	Project	Sheet Title				Sheet No.
					Christine Ross ARCHITECT	WEST CRESTON FIRE HALL	SITE PLAN				A1
							Project No.	Date July 26, 2017	Scale 1:250	Drawn: RB & CR	



Window Schedule



Windows to be Lux or All Weather vinyl with a minimum U value of 1.9
11 windows required

NOTES

- Fire Doors**
1. Fire rating 45 minutes
 2. Fire doors shall be in accordance with NFPA 80.
 3. Every door shall have an overhead door closer
 4. All exit doors shall have exit door hardware.
 5. All hardware shall be suitable for use in fire doors

- Exit Signs**
1. Exit signage to be provided in accordance with the BC Building Code 2024 - 3.4.5.1 Exit Signs

- Emergency Lighting**
1. Emergency Lighting shall be provided in accordance with the BC Building Code 2024 - Lighting and Emergency Power Systems.

Stair
Total rise of 11'
9' ceiling height with 1' joist space
7" rise 11" run

All work to be in accordance with the British Columbia Building Code 2024.
All materials to be fixed in accordance with manufacturer's instructions.

Note
Proposal Revisions:
Lockers to be provided by Owner
OH Doors to be 14'x14' Steelcraft R16 insulated doors with 3" hardware.
All floors to remain concrete (no vinyl or sheet products).
All furnishings to be provided by owner (sinks, washers, dryers, SCBA station, workbench)
Window to be Lux or All Weather vinyl with a minimum U value of 1.9

Accessibility
Main Floor to be accessible.
Doors to be 3ft wide x 6ft 8 inches, door hardware to be suitable for accessibility,
Accessible washroom to have grab rails to BC Building Code 2024 and accessible washroom fittings.
The following need not be accessible:- Mechanical Room, Electrical Room, Non accessible washrooms

MAIN FLOOR PLAN

Scale 1/8" = 1' - 0"

Area - 4210 sq.ft.

Note
Main front entrance to have a handicap door opener

Stairs
To comply with section 3.4.6.8 of the 2024 BC Building Code
Run not less than 280mm (11")
Rise not less than 125mm (5") and not more than 180mm (7")

Handrails
To comply with section 3.4.6.5 of the 2024 BC Building Code

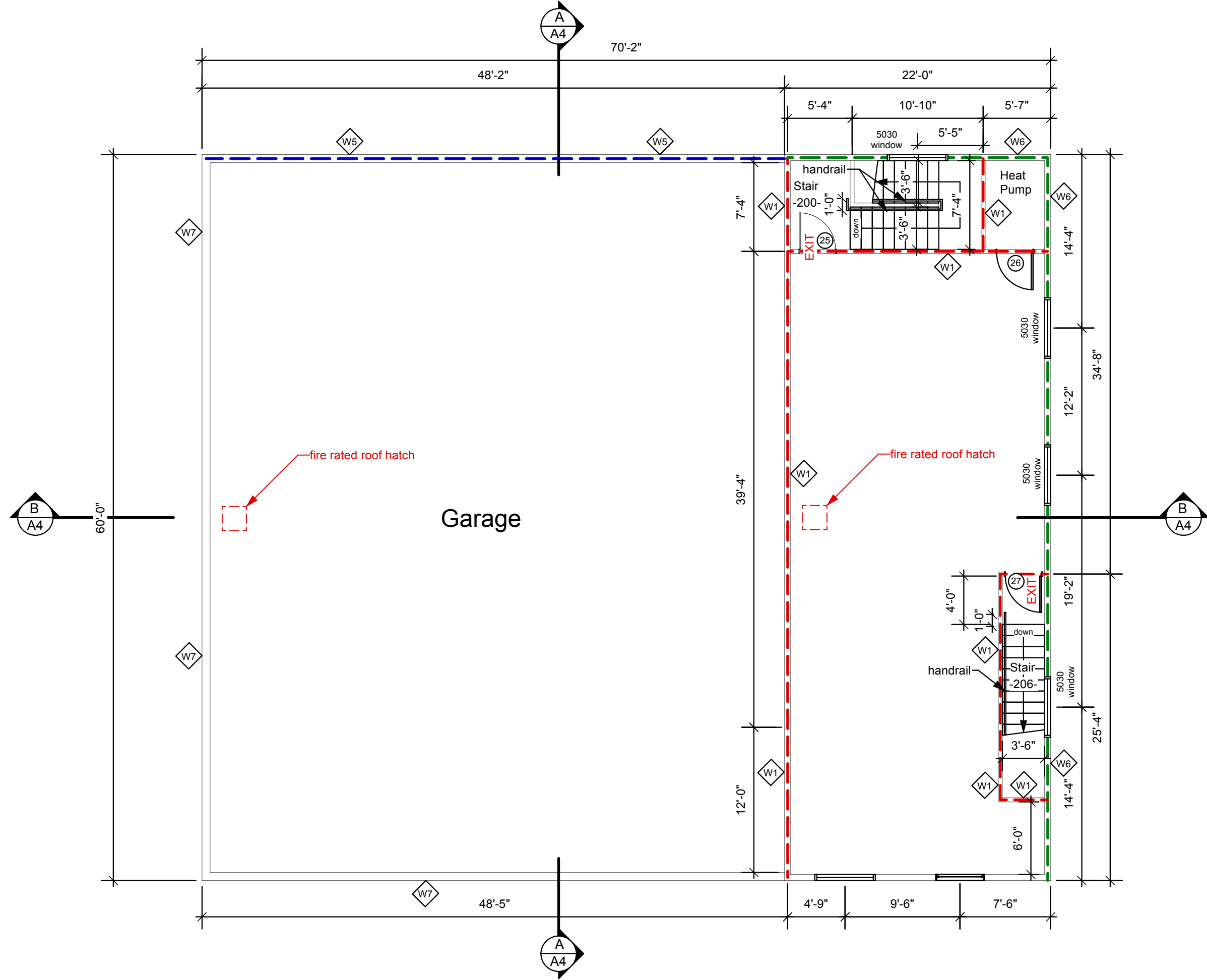
Guards
To comply with section 3.3.1.18 of the 2024 BC Building Code
minimum height 1070mm (42")

Note
For Radon Scheme see Mechanical Drawings

Notes
Fire Rated Vision panels to be provided to doors 4/5/12/18/25/30.
Door 13 requires a vision panel but does not need a fire resistance rating.

5																			
4																			
3																			
2																			
1	10/4/26	Issued for Building Permit																	
NO	DATE	DESCRIPTION																	

11506 Highway 3a Sanca, BC VOB 1A2 Phone : 250-223-8080	9642 Clearview Road Cranbrook, BC V1C 7E2 Phone : 250-421-7207	Christine Ross Architect AIBC	Project WEST CRESTON FIRE HALL	Sheet Title PROPOSED MAIN FLOORPLAN	Sheet No. A-2	
Christine Ross ARCHITECT		Project WEST CRESTON FIRE HALL	Project No.	Date Nov, 2017	Scale 1/8" = 1'-0"	Drawn: RB & CR



UPPER FLOOR PLAN

Scale 1/8" = 1' - 0"

NOTES

Fire Doors

1. Fire rating 45 minutes
2. Fire doors shall be in accordance with NFPA 80.
3. Every door shall have an overhead door closer
4. All exit doors shall have exit door hardware.
5. All hardware shall be suitable for use in fire doors

Exit Signs

1. Exit signage to be provided in accordance with the BC Building Code 2024 - 3.4.5.1 Exit Signs

Emergency Lighting

1. Emergency Lighting shall be provided in accordance with the BC Building Code 2024 - Lighting and Emergency Power Systems.

All work to be in accordance with the British Columbia Building Code 2024.

All materials to be fixed in accordance with manufacturer's instructions.

Note
Proposal Revisions:
 No development or interior walls on second floor (no office, training room, kitchen or washrooms on this floor.
 2nd floor to be insulated, VB, & boarded, taped, mudded & painted.
 Subpanel on second floor will be installed so first floor can be fully boarded and painted.
 Includes all windows as double pane vinyl
 No flooring, left as subfloor.
 All utilities required for future development will be stubbed up and left in general vicinity as per design.

Notes
 Fire Rated Vision panels to be provided to doors 4/5/12/18/25/30.
 Door 13 requires a vision panel but does not need a fire resistance rating.

Stairs
 To comply with section 3.3.1.18 of the 2024 BC Building Code
 Run not less than 280mm (11")
 Rise not less than 125mm (5") and not more than 180mm (7")

Handrails
 To comply with section 3.4.6.5 of the 2024 BC Building Code

Guards
 To comply with section 3.4.6.6 of the 2024 BC Building Code
 minimum height 1070mm (42")

Stair
 Total rise of 11'
 10' ceiling height with 1' joist space
 7" rise 11" run

Note
 Roof ventilation as per BC Building Code 2024

Construction Schedule

WALL LEGEND

- W.1**
 INTERIOR PARTITION WALLS
 3/4 HR FIRE RATED WALL
 - 5/8" type "x" gwb (painted)
 - 2X4 studs at 16" o/c
 - 5/8" type "x" gwb (painted)
- W.2**
 INTERIOR PARTITION WALLS
 1 HR FIRE RATED WALL
 - 5/8" type "x" gwb (painted)
 - 2X4 studs at 16" o/c
 - 5/8" type "x" gwb (painted)
- W.3**
 INTERIOR PARTITION WALLS
 - 5/8" type "x" gwb (painted)
 - 2X4 studs at 16" o/c
 - 5/8" type "x" gwb (painted)
- W.4**
 INTERIOR PARTITION WALLS
 load bearing wall
 - 5/8" type "x" gwb (painted)
 - 2X4 studs at 16" o/c
 block @ 4' o.c.
 - 5/8" type "x" gwb (painted)
- W.5**
 EXTERIOR WALLS 2 HR FIRE RATED
 - All Clad siding
 - building wrap
 - 2 layers of exterior grade 5/8" type "x" gwb
 - 1/2" plywood sheathing
 - 2X8 studs at 16" o/c
 - R24 batt insulation
 - 6 mil vapour barrier
 - 2 layers of 5/8" type "x" gwb (painted)
- W.6**
 EXTERIOR WALLS 1 HR FIRE RATED
 - All Clad siding
 - building wrap
 - 1/2" plywood sheathing
 - 2X6 studs at 16" o/c
 - R24 batt insulation
 - 6 mil vapour barrier
 - 2 layers of 5/8" type "x" gwb (painted)
- W.7**
 EXTERIOR WALLS - NON FIRE RATED
 - All Clad siding
 - building wrap
 - 1/2" plywood sheathing
 - 2X8 studs at 16" o/c
 - R28 batt insulation
 - 6 mil poly vapour barrier
 - 5/8" type "x" gwb (painted)
- W.8**
 EXTERIOR WALLS - NON FIRE RATED
 - All Clad siding
 - building wrap
 - 1/2" plywood sheathing
 - 2X8 studs at 16" o/c
 - R28 batt insulation
 - 6 mil vapour barrier
 - 5/8" type "x" gwb (painted)

FLOOR LEGEND

- F.1**
 WOOD FLOOR
 3/4 HR FIRE RATED FLOOR
 - 3/4" T&G plywood sheathing
 - TJI joists
 - 1 layer 5/8" type "x" gwb (painted)
 floor system to be designed by supplier
- F.2**
 CONCRETE FLOOR
 - concrete slab
 - insulate as shown
 - reinforcing and depth as per Structural Engineers' Specification
 - 10 mil poly vapour & gas barrier
 - Radon rock as per Mech Drawings
 - 6" minus 3/4" crush compacted to 98% Std. Proctor
 - compacted gravel or undisturbed soil

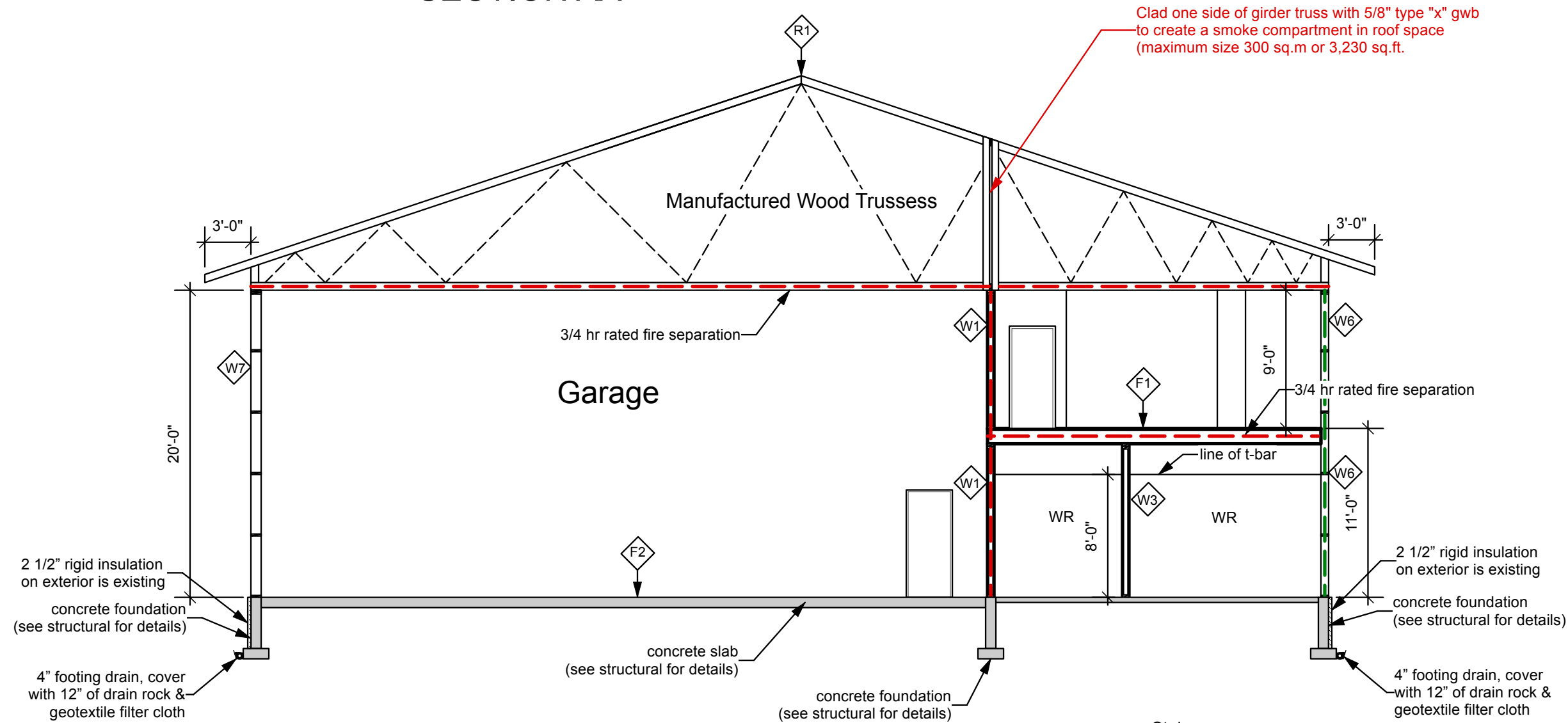
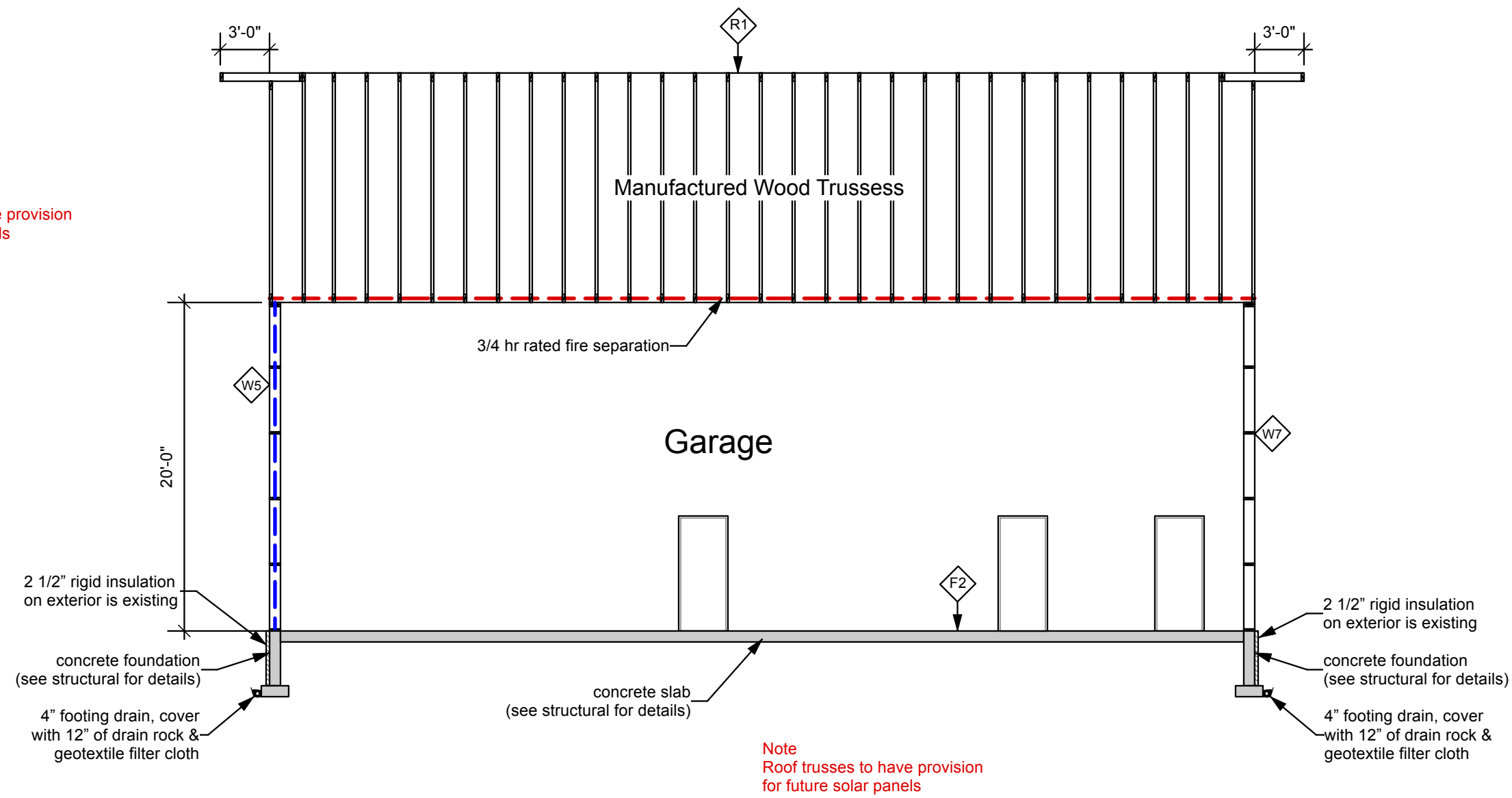
ROOF LEGEND

- R.1**
 - asphalt shingles
 - roof underlay
 - 1/2" roof sheathing
 - manufactured wood trusses
 - R52 blown in insulation
 - 6 mil poly VB
 - 1/2" plywood sheathing
 - 5/8" gypsum board (painted)

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11506 Highway 3a Sanca, BC VOB 1A2 Phone : 250-223-8080	9642 Clearview Road Cranbrook, BC V1C 7E2 Phone : 250-421-7207	Christine Ross Architect AIBC	Project WEST CRESTON FIRE HALL
		Christine Ross ARCHITECT	
		Project No.	Date July 26, 2017
		Scale 1/8" = 1'-0"	Drawn: RB & CR
			Sheet Title PROPOSED UPPER FLOOR PLAN
			Sheet No. A-3

Note
Roof trusses to have provision
for future solar panels



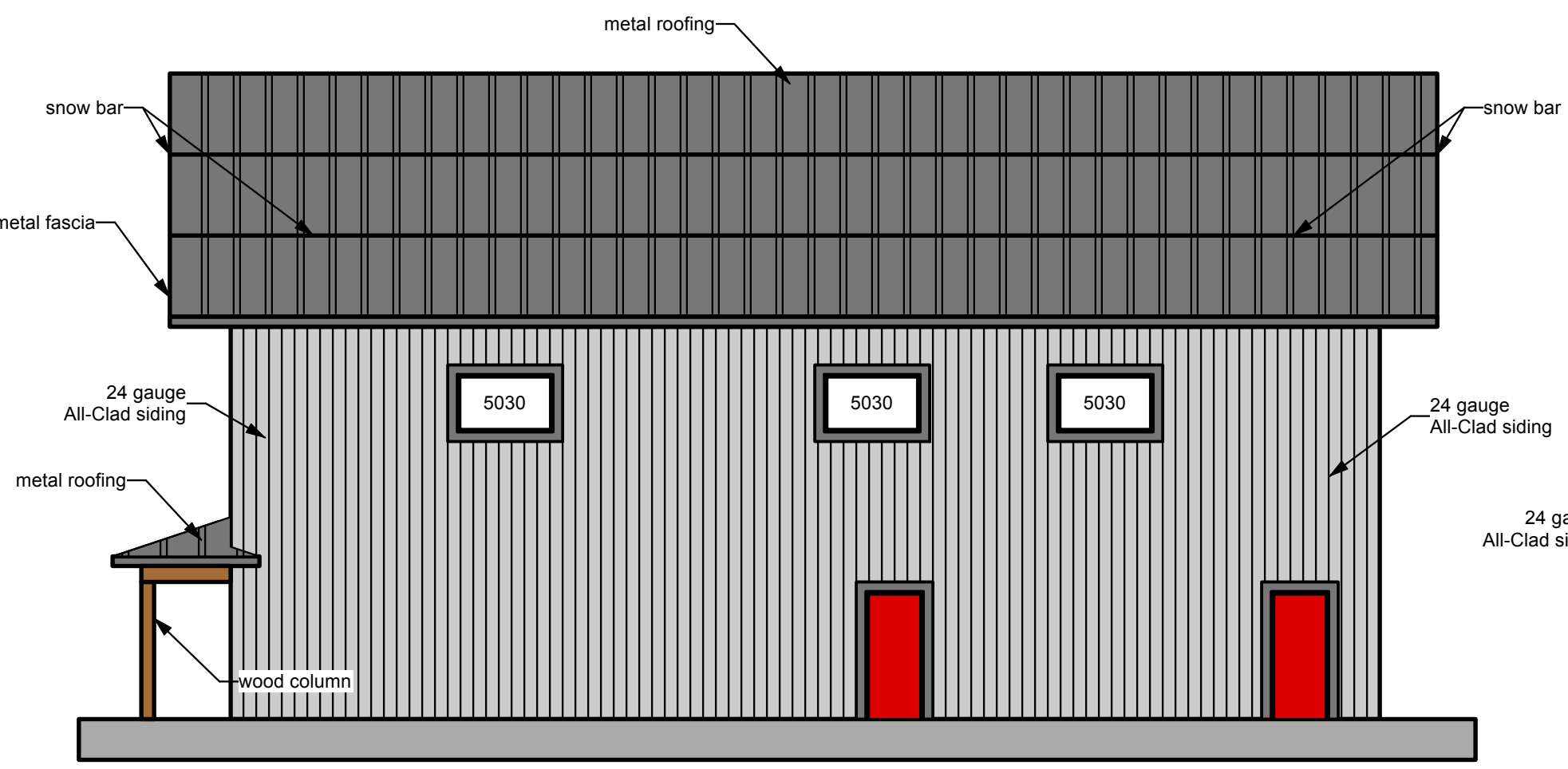
SECTION BB

Scale 1/8" = 1' - 0"

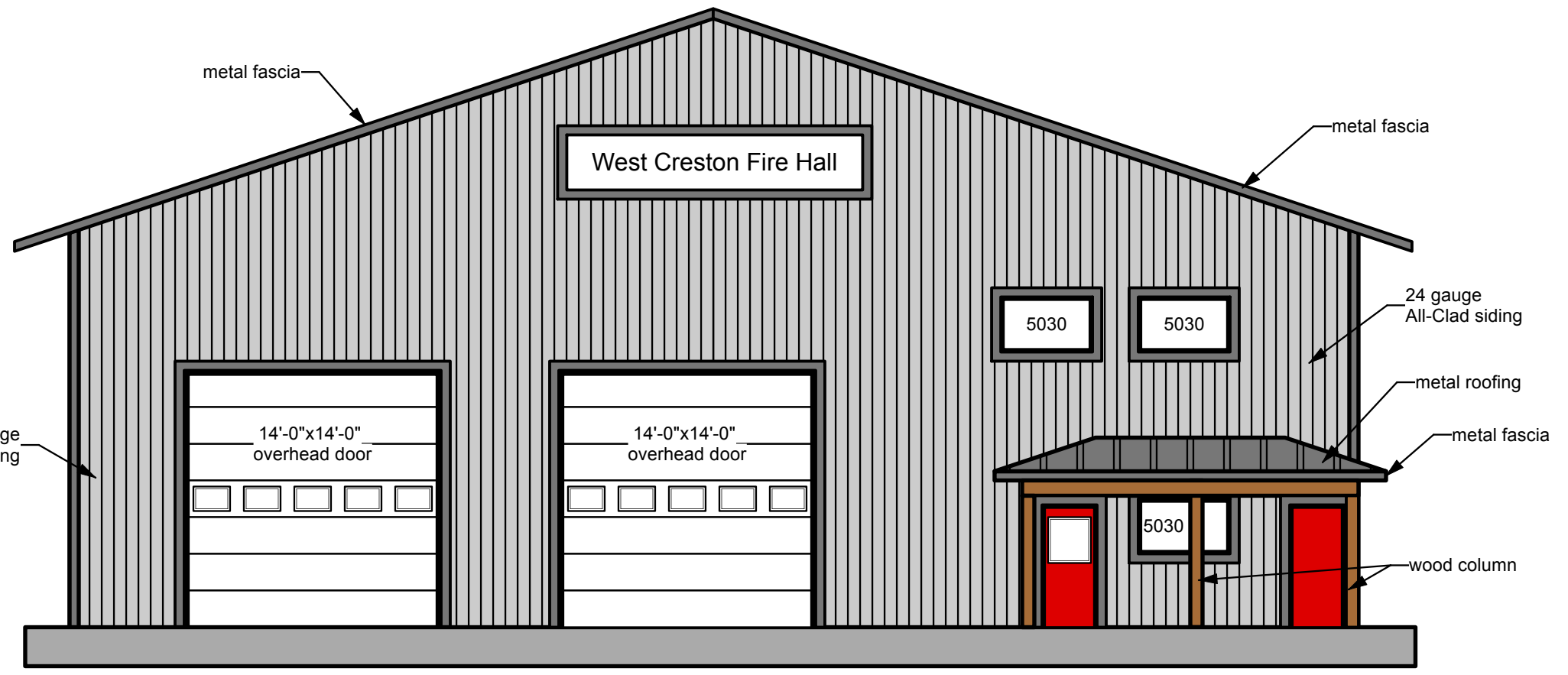
All work to be in accordance with the British Columbia Building Code 2024.

All materials to be fixed in accordance with manufacturer's instructions.

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1	10/4/26	Issued for Building Permit																		
NO	DATE	DESCRIPTION																		
			11506 Highway 3a Sanca, BC VOB 1A2 Phone : 250-223-8080	9642 Clearview Road Cranbrook, BC V1C 7E2 Phone : 250-421-7207	Christine Ross Architect AIBC		Project	Sheet Title				Sheet No.								
							WEST CRESTON FIRE HALL	SECTIONS				A4								
							Project No.	Date Nov., 2017	Scale 1/8" = 1'-0"	Drawn: RB & CR										

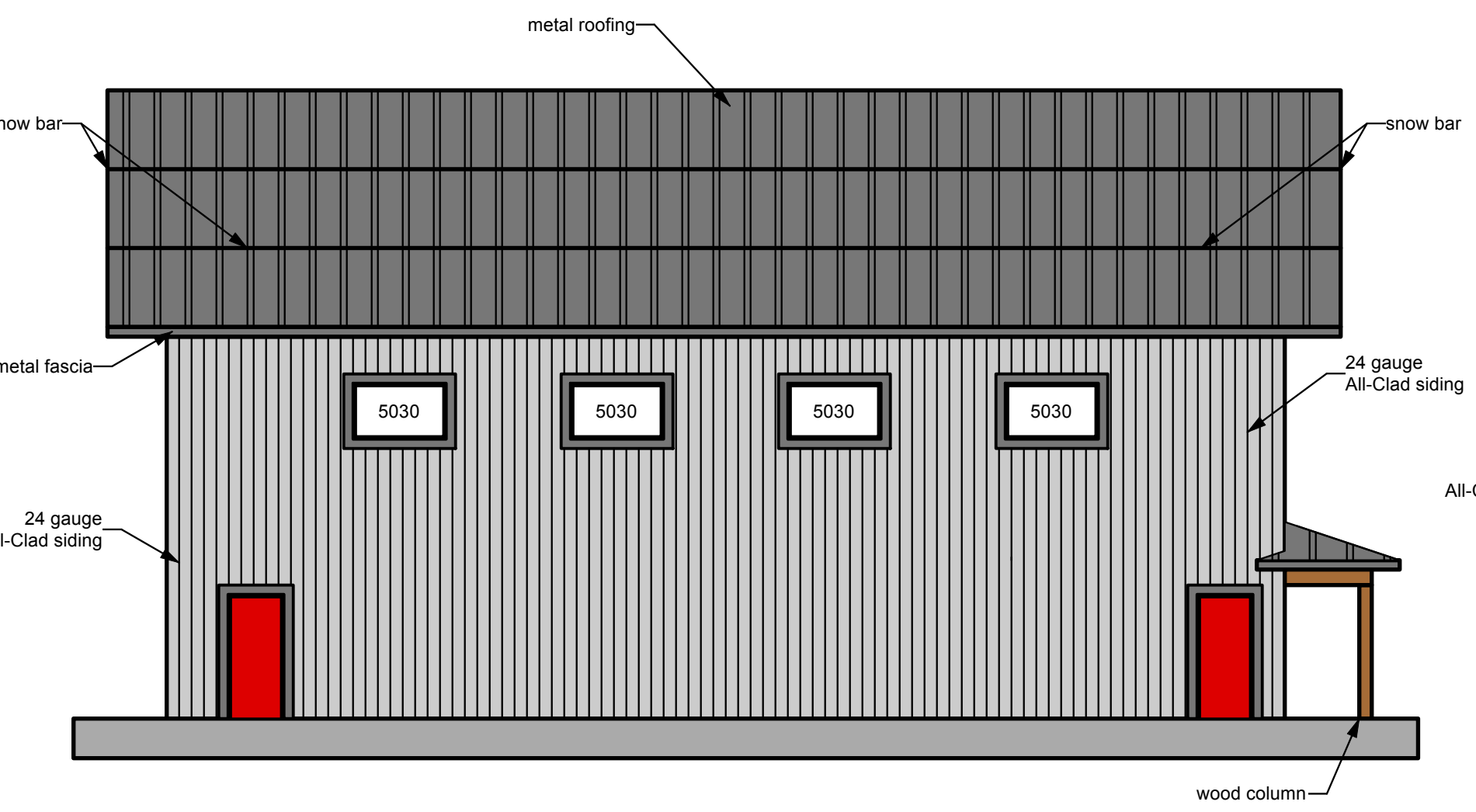


SIDE ELEVATION
Scale 1/8" = 1' - 0"

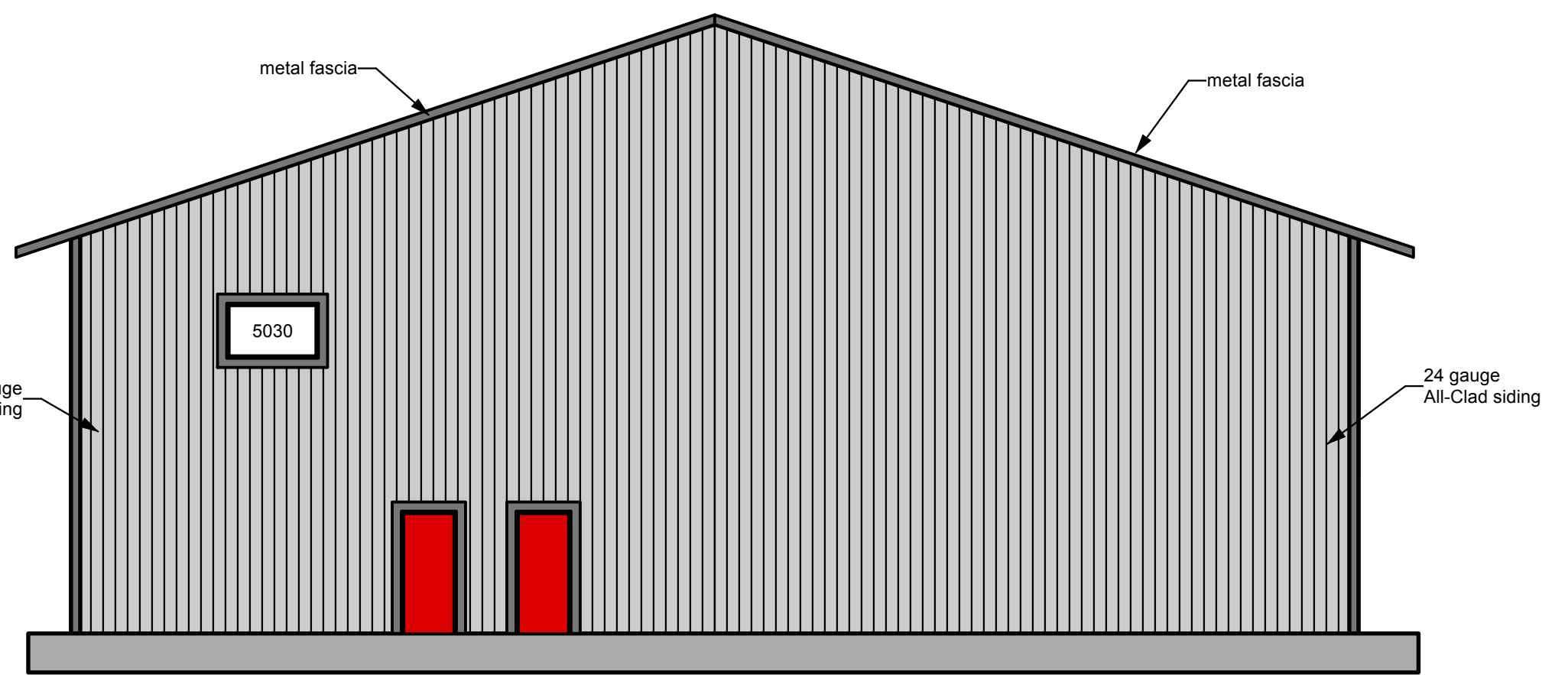


FRONT ELEVATION
Scale 1/8" = 1' - 0"

Note
Proposal Revisions:
Siding to be vertical All-Clad siding in similar color



SIDE ELEVATION
Scale 1/8" = 1' - 0"

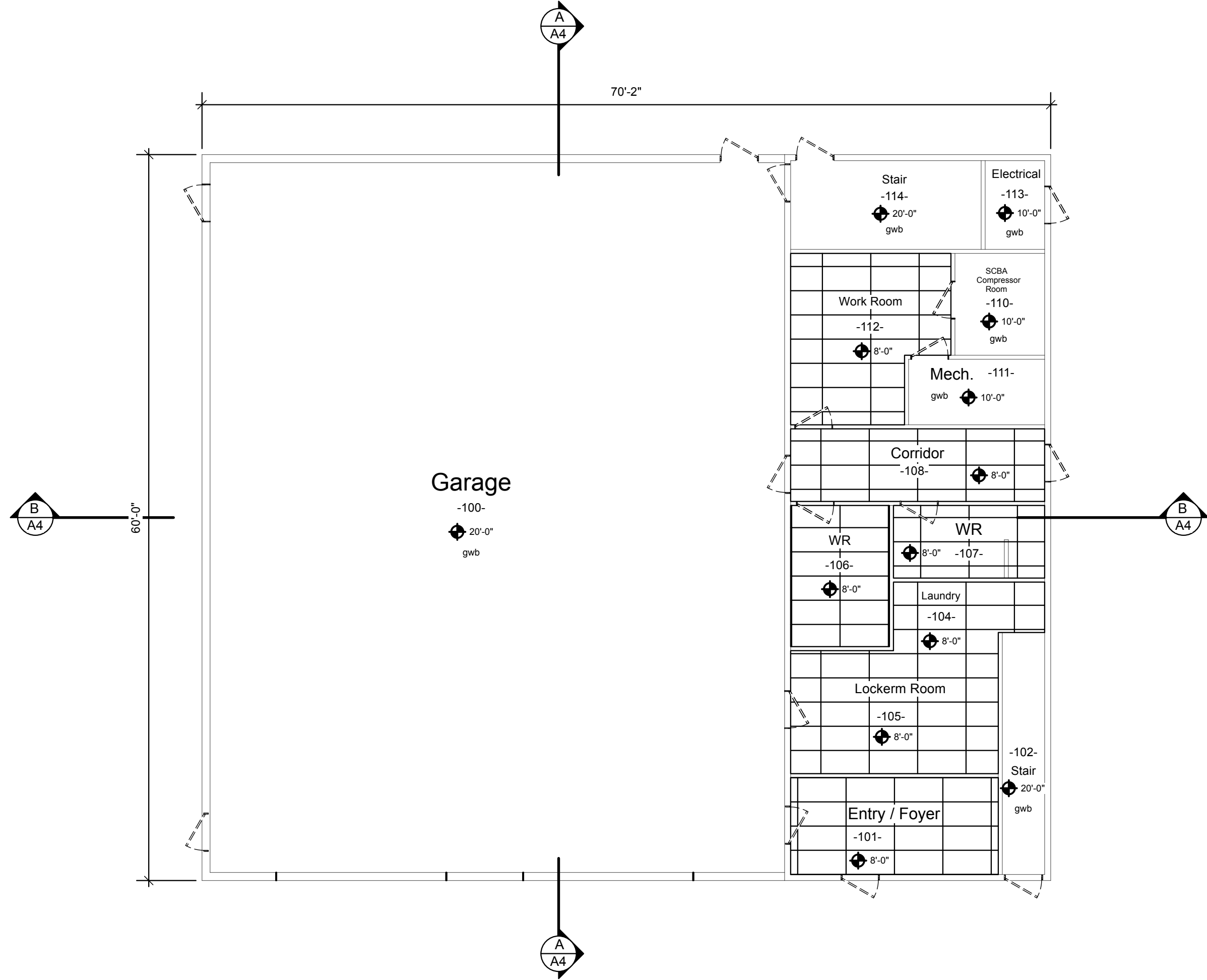


REAR ELEVATION
Scale 1/8" = 1' - 0"

All work to be in accordance with the British Columbia Building Code 2024.
All materials to be fixed in accordance with manufacturer's instructions.

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NO	DATE	DESCRIPTION													

11506 Highway 3a Sanca, BC VOB 1A2 Phone : 250-223-8080	9642 Clearview Road Cranbrook, BC V1C 7E2 Phone : 250-421-7207	Christine Ross Architect AIBC	Project WEST CRESTON FIRE HALL	Sheet Title ELEVATIONS	Sheet No. A5
		Christine Ross ARCHITECT		Project No.	Date July 26, 2017
				Scale 1/8" = 1'-0"	Drawn: RB & CR





MAIN FLOOR REFLECTED CEILING PLAN

Scale 1/8" = 1' - 0"

Area - 4210 sq.ft.

LEGEND

-  8'-0" Ceiling Height
-  Tbar suspended ceiling

All work to be in accordance with the British Columbia Building Code 2024.

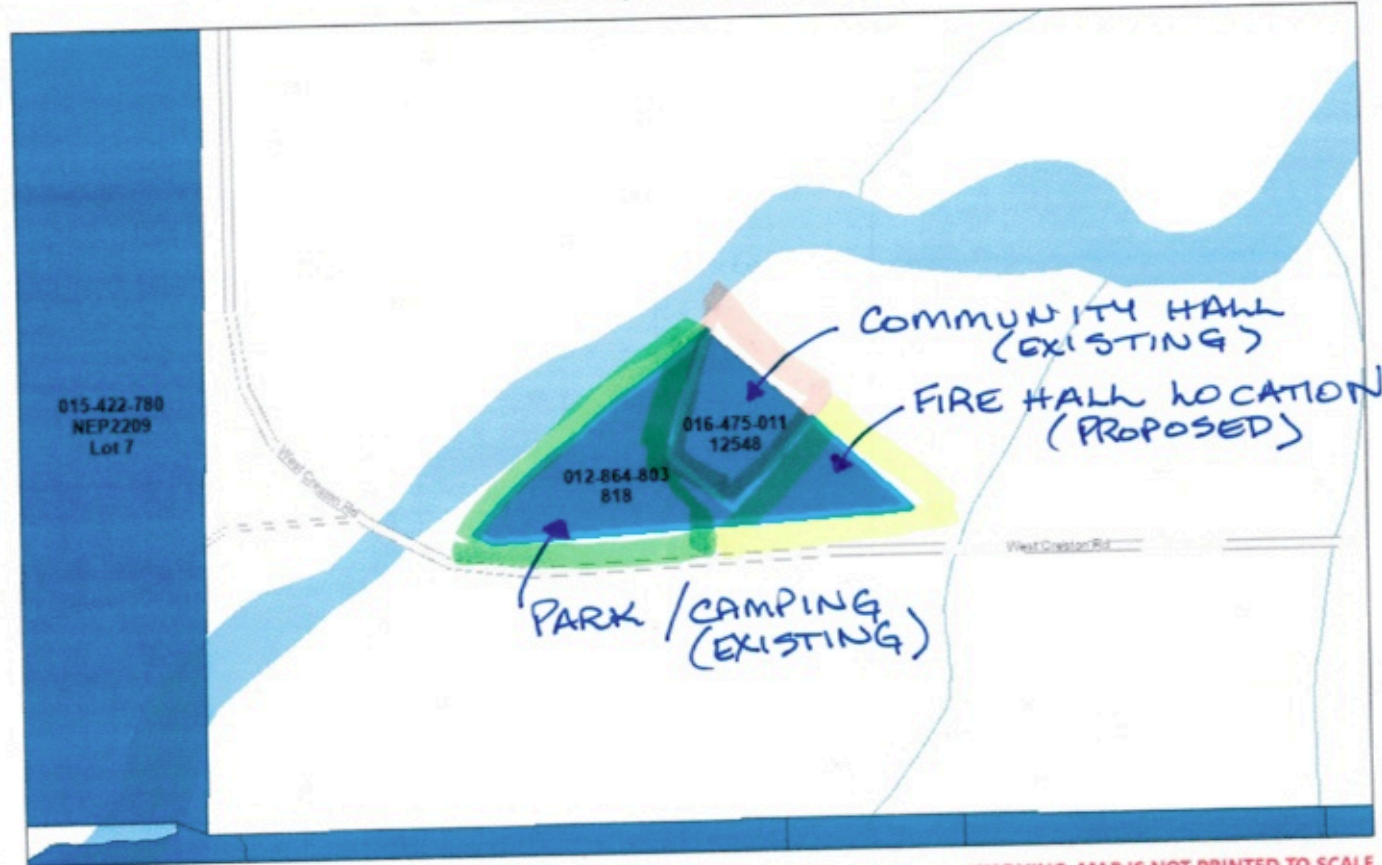
All materials to be fixed in accordance with manufacturer's instructions.

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NO	DATE	DESCRIPTION									
			11506 Highway 3a Sanca, BC VOB 1A2 Phone : 250-223-8080	9642 Clearview Road Cranbrook, BC V1C 7E2 Phone : 250-421-7207	Christine Ross Architect AIBC	Project	Sheet Title				Sheet No.
						WEST CRESTON FIRE HALL	PROPOSED MAIN FLOOR REFLECTED CEILING PLAN				A-6
							Project No.	Date Nov, 2017	Scale 1/8" = 1'-0"	Drawn: RB & CR	

WEST CRESTON FIRE HALL DOOR SCHEDULE										
Metal Doors by Doortech										
Door number	Door size	Insulated	Door closer	Door hardware	Vision Panel	Handicapped Door opener	Fire rating	Fire Exit hardware		
1	3' x 6'8"	Yes	Yes	push button lock/lever	Yes	Yes - power needed.	No	Yes		
2	omitted									
3	3' x 6'8"	Yes	Yes	lock plus lever handle	Yes	No	No	Yes		
4	3' x 6'8"	No	Yes	lever handle	Yes	No	45 minute	No		
5	3' x 6'8"	No	Yes	lever handle	Yes	No	45 minute	No		
6	omitted									
7	omitted									
8	omitted									
9	2'8" x 6'8"	No	Yes	Privacy lock	No	No	No	No		
10	3' x 6'8"	No	Yes	Privacy Lock	No	No	No	No		
11	omitted									
12	3' x 6'8"	No	Yes	Lever handle	Yes	No	45 minute	No		
13	3' x 6'8"	No	No	Lever handle	Yes	No	No	No		
14	3' x 6'8"	Yes	Yes	lock plus lever handle	Yes	No	No	Yes		
15	3' x 6'8"	No	Yes	lock plus lever handle	No	No	45 minute	No		
16	3' x 6'8"	No	Yes	lock plus lever handle	No	No	45 minute	No		
17	3' x 6'8"	Yes	Yes	lock plus lever handle	No	No	No	No		
18	3' x 6'8"	No	Yes	Lever handle	Yes	No	45 minute	No		
19	3' x 6'8"	Yes	Yes	lock plus lever handle	Yes	No	No	Yes		
20	3' x 6'8"	Yes	Yes	lock plus lever handle	Yes	No	No	Yes		
21	3' x 6'8"	Yes	Yes	lock plus lever handle	Yes	No	No	Yes		
22	3' x 6'8"	Yes	Yes	lock plus lever handle	Yes	No	No	Yes		
23	Overhead garage door 14' x 14' Insulated to minimum R16									
24	Overhead garage door 14' x 14' Insulated to minimum R16									
25	3' x 6'8"	No	Yes	Lever handle	Yes	No	45 minute	Yes		
26	3' x 6'8"	No	Yes	lock plus lever handle	No	No	45 minute	No		
27	3' x 6'8"	No	Yes	Lever handle	Yes	No	45 minute	Yes		
Notes										
All door hardware to have lever handles and be suitable for use by people with disabilities.										
All door hardware to operable from the interior without the use of a key with a thumb turn or fire exit device.										
Electric power needed for Door #1										

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											Project No.	Date July 26, 2017	Scale 1:250	Drawn: RB & CR					

ParcelMap BC Print Report



WARNING: MAP IS NOT PRINTED TO SCALE

June 10, 2026

Parcels By Class

- | | | | | |
|-------------|-------------------|------------------|-------------------|----------|
| Air Space | Absolute Fee Book | Common Ownership | Return To Crown | Primary |
| Subdivision | Building Strata | Park | Crown Subdivision | Interest |
| | Bare Land Strata | Road | Part of Primary | |

Geometric data from ParcelMap BC
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