



[Draft] Fw: Planning Committee Delegation Request - Nature Conservancy of Canada / NWP Coal Canada

From amcinnis@rdek.bc.ca

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 1 attachment (9 MB)

26-03-09 NWP ALR Subdivision RDEK.pptx;

From: Richard Haworth <richard@haworthconsulting.ca>

Sent: Tuesday, April 14, 2026 11:00 AM

To: Alistair McInnis <amcinnis@rdek.bc.ca>

Subject: Planning Committee Delegation Request - Nature Conservancy of Canada / NWP Coal Canada

Alistair,

I am requesting the opportunity to appear as a delegation at the May Planning Committee meeting regarding our application for subdivision within the ALR for property in the Elkford area.

This application is submitted to rezone property to permit development of duplex residential units.

The subject property comprises approximately 8837 ha (21,837 acres) extending over 19km from north to south and approximately 6km in width. Approximately 1991.6 ha (4,921 acres) of the property lies within the ALR. The subject property falls within both the Regional District of East Kootenay and the District of Elkford.

NWP Coal Canada Ltd. has an option to purchase registered for a portion of the subject property owned by The Nature Conservancy of Canada.

NWP Coal Canada, in cooperation with Yaqit ʔa·knuqʔiʔit First Nation (formerly the Tobacco Plains Indian Band), are proposing to subdivide two parcels of land which have strong cultural and historical significance to the Yaqit ʔa·knuqʔiʔit First Nation. NWP Coal Canada is proposing to transfer title to these two parcels of land to the Yaqit ʔa·knuqʔiʔit First Nation for their ongoing agricultural, conservation and traditional purposes and to protect their cultural values.

The Yaqit ʔa·knuqʔiʔit First Nation has provided a letter of support for this subdivision.

The lands proposed for subdivision include:

1. North Parcel comprising approximately 98 ha (243 acres) of which 45.5 ha (112.5 acres) are within the ALR. The North Parcel includes significant wetland and riparian areas which may require return to Crown at subdivision. The total area of the parcel to be subdivided will be reduced by those portions returned to Crown. This parcel of land includes the Sulphur Springs and other riparian areas. This area has been protected from forestry operations and cattle grazing by the landowner due to its sensitive ecological value and importance to the Yaqit ʔa·knuqʔiʔit First Nation. It is the applicant's intention to conserve these lands to protect the Sulphur Spring and surrounding ecological habitat. These lands are culturally

important to the Yaq̓it ʔa·knuq̓i'it First Nation and should be restricted from further uses that could impact the Sulphur Spring or the cultural values attributed to the lands.

2. South Parcel comprising approximately 121 ha (300 acres) all of which is within the ALR. The South Parcel contains culturally important lands, but they are not as important as those surrounding the Sulphur Springs within the North Parcel. The proposed South Parcel will be managed by the Yaq̓it ʔa·knuq̓i'it First Nation for ongoing agricultural, conservation and traditional purposes and to protect their cultural values.

To permit subdivision of the North Parcel and South Parcel as proposed herein, access to the proposed parcels will be required. We are proposing to register an access easement over the existing roadway known as Sulphur Springs Road to permit access to these parcels. The total area of the road easement through the property (assuming 20m ROW) is approximately 37.6 ha (93 acres). The total area of road easement within ALR lands is approximately 17.6 ha (43 acres).

The remainder lands that are not proposed for subdivision comprise approximately 8618 ha (21,295 acres) of which approximately 1808 ha (4,469 acres) are within the ALR. This parcel of land remains suitably large to support any existing or proposed agricultural activities.

We will attend the Planning Committee via Zoom. Our power point presentation is attached.

Thanks,
Richard Haworth

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