

MANAGEMENT PLAN

JANUARY 30, 2012

Section A – Project Overview

-Project and Purpose;

To maintain current operations without trespassing on Crown Land.

-Location, Size and Main Features of The Project;

We currently own the adjacent lot, Plan 300 Block 92, District Lot 174 Land District of Similkameen, Div of Yale, which has a rather significant arc in it. We are basically applying for the crown land that lies within this arc plus a 17 meter extension on the east side of the property to make it a more useable shape. Total area being 0.191ha or 1910 m².

These are main features of this project: : 1. Road Access off 10th Street

2. Gravel Storage Bin

3. To Maintain our Weigh Hoppers Current Position

4. To Maintain our Batch Shack Current Position

-Access Plans;

There is good access off of 10th Street, Keremeos.

-Construction Schedule;

There is no projected construction at this time. We have no planned projects for any permanent improvements to the property at this time.

Section B – Project Description

I. Background

-Product/Service Being Offered;

We operate as a Ready Mixed Concrete Plant with form rentals as well as offering the service of concrete finishing.

-Potential Markets;

We are the only Ready Mix Plant in Keremeos, the next nearest plants being Osoyoos. We deliver concrete to Keremeos, Cawston, Olalla and Hedley.

II. Location and Development Requirements/Impacts

-General Description of Location;

The property we are applying for is adjacent to our own lot at the edge of the Village of Keremeos. We are bordered by the Village of Keremeos, Ministry of Transportation, Crown Land and the Regional District of Similkameen.

-Reasons/Justifications of Need for this Type of Commercial Venture at This Location;

The original partners in Keremeos Ready Mix Ltd. leased the property they are currently located on, Plan 300 Block 92, District Lot 174, from the Village of Keremeos back in the late 80's. The Village requested that the partners put the ready mix plant back on the property, away from village, so the plant was placed in what they thought was more or less the center of the property so they had good access and it was away from the village. A survey was not done. They assumed the Village of Keremeos owned the entire area. We have recently had confirmation that is not the case. We would like to remedy this.

We are applying for this license of occupation to maintain our current operations. Our weigh hopper encroaches on crown land as well as one of our road accesses, a gravel storage bin and the corner of the batch shack. These are critical aspects of our operation and not easily moved.

-New Facilities/Infrastructure proposed;

At this time we are basically looking to maintain our current operations.

-Existing and Proposed Roads and Road Use By Season;

There is an existing unpaved access road that goes through the proposed area that is used year round. We would like to continue to use this area for the same purpose.

-General Land Use on Adjacent Parcels;

The property to the north of us is used as storage for dirt and debris by the Village of Keremeos. I believe they also own the property. The property to the west of us also acts as a storage facility for aggregates as well as heavy equipment. South of us is the Proposed area of Crown Land. From what I can tell of the land to the east of us, it is vacant and in its wild state.

-Any Other Significant Development Impacts;

This property has housed the Ready Mix Plant for over 20 Years, I do not foresee any new significant development impacts.

III. Utilities

-Utility (power, electrical, telecommunications) requirements and sources;

There would be no further requirements at this time.

-Water Supply

We would be using the existing water supply to the Plant.

-Sewage Disposal;

No Septic System is required



Richard Gibbs

President

Keremeos Ready Mix Ltd.



Kathaleen Gibbs

Secretary

Keremeos Ready Mix Ltd.

Jan 30. 2017
Dated