

Board Report

Date of Report: 09-07-2021
Date & Type of Meeting: 09-23-2021, Regular Open Board Meeting
Author: Eileen Senyk, Planner 1
Subject: BYLAW AMENDMENT
File: Z2102J-07289.218-OCC_HOLDINGS_LTD-BA000048
Electoral Area/Municipality: Electoral Area 'J'

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to present the public hearing minutes for proposed bylaw amendments to Kootenay-Columbia River Official Community Plan Bylaw No. 1157, 1996 (OCP) and RDCK Zoning Bylaw No. 1675, 2004. The subject property is located at 272 Ootischenia Road in Electoral Area 'J'.

The applicant seeks to amend the OCP designation from Suburban Residential (SR) to Industrial (M) and the zoning class from Ootischenia Suburban Residential (R1A) to Light Industrial (M1) to construct a building for warehousing construction materials and to function as office space and equipment storage for a local contractor.

The proposal does have some merits in terms of siting as the property is surrounded on all sides by non-residential uses. However, all the comments submitted from the residents of Ootischenia at the public hearing were unanimous in their opposition to this application. For this reason, staff recommend that no further action be taken on this file.

SECTION 2: BACKGROUND/ANALYSIS

Background Information

GENERAL INFORMATION

Property Owner: OCC Holdings Ltd.

Property Location: 272 Ootischenia Road, Electoral Area 'J'

Legal Description: LOT D PLAN NEP5423 DISTRICT LOT 4598 KOOTENAY LAND DISTRICT EXCEPT PLAN NEP86685.

Property Size: 0.9 hectares (2.24 acres)

SURROUNDING LAND USES

North: Fortis BC Electrical Switching Station (RDCK)

South: Institutional – Ootischenia Fire Hall (RDCK)

East: Fortis BC Operations Center (City of Castlegar)

West: West Kootenay Airport Runway (City of Castlegar)

Site Context

The subject property is located between lands that fall within the City of Castlegar's boundaries. To the west is the runway for the West Kootenay Regional Airport. To the east is Fortis BC's operations center. To the north is an electrical switching station run by Fortis BC. A Fortis BC Right of Way runs adjacent to the subject property on the east side. To the south is the Ootischenia Fire Hall and vacant lands zoned Institutional in the RDCK.





Figure 1: Facing North toward the electrical switching station



Figure 2: Facing North and East toward FortisBC Operations Center and Fortis Right of Way



Figure 3: Facing South (left) and West (right) toward airport runway



Figure 4: Facing South on Ootischenia Road and Ootischenia Fire Hall

EXISTING PLANNING POLICY

Kootenay Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

3.10.3 Ootischenia Community Specific Policies

3.10.3.1 Residential Development Policies

3.10.3.1.1 In support of the future development of Ootischenia the Regional District shall seek funding support from federal and provincial government agencies for infrastructure improvements including but not limited to, community water service, improvements to the public road network including the development of public roads on presently undeveloped road allowances in the vicinity of Barry Road, transit services and telecommunication services.

3.10.3.1.2 Unless otherwise stated, land designated as Ootischenia Suburban Residential as shown on Schedule 'B' shall be permitted for subdivision into lots less than 1 ha only where water service is provided by the Ootischenia Improvement District.

2.5 Industrial Objectives

2.5.1 To ensure there is opportunity for industrial uses that support the local economy.

- 2.5.2 To accommodate industrial uses compatible with rural character that do not adversely affect the natural environment.
- 2.5.3 To minimize conflicts between industrial land uses and other adjacent land uses by requiring screening and landscaping of industrial sites.

3.6 Applicable Industrial Policies

- 3.6.1** The principal use shall be industry.
- 3.6.7** The following criteria shall be implemented through zoning regulations:
 - 3.6.7.1** a number of different zones may be applied allowing differing levels of industrial activity,
 - 3.6.7.2** industrial activity shall be allowed on sufficiently large properties in a scale proportionate to the lot size,
 - 3.6.7.5** industrial activity shall be located in close proximity with direct access to major arterial highway,
 - 3.6.7.6** prior to commencement of industrial activity, a landscape buffer shall be required on industrial properties adjacent to all properties which have a non-industrial designation,
 - 3.6.7.7** all industrial activity parking and storage must be screened and wide buffers shall be left along roads and property lines, and
 - 3.6.7.8** signage and lighting shall be regulated to ensure maintenance of the rural landscape.

3.10.3.2 Industrial and Commercial Policies

- 3.10.3.2.1** The location of land designated for Commercial or Industrial development is identified on Schedule 'B' of this Bylaw. Proposals for Commercial and Industrial development involving land other than as shown on Schedule 'B' shall require amendment to this Bylaw and the Zoning Bylaw.
- 3.10.3.2.2** When considering Bylaw amendments for Commercial or Industrial development the Regional District encourages the development of sites accessible by an arterial highway or a frontage road directly accessed by an arterial highway.
- 3.10.3.2.4** Pursuant to Section 4.1 of this Bylaw, Commercial and Industrial development is designated as a Development Permit Area. Furthermore, in addition to other requirements of this Bylaw and the Zoning Bylaw a Development Permit for Commercial and Industrial development shall consider matters such as, road access,

potential impacts on ground water, screening and buffering with respect to fencing and landscaping requirements, the size, mass and location of all proposed buildings, site lighting including parking and loading areas, hours of operation, measures to control dust and reduce noise, finished surface requirements for all internal service roads, parking and loading areas, advertising signs and any other relevant matters.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: Yes No Financial Plan Amendment: Yes No
Debt Bylaw Required: Yes No Public/Gov't Approvals Required: Yes No

The applicant has paid the \$1800 fee pursuant to the Planning Fees and Procedures Bylaw.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

The application was processed in accordance with Planning Fees and Procedures Bylaw No. 2457, 2015.

3.3 Environmental Considerations

The site is partially treed and some tree removal would be necessary to build the warehouse.

3.4 Social Considerations:

The residents surrounding the property have indicated that proposed facility would increase traffic, noise and light and that there is no social benefit to the application.

From an economic standpoint, the proposal could fill the need for more industrial/commercial lands which are known to be needed in Area J. Industrial lands equate to more employment opportunities which has been identified as a need in the area.

3.5 Communication Considerations:

The public hearing minutes are attached to this report. The Advisory Planning Commission did not meet to discuss this file because two of the commission members are the applicants.

Agency and Neighborhood Referral

RDCK Staff originally referred the application to land owners within 100 metres of the subject property pursuant to the requirements of the Planning Fees and Procedures bylaw. Requests came from neighboring land owners to extend the referral area to include Columbia Road. The referral period and area were both extended to ensure that the neighborhood was given ample notice of the application. The referral was sent to 40 households, as well as relevant government agencies and First Nations. Ten submissions in opposition were received. Agency and First Nation referral responses are noted below.

Ministry of Transportation – Development Officer

'The property will require a commercial access permit to Ootischenia Road because the proposed warehouse is a non-residential use. The proponent can contact our office in Nelson to start a permit application; there is no fee for this service.

The warehouse will need to be constructed in a location that meets the 4.5m minimum setback from the property line with Ootischenia Road, or request a permit for reduction in the setback distance.

Otherwise, the West Kootenay District does not oppose the proposed bylaw amendment.'

RDCK Building Department – Building Official

'Building Department comments:

- *No building comments at this stage of rezoning application based on drawing provided.*
- *Review requirements for fire department access under BCBC 9.10.20.3 and 3.2.5.6, especially in regards to minimum height clearance of 5m required at property line under adjacent utility lines.'*

Ktunaxa Nation - Guardianship Referrals Administrator - Lands & Resources

'Ktunaxa Nation Council will not be providing comments for this project'.

FortisBC – Contract Land Agent

'With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Ootischenia Road. All costs and land right requirements associated with servicing the proposed development are the responsibility of the applicant.

For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- *Electrician's Name and Phone number*
- *FortisBC Total Connected Load Form*
- *Other technical information relative to electrical servicing*

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.'

Ootischenia Improvement District – Administrator

'The board has no comment for this.'

SUMMARY OF NEIGHBORHOOD CONCERNS

All responses from neighboring land owners are included in Appendix B. The following table summarizes the common themes among the responses.

CONCERN	DETAILS	BOARD CONSIDERATIONS
Traffic	Residents expressed concern that Ootischenia Road is narrow and in poor condition. Responses indicated that residents are concerned about road safety as there is no shoulder on the road and people use the roads to walk with children and pets.	The Ministry of Transportation and Infrastructure has jurisdiction over the road network and has noted that a commercial access permit would be required should the application be successful. The proponent estimates that based on the proposed use that the average number of trips per day would be five.
Noise and Light Pollution	Residents noted that construction of the Fortis BC Operations Center has created noise and light pollution. They do not want to increase this by adding a new industrial development.	The property is currently vacant. A building permit application would be required to construct the proposed warehouse. This in turn would trigger an Industrial Commercial Development Permit which can be used to guide form and character, and set thresholds on hours of operation, lighting, dust control and other similar matters.
Loss of community amenities	Residents noted that they do not have greenspaces or a community park. The lands where the Fortis Operations Center are now located where once the site of the Ootischenia School. There was a soccerfield, a playground and a paved area where kids could learn how to ride bikes etc. The loss of this land equated to the loss of an important community recreation and gathering space.	The RDCK does not currently have a mechanism to force a land owner to donate land for park except in the case where parkland dedication is triggered by subdivision. The land owner would have to voluntarily contribute land to the community for park use and community would in turn need a non-profit society willing to take on stewardship of the park.

3.6 Economic Considerations:

If successful, the addition of an industrial property in Area 'J' would increase the number of employment lands which would in turn have a positive economic benefit.

3.7 Staffing/Departmental Workplace Considerations:

Should the Board choose to give the application 3rd reading, staff will forward the amending bylaws to the Ministry of Transportation and Infrastructure for approval.

3.8 Board Strategic Plan/Priorities Considerations:

Not applicable

SECTION 4: OPTIONS

PLANNING DISCUSSION

The application is for Light Industrial zoning to enable construction of a warehouse. The subject property is currently zoned Suburban Residential.

The Kootenay Columbia Rivers Official Community Plan (OCP) directs that there is opportunity for industrial uses that support the local economy provided that they are compatible with the rural character of the area. The location of the property being between the Fortis Operations Center and the airport runway suggests that the M1 zone would be in keeping with surrounding land uses. Any new construction would trigger an Industrial/Commercial Development permit, which is intended to guide form and character and ensure that the development is compatible with the character of the surrounding area.

The OCP directs that industrial uses be accessible by an arterial highway or a frontage road directly accessed by an arterial highway. The property is located within 700 metres of Highway 3, but Oostichenia Road is not a frontage road. The proponent has estimated the number of trips per day to be approximately 5 trips given the proposed use.

Data gathered from Castlegar and District Economic Development and the Chamber of Commerce indicates that there are too few commercial and industrial lands available in the area to enable economic growth. One of the challenges identified is ongoing conflict between residential development and existing industrial/commercial development due to nuisance and noise.

This application may be particularly sensitive due to the history of the area. The lands where the Fortis Operations Center is located is zoned Public and Institutional pursuant to the City of Castlegar's Zonig Bylaw No. 800. The property was once the site of the Ootischenia School. The school property functioned as a gathering place and recreational facility for the community, which has now been replaced by industrial use.

There are no public greenspaces in Ootischenia. As a result people are using the road network for recreation which is one of the reasons that an increase in traffic, particularly truck traffic is undesirable to the community. The community has made it very clear that they do not want more industrial use in the area.

The proposal does have some merits in terms of siting as the property is surrounded on all sides by non-residential uses. However, all the comments submitted from the residents of Ootischenia at the public hearing were unanimous in their opposition to this application. For this reason, staff recommend that no further action be taken on this file.

OPTION 1

1. That no further action be taken with respect to Bylaw No. 2781, 2021 being a bylaw to amend the Kootenay Columbia Rivers Official Community Plan Bylaw No. 1157.
2. That no further action be taken with respect to Bylaw No. 2782, 2021 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004.

OPTION 2

1. That Bylaw No. 2781, 2021 being a bylaw to amend the Kootenay Columbia Rivers Official Community Plan Bylaw No. 1157 is hereby given THIRD READING.
2. That Bylaw No. 2782, 2021 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw is hereby given THIRD READING.

SECTION 5: RECOMMENDATIONS

1. That no further action be taken with respect to Bylaw No. 2781, 2021 being a bylaw to amend the Kootenay Columbia Rivers Official Community Plan Bylaw No. 1157.
2. That no further action be taken with respect to Bylaw No. 2782, 2021 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004.

Respectfully submitted,
Eileen Senyk, Planner 1

CONCURRENCE

Planning Manager – Nelson Wight

Approved

General Manager of Development Services and Community Sustainability – Sangita Sudan

Approved

Chief Administrative Officer – Stuart Horn

Approved

ATTACHMENTS:

Attachment A – Public Hearing Minutes

Attachment B – Amending Bylaws



REGIONAL DISTRICT OF CENTRAL KOOTENAY PUBLIC HEARING MINUTES AMENDMENT BYLAW(S) 2781 & 2782

A Public Hearing for Bylaw No. 2781 & 2782, a proposed amendment to Kootenay Columbia Rivers Official Community Plan Bylaw No. 1157, 1996, was held on August 30, 2021 at 6 p.m. held virtually on Webex. The Hearing commenced at 6:00 p.m. There were 4 members of the public in attendance including the applicant.

PRESENT

Rick Smith, Chair of Public Hearing
Eileen Senyk, Planner
Shelly Kindred Fawcett, Public Hearing Secretary

CALL TO ORDER

Director Smith called the meeting to order at 6:07 p.m.

INTRODUCTIONS

Director Smith introduced himself and the RDCK staff to the public.

OVERVIEW OF PROPOSAL

Eileen Senyk gave an overview of the proposal.

PRESENTATION BY APPLICANT

The applicant made a presentation to the proposal.

QUESTIONS and ANSWERS

The public asked questions which were answered by the applicant.

Questions and concerns are summarized as follows:

Q: Mr. Muirhead said that there are multiple people looking at this particular property but from what I've heard there is a specific customer looking to purchase it to put building materials at the property, and we've heard that there is going to be approximately 2 semi-trucks per week plus multiple vehicles, truck and traffic coming through to collect materials to take to building sites is that what is happening? Or are we just open to multiple people looking at it?

A: (Muirhead responded) The use for building materials would be shipments would arrive from out of town, larger amounts that couldn't be stored downtown. They would be stored there, must likely to be wood supplies, then as required downtown, they would be shuttled downtown. I wouldn't anticipate that the max use wouldn't be more than one truck per day. I think that would be over and above what would happen.

FORMAL SUBMISSIONS FOR OR AGAINST PROPOSED BYLAW No.2781 & 2782

Written Formal Submissions received prior to the Public Hearing are attached and form part of these minutes:

Kathleen Zubick 961 Waterloo Cres	August 18, 2021 See attached
Tasha Kanigan 6943 Kanigan Road	August 19, 2021 See attached
Brenda Letcher Hipwell Road	August 21, 2021 See attached
Karen Zavaduk 909 Hillview Road	August 22, 2021 See attached
Laurie McCarthy 1131 Hipwell Road	August 19, 2021 See attached
Joan Kristian 1256 Columbia Road	August 24, 2021 See attached
Amanda & Martin Vanlerberg 1323 Columbia Road	August 24, 2021 See attached
Undisclosed 286 Ootischenia Road	August 30, 2021 See Attached
Petition to Oppose Z2102J application:	See attached
Larry McLean B - 1148 Hipwell Road	August 24, 2021
Charlene Watkins A - 1148 Hipwell Road	
Leanne Osokin 1136 Hipwell Road	
David DeRosa 1136 Hipwell Road	
Randy Hutcheon 1028 BridgeView Cres	
Dejan Kotaras 1139 Hipwell Road	
Shawn Postnikoff	

1130 Hipwell Road	
Michelle Postnikoff 1130 Hipwell Road	
Rod Zavaduk 909 Hillview	
Karen Zavaduk 909 Hillview Road	August 25, 2021
Paul Fahlman 920 Waterloo Road	
Adam Kristian 1256 Columbia Road	August 26, 2021
Laura Kristian 1256 Columbia Road	August 27, 2021
Rachel Shkuratoff 1146 Columbia Road	
Patrick Kelley 1156 Columbia Road	
Dione Kelley 1156 Columbia Road	
Stephanie Reimer 1203 McPhee Road	
Christine Lloyd 286 Ootischenia Road	
Brenda Letcher 1131 Hipwell Road	
Brenda Balahura 1234 McPhee Road	
Mike Balahura 1234 McPhee Road	
John McCosmick 310 Ooteschenia	

Chris Wishloff 1642 Tower Ridge Road	
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VERBAL and WRITTEN formal submissions received during the Public Hearing:

Keith Kristian, President of the Ootischenia Community Society - 1145 Hipwell Road

We've had a lot of community feedback. There have been a lot of emails sent to RDCK concerned about this. A bunch of signatures that have been put on paper have been sent as well regarding this issue. There's a couple of points I'd like to touch on: Fortis is there, Fortis is on City of Castlegar land which I don't think as residents had a fair chance at changing, but I think we do at this one. The more we can avoid having industrial traffic in our residential neighbourhood the better. We already have enough. There are many young families, older residents on bikes and wheelchairs that are out on the road. We don't need any more traffic and a lot of the time and I know the Mitchell and Dave Ackney are great guys but that has nothing to do with it. There are young kids driving these trucks, I remember being back in high school they're not always the most aware people.

As well, there is work with the Ootischenia Society with the RDCK to put a community park directly across the street at the Fire Hall property. This would devastate the plans to have that extra traffic. Yes, there is already of tonne of traffic and with one extra truck per day...of course that is what is going to be said. Is it at the end of the day will it be 1-2-5-10?

This community is growing what's wrong with the already industrial zoned areas to put your materials? What's wrong with RONA? Why not store somewhere else other than in our neighbourhood? It's frustrating to me that this isn't even a question in the RDCK mind.

We're trying to make our community better, trying to get a park going, trying to get more green space, we don't want more anything getting rezoned to industrial. This is something that we are trying to fight and coming together as a community. We are trying to make our voices heard because we haven't been heard and things have just been happening around us and we want it to be known that this is not something we want in our neighbourhood.

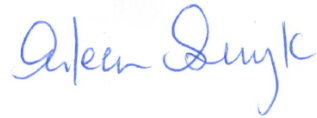
Christine Lloyd – 286 Ootischenia Road

We are located down from the proposed application, this is all speculation of what kind of businesses will be there and this is all fine and dandy until the owners potentially sell and it becomes something else. I don't think we can have a lot of comments based on we're going to assume there's one truck or assume this because anything can change from year to year. We need to recognize that this is light industrial it can lead to a lot of volume of traffic. Following up on Keith's comments, this is just not what we want here.

With Fortis being here, I live on this road my understanding is that Fortis traffic isn't suppose to be on this road but it's here all the time. I see lots of kids on this road, and as Keith commented, there are lots of older people on their bikes, I think this is wrong if we do industrial in our residential area. I don't know when the owners bought this property if it was pre or after Fortis I get that it might not be the best location all the time for residential but it is what is it and it's the community that we are and we need to stand together on this to ensure that this does not continue in our area.

ADJOURNMENT OF PUBLIC HEARING

The hearing was adjourned at 6:29 p.m.



Director Smith,
Area J

Eileen Senyk
Planner

From: [Kathleen Zubick](#)
To: [Eileen Senyk](#)
Subject: Fwd: Z2102J
Date: Wednesday, August 18, 2021 3:19:30 PM

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Have a fantastic day!!
Sent from my iPhone

Begin forwarded message:

From: Kathleen Zubick
Date: August 18, 2021 at 2:58:33 PM PDT
To: esenyk@rdck
Subject: Z2102J

I would like to voice my opposition to altering this from residential to light industrial. This is a community and we would like to minimize vehicle traffic, especially since we do not have sidewalks or paths to walk or ride bikes. People want to stay healthy and enjoy the environment but with increased traffic it will make it very difficult. Will the RDCK pave sidewalks or create good walking/riding paths, not likely. Please keep this residential.

Kathleen Zubick Resident.

Have a fantastic day!!

Sent from my iPhone

Francois Castaignede

From: Tasha Kanigan [REDACTED]
Sent: August 19, 2021 10:32 PM
To: Eileen Senyk
Subject: Z2102J resining application.

Follow Up Flag: Follow up
Flag Status: Completed

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RE: Public Hearing Z2102J
Rezoning application for property at 272 Ootischenia Road.

Hi Eileen,

Our family is writing to express our opinion for inclusion at the hearing. We are opposed to the rezoning application on ootischenia road from residential to light industrial. Ootischenia has become more and more populated with traffic over my lifetime of living in Ootischenia. Rezoning offers more potential for increased traffic in an otherwise residential area.

Thank you,

Tasha Kanigan [REDACTED]
[REDACTED]

~make everyday a reason to smile~

From: [Brenda Letcher](#)
To: [Eileen Senyk](#)
Subject: Public Hearing Z2102J Rezoning application for property at 272 Ootischenia Road.
Date: August 21, 2021 11:28:07 AM

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Good morning Eileen,

I am a renter on Hipwell Road. I moved here in Sept of 2018. I have never lived rural.

Since the start of the Elk View subdivision, the traffic has really increased, especially as it is developing.

I like walking around here, but with no shoulders, you have to continually wait for both sides of traffic to pass. In the winter it is worse.

I feel the traffic will increase with this warehouse being built, and will it be truck traffic? There are lots of children here, school buses etc.

Industrial is not the way to go. There is a sharp corner there, will the view be blocked by the warehouse?

I would like to see Ootischenia stay the way it is now.

Thank you,

Brenda Letcher

From: [karenzavaduk](#)
To: [Eileen Senyk](#)
Subject: Public hearing Z2102J
Date: August 22, 2021 5:38:38 PM

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Dear rdck,
Re file Z2102J

I am a long time resident of ootischenia and i do not agree with rezoning residential property into light industrial. We do not need a warehouse in our area.

Thank you

Karen zavaduk
909 hillview road

Sent from my Samsung Galaxy smartphone.

From: [Laurie McCarthy](#)
To: [Eileen Senyk](#)
Subject: Rezoning Application Z2102J
Date: August 19, 2021 1:52:47 PM

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Good afternoon Eileen,

RE: [Public Hearing Z2102J](#)

[Rezoning application for property at 272 Ootischenia Road.](#)

I would like to voice my comments and concerns about the about the proposed amendments. I am not in agreement with the change from residential zoning.

We do not need any further industrial in our neighbourhood. We are also working with the Regional District and local Fire Hall to have a playground on the property across the road from the above mentioned property.

My concerns are:

- More industrial traffic is a safety concern for local families riding bikes or walking on the narrow shoulder roads.
- Safety concern for students walking to the local bus stop in the am and pm.
- Noise concern for local residents living in the area.
- Proposed park will have more children and families walking/riding bikes to and from the park, safety concern.

I would like you to please add my concerns to the file.

Thank you,

Laurie McCarthy

1131 Hipwell Road

Ootischenia Resident

[REDACTED]
[REDACTED]

From: [Joan Kristian](#)
To: [Eileen Senyk](#)
Subject: Written Submission: re: 272 Ootischenia Road
Date: August 24, 2021 9:08:48 AM

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To RDCK: Eileen Senyk:

I am opposed to this taking place!

I have lived here just shy of 50 years (48 to be exact). I have seen a lot of changes. Most of them good, but some bad.

We have Fortis, we have a power substation, we have Overland Trucking and land used for storage. (There may be other things I am not aware of).

You have graciously given us a piece of land for a playground, which is wonderful.

We do not need more traffic coming into this area. We have tons of new houses and 2 golf courses (except for winter) that has increased our traffic immensely. We would like to keep the rest of Ootischenia for residential.

Please, do not let this happen. This warehouse can be built in the city limits designated for such things.

We are going to have a terrible accident with a playground and residences and all of these businesses coming in to our area. The people moving to this area are drawn to it because of the country living. Businesses and residential do not mix. This is a recipe for trouble. And then who is to blame for a crippled or dead human being (child)!!

I am opposed to this taking place.

Yours truly,

Joan Kristian
1256 Columbia Road

From: [Amanda Rosa](#)
To: [Eileen Senyk](#)
Subject: Public Hearing Z2102J
Date: August 24, 2021 11:44:56 AM

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Hello

We are writing to express our concern of the proposed rezoning of 272 Ooteschenia Road from R1A to M1. Our family recently moved to Ootischenia and appreciate the rural feel this neighbourhood has to offer for our family, including our 5 children. We have noticed the traffic on these narrow roads makes it difficult to easily get out and enjoy walking, running and biking and do not want to see more industrial traffic in this area. Thank you for your time.

Amanda and Martin Vanlerberg
1323 Columbia Road
Castlegar, BC V1N4L7

Petition to OPPOSE the rezoning application RDCK Plan Z2102J

This document was created in response to the RDCK seeking public input into the application for amendments to the Official Community Plan No.1157, 1996 and the RDCK Zoning Bylaw No. 1675, 2004.

Property Address: 272 Ootischenia Road

The applicant proposes a development of a warehouse and parking lot. The industrial traffic will increase in the area for warehouse loading and unloading of goods.

We, the undersigned Residents of Ootischenia and/or adjacent residential communities oppose the rezoning and development of the above noted application/address. Our reasons include the following (and are not limited to):

- Decreased property values resulting from commercial traffic and M1 zoning in a residential neighbourhood.
- Increased commercial traffic through the residential community.
- SAFETY concerns for the public & school aged children walking on Columbia Road & Ootischenia Road.
- SAFETY concerns for the public walking or riding bikes on the narrow roads around Columbia Rd and Ootischenia Rd.
- SAFETY concern for local students walking to the bus stop on Columbia Road.
- SAFETY concern with increased commercial traffic across the road from our NEWLY PROPOSED PLAYGROUND.
- Deterioration of our residential roads that are already impacted by increased Fortis traffic.
- Excessive noise and odour pollution resulting from Commercial traffic.
- Air quality concerns from increased dust and exhaust fumes.
- Fire hazard and concerns for the ability of the local volunteer fire department to deal with an industrial fire.

Date	Print Name	Address	Signature
AUG 24th	LARRY McLEAN	1148 Hipwell Rd	Larry McLean
"	CHARLENE WATKINS	A 1148 HIPWELL RD.	Charlene Watkins
"	Leanne Osokin	1136 Hipwell Rd.	[Signature]
"	David DeRosa	1136 Hipwell Rd.	[Signature]
"	Randy Hatcher	1028 Bridgeview Crescent	[Signature]
"	DESAN KOTARAS	1139 HIPWELL RD	[Signature]
"	Shawn Postnikoff	1130 Hipwell Rd c9cr	[Signature]
"	Michelle Postnikoff	1130 Hipwell Rd castlegar	[Signature]
"	Rod Zawadzki	909 Millview	[Signature]

Petition to OPPOSE the rezoning application RDCK Plan Z2102J

This document was created in response to the RDCK seeking public input into the application for amendments to the Official Community Plan No.1157, 1996 and the RDCK Zoning Bylaw No. 1675, 2004.

Property Address: 272 Ootischenia Road

The applicant proposes a development of a warehouse and parking lot. The industrial traffic will increase in the area for warehouse loading and unloading of goods.

We, the undersigned Residents of Ootischenia and/or adjacent residential communities oppose the rezoning and development of the above noted application/address. Our reasons include the following (and are not limited to):

- Decreased property values resulting from commercial traffic and M1 zoning in a residential neighbourhood.
- Increased commercial traffic through the residential community.
- SAFETY concerns for the public & school aged children walking on Columbia Road & Ootischenia Road.
- SAFETY concerns for the public walking or riding bikes on the narrow roads around Columbia Rd and Ootischenia Rd.
- SAFETY concern for local students walking to the bus stop on Columbia Road.
- SAFETY concern with increased commercial traffic across the road from our NEWLY PROPOSED PLAYGROUND.
- Deterioration of our residential roads that are already impacted by increased Fortis traffic.
- Excessive noise and odour pollution resulting from Commercial traffic.
- Air quality concerns from increased dust and exhaust fumes.
- Fire hazard and concerns for the ability of the local volunteer fire department to deal with an industrial fire.

Date	Print Name	Address	Signature
Aug 24/21	Karen Zawall	909 Hillview Rd Cgr	Karen Zawall
Aug 25	Paul Fahlman	920 Waterloo Rd	Paul Fahlman
Aug 25	Adam Kristian	1256 Columbia rd	Adam Kristian
Aug 26	Laura Kristian	1145 Hipwell Rd.	Laura Kristian
Aug 26	Laurie McCarthy	1131 Hipwell Rd	Laurie McCarthy
Aug 27	Rachel Sukuratoff	1146 Columbia Rd.	Rachel Sukuratoff
Aug 27	PATRICK KELLEY	1156 COLUMBIA AVE	Patrick Kelley
Aug 27	Dione Kelley	1156 Columbia Ave	Dione Kelley
Aug 27	Stephanie Reimer	1203 McPhee Rd.	Stephanie Reimer

Petition to OPPOSE the rezoning application RDCK Plan Z2102J



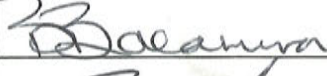

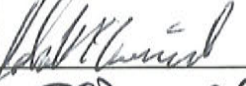

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Date	Print Name	Address	Signature
Aug 27	Christine Lloyd	386 Ootischenia Rd	
Aug 27	Brenda Letcher	1131 Newell Rd	
Aug 27	Brenda Balakura	1234 McPhee Rd.	
Aug 27	Mike Balakura	1234 M-Phee Rd	
Aug 27	John McCosmick	310 Ootischenia RD	
Aug 27	Chris Wishoff	1642 Tower Ridge Road Castlegar, BC V1N 4N7	

From: [Christine Lloyd](#)
To: [Eileen Senyk](#)
Subject: Notice of Public Hearing Z2102J
Date: Monday, August 30, 2021 10:43:58 AM
Importance: High

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Hi Eileen – please accept this email as our objection to the proposed amendments to the Office Community Plan No. 1157, 1996 and the RDCK Zoning Bylaw No. 1675, 2004 being proposed for 272 Ootischenia Road.

We live in close proximity to this location and object to the proposed amendment to change from residential to light industrial. This area (Ootischenia) is a community built on residential, family living and is not, and should not, become an area where industrial properties do their business. There are many locations for this type of proposed business within the City of Castlegar city limits.

The Ootischenia area has seen significant residential growth over the past few years, with many young families choosing to make this area their home to raise their kids and pets, plant their gardens, and build their lives. We have already seen the addition of the Fortis location to this area, which has not impacted us well. We see a significant amount of Fortis truck traffic up and down this road (Ootischenia Road), and by adding in additional industrial businesses, as proposed, will just continue to increase this traffic. Many of us all walk our kids and dogs on these roads and we need to ensure that we do not continue to increase industrial traffic in this area. We also need to ensure that we continue to support community, residential growth and ensure that industrial businesses structure themselves in areas of like industrial properties.

Please provide us with a link to attend the public hearing tonight.

Thank you.

Ken and Christine Lloyd
286 Ootischenia Road

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2781, 2021

A Bylaw to amend the Kootenay Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

WHEREAS it is deemed expedient to amend the Kootenay Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 , and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'B' of Kootenay Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 be amended by changing the Land Use Designation of LOT D PLAN NEP5423 DISTRICT LOT 4598 KOOTENAY LAND DISTRICT EXCEPT PLAN NEP86685 (PID 014-506-548) from Suburban Residential (SR1) to Industrial (M), as shown on the attached Map.
2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as "Kootenay-Columbia Rives Official Community Plan Amendment Bylaw No. 2781, 2021"

READ A FIRST TIME this 15th day of July , 2021.

READ A SECOND TIME this 15th day of July , 2021.

WHEREAS A PUBLIC HEARING was held this 30 day of August ,2021.

READ A THIRD TIME this 23rd day of September , 2021.

[Controlled Highway or Exceeds 4500 sq.m] APPROVED under Section 52 (3)(a) of the Transportation Act this [Date] day of [Month] , 20XX.

Approval Authority,
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

YCG Runway 15-33

Ootischenia Rd


Columbia Rd

McPhee Rd







Hipwell Rd

From: Suburban Residential (SR1)
To: Industrial (M)

le access

 Electoral Boundaries

Zoning Class

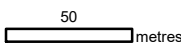
-  C
-  CASTLEGAR
-  CS
-  M
-  OS
-  SR1

Map Scale

1:3,000

Map Projection: UTM Zone 11 Map Datum: NAD83
Date Plotted: Friday, June 4, 2021

**Bylaw No. 2781, 2021
Schedule B Land Use Designations**



REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2782, 2021

A Bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

WHEREAS it is deemed expedient to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A' of Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 be amended by changing the Land Use Designation of LOT D PLAN NEP5423 DISTRICT LOT 4598 KOOTENAY LAND DISTRICT EXCEPT PLAN NEP86685 (PID 014-506-548) from Ootischenia Suburban Residential (R1A) to Light Industrial (M1), as shown on the attached Map.
2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as "Regional District of Central Kootenay Zoning Amendment Bylaw No. 2782, 2021"

READ A FIRST TIME this 15th day of July, 2021.

READ A SECOND TIME this 15th day of July, 2021.

WHEREAS A PUBLIC HEARING was held this 30th day of August, 2021.

READ A THIRD TIME this 23rd day of September, 2021.

[Controlled Highway or Exceeds 4500 sq.m] APPROVED under Section 52 (3)(a) of the Transportation Act this [Date] day of [Month], 20XX.

Approval Authority,
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month] , 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

YCG Runway 15-33

Oostischnia Rd

R1A

From: Oostischnia Suburban Residential (R1A)
To: Light Industrial (M1)

CASTLEGAR

M1


CASTLEGAR

Columbia Rd







McPhee Rd

OS
e access

Hipwell Rd

 Electoral Boundaries

Zoning Class

-  C2
-  CASTLEGAR
-  I
-  M1
-  OS
-  R1A

Map Scale

1:3,000

Map Projection: UTM Zone 11 Map Datum: NAD83
Date Plotted: Friday, June 4, 2021

Bylaw No. 2781, 2021 Schedule A Zoning

