



REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4
 ph: 250-352-8165 fax:: 250-352-9300 email: rdck@rdck.bc.ca

RDCK Planning File No. Z2102J
Amendment to OCP Bylaw No. 1157, 1996
Amendment to Zoning Bylaw No. 1675, 2004
Date: April 14, 2021

You are requested to comment on the attached Amendment Bylaw(s) for potential effect on your agency's interests. We would appreciate your response **WITHIN 30 DAYS (PRIOR TO May 21, 2021)**. If no response is received within that time, it will be assumed that your agency's interests are unaffected. This referral notice has also been provided to adjacent property owners within 100 metres (328 feet) or greater of the subject property for review and comment.

PURPOSE OF THE BYLAW:

The proposal is to construct a building for warehousing building materials and to function as office and equipment storage for a local contractor.

LEGAL DESCRIPTION & GENERAL LOCATION:

272 Ootischenia Road
 LOT D PLAN NEP5423 DISTRICT LOT 4598 KOOTENAY LAND DISTRICT EXCEPT PLAN NEP86685.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
0.9 hectares (2.24 acres)	N/A	Ootischenia Suburban Residential (R1A)	Suburban Residential (SR1)

APPLICANT/AGENT:
Peter Muirhead

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Bylaw Amendment application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. 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 bylaw.

Eileen Senyk, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

- TRANSPORTATION West Kootenay
 - HABITAT BRANCH
 - FRONT COUNTER BC (FLNRORD)
 - AGRICULTURAL LAND COMMISSION
 - REGIONAL AGROLOGIST
 - ENERGY & MINES
 - MUNICIPAL AFFAIRS & HOUSING
 - INTERIOR HEALTH HBE Team, Nelson
 - KOOTENAY LAKES PARTNERSHIP
 - SCHOOL DISTRICT NO. 20
 - WATER SYSTEM OR IRRIGATION DISTRICT (OOTISCHENIA IMPROVEMENT DISTRICT)
 - UTILITIES (FORTIS)
 - CITY OF CASTLEGAR
- REGIONAL DISTRICT OF CENTRAL KOOTENAY
 DIRECTORS FOR:
 A B C D E F G H I J K
 ALTERNATIVE DIRECTORS FOR:

- FIRST NATIONS
- KTUNAXA NATION COUNCIL (ALL REFERRALS)
 YAQAN NU?KIY (LOWER KOOTENAY)
 ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)
 ?AKISQNUK (COLUMBIA LAKE)
 ?AQ'AM (ST. MARY'S)
 - OKANAGAN NATION ALLIANCE
 - C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
 - K?K'ƏR'MÍWS (LOWER SIMILKAMEEN)
 - SNPÍNTKTN (PENTICTON)
 - STQA?TKWƏ?WT (WEST BANK)
 - SUKNAQÍN?X (OKANAGAN)
 - SWÍWS (OSOYOOS)
 - SPAXOMƏN (UPPER NICOLA)
 - SHUSWAP NATION TRIBAL COUNCIL
 - KENPÉSQT (SHUSWAP)
 - QW?EWT (LITTLE SHUSWAP)
 - SEXQELTQÍN (ADAMS LAKE)
 - SIMPCW ((SIMPCW)

<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 checked="" type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APC AREA J <input checked="" type="checkbox"/> RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA) <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES	<input type="checkbox"/> SKEMTSIN (NESKONLITH) <input checked="" type="checkbox"/> SPLATSÍN (SPLATSÍN FIRST NATION) <input checked="" type="checkbox"/> QWELMINTE SECWEPENC
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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.

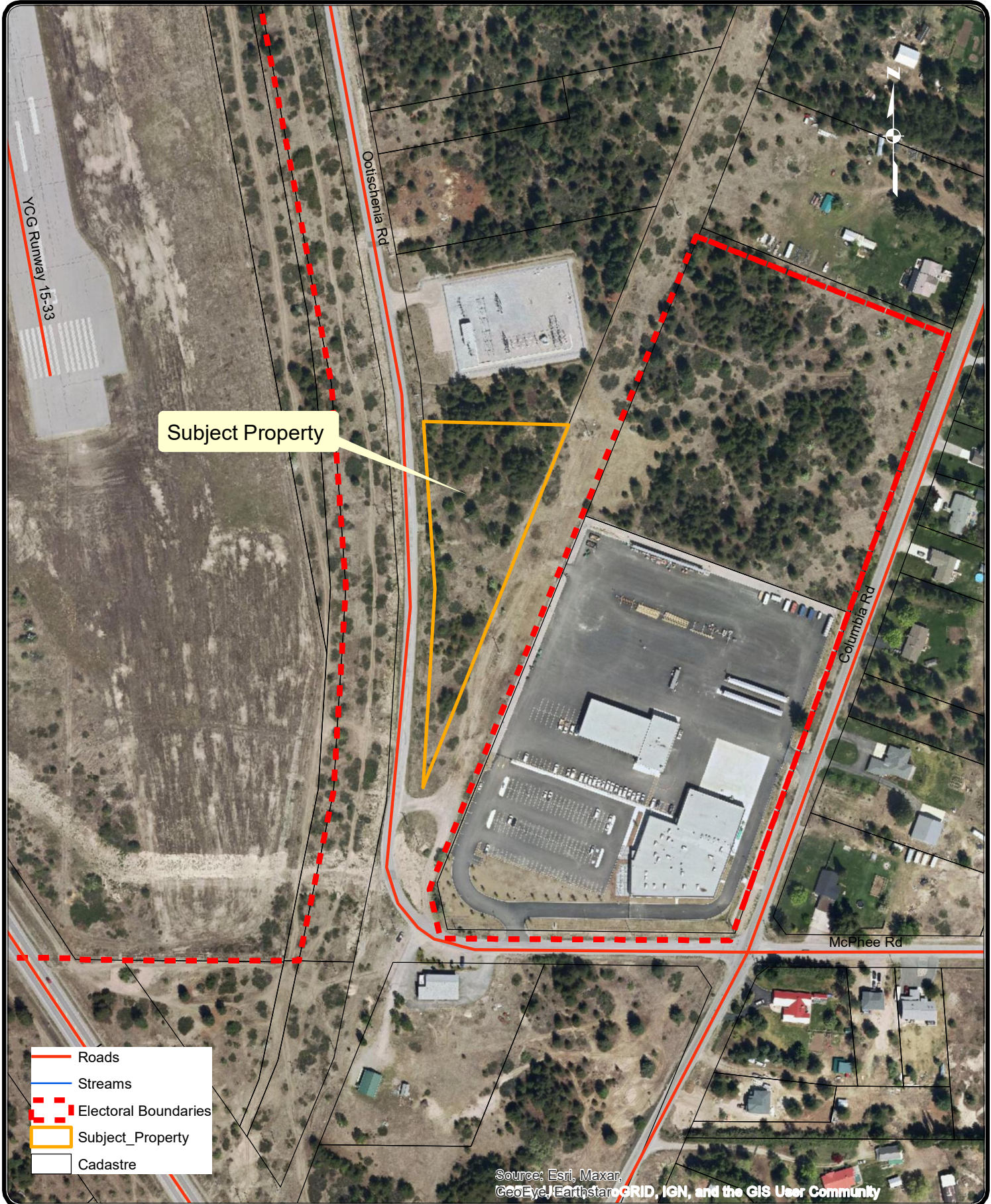
RESPONSE SUMMARY

PLANNING FILE NO.: Z2102J APPLICANT: OCC HOLDINGS LTD

Name: Date:

Agency: Title:

**RETURN TO: EILEEN SENYK, PLANNER
DEVELOPMENT SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE NELSON, BC V1L 5R4
plandept@rdck.bc.ca**

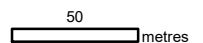
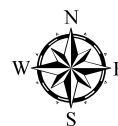


Map Scale

1:3,000

Map Projection: UTM Zone 11 Map Datum: NAD83
 Date Plotted: Wednesday, March 10, 2021

**Bylaw Amendment Application
 Z2102J**



Muirhead Land Development Solutions Ltd.

Peter Muirhead
[REDACTED]
[REDACTED]
[REDACTED]

March 3, 2021

Regional District Central Kootenay
202 Lakeside Drive
Nelson BC V1L 5R4

Dear Planning Department,

I have been retained by the owners of OCC Holdings Ltd. to apply for permission to rezone the property at 272 Ootischenia road from R1 to Light Industrial M1 for the purpose of constructing a building for Warehousing building materials and to also function as an office and equipment storage for a local contractor.

The property is sandwiched between a Fortis Electrical substation, the new Fortis Regional building, the firehall and the airport. The current R1 zone may no longer be the best fit for this parcel and due to the surrounding industrial, institutional and commercial airport uses it would appear that the desired M1 zone could fit into this area without creating any conflict with surrounding uses.

Attached to the application for information is a sketch plan of the lot with a sample building location with parking and access. Also attached are photos of the area , mapping showing the neighboring uses and legal and title documents.

Once rezoning is accomplished a Development Permit is required. The applicants intend to fence the property with chain link fence. Any requirement for landscaping can be confirmed at that time.

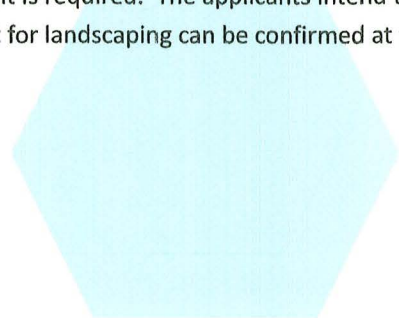
Warm regards,

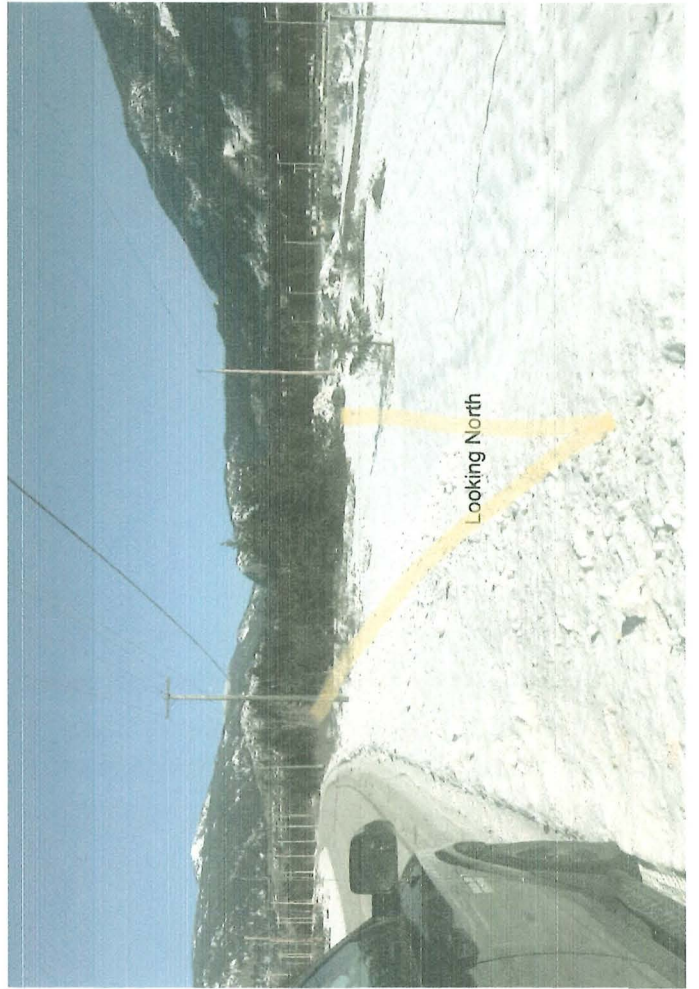
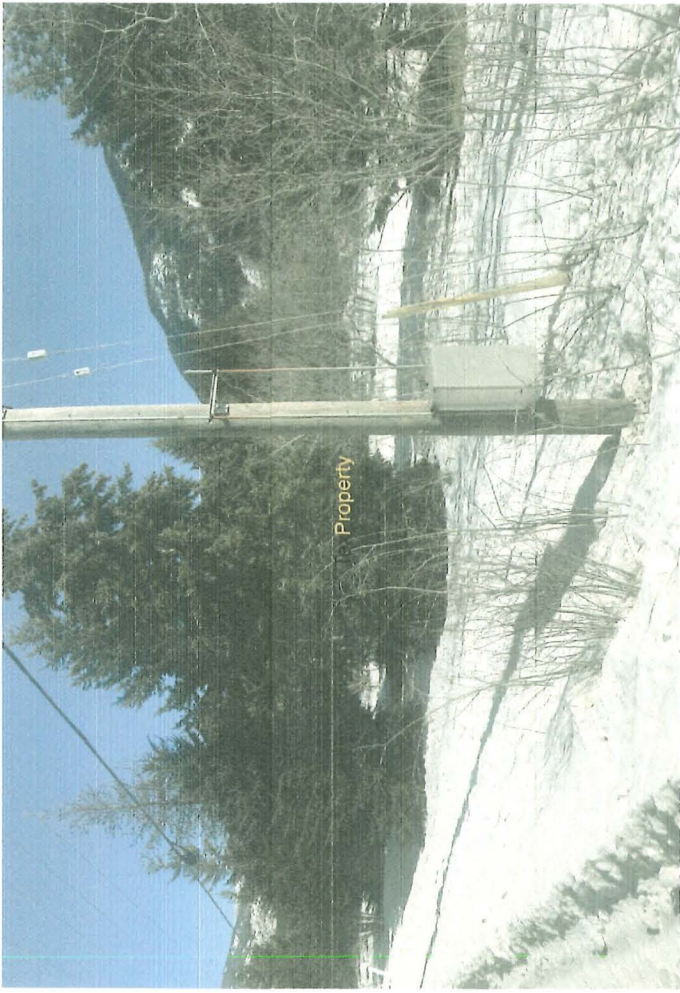
Peter Muirhead

☐ 250.354.9341

✉ Peter.mhead@gmail.com

• PETER MUIRHEAD





DIVISION 39 LIGHT INDUSTRIAL (M1)

Permitted Uses

3900 Land, buildings and structures in the Light Industrial (M1) zone shall be used for the following purposes only:

Building Supply Stores and Yards

Car Washes

Commercial Workshops:

 machine shops

 welding shops

 government garages and workshops

Contractors' Offices, Shops and Yards

Construction, Sales, Repair and Storage of:

 boats

 trailers

 prefabricated buildings

Food Processing

Licensed Medical Marihuana Research and Development Facility

Light Manufacturing Including:

 finished wood products

 fibreglass products

 canvas products

 finished concrete products

 ceramic products

Manufactured Home and Trailer Sales

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Recycling Depot

Repair Shops

Sales, Rental and Servicing of:

 motor vehicles

 equipment

Service Stations

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Trucking Depot

Veterinary Clinics

Warehousing

Mini Warehouses

Accessory Uses:

 Accessory Buildings and Structures

 Business Office

One Dwelling Unit

Site Specific - Lot 1, District Lot 787, Kootenay District Plan 18383 (PID 013-899-724) - Division 37 Light Industrial (M1), Permitted Uses, 3700, “Car Washes” and “Food Processing” be omitted as permitted uses

Site Specific – Portion of Lot 91, District Lot 4598, Kootenay District Plan 4924 (PID 009-597-581) – Division 37 Light Industrial (M1), Permitted Uses, 3700 with all permitted uses omitted, except for “Contractors’ Offices, Shops and Yards” within a fully enclosed building, up to a maximum site coverage of 35 percent

Development Regulations

3901

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 Excepting a fence, no building or structure may be located within:
 - a. 15 metres of the front or exterior side lot lines;
 - b. 4.5 metres of the rear or interior side lot lines; or
 - c. 25 metres of a rear or interior side lot line that abuts an agricultural or residential zone.
- 4 The maximum height of any structure on a lot shall be 15 metres.
- 5 Landscaping shall comply with the requirements of sections 621 and 622.
- 6 An Industrial Development Permit is required for developments on Industrial zoned land.



Lot B
Plan EPP42654
029-452-619

Lot A
Plan EPP42654
029-452-601

REM Lot 14
Plan NEP29RW
016-327-802

Lot D
Plan NEP5423
SRW
1.36ha

REM Lot D
Plan NEP5423

BUILDING

PARKING

OOTISCHENIA ROAD

SUB LOT 75 POSTING PLAN NEP 23540

SPROULERS
ENTERPRISES
LIMITED
SURVEY AND DESIGN

SCALE: 1:1000

PLAN VIEW
PROPOSED BUILDING AND ROAD LOCATION
LOT D OOTISCHENIA NEP 5423
DWG.NO. 1

PLAN DETAILS	DATE	REVISION	PREP	APPRO	DATE
PLANNING	20/04/2011	(C)			
DESIGN		(D)			
DESIGN		(A)			

P. ENG

SHEET 1 OF 1

22/04/2011