



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

REVISED REFERRAL FORM
DEVELOPMENT VARIANCE APPLICATION
RDCK Planning File: V2003F
Date: July 16, 2021

You are requested to comment on the attached DEVELOPMENT VARIANCE for potential effect on your agency’s interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO AUGUST 16, 2021). If no response is received within that time, it will be assumed that your agency’s interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

3605 Whitelock Road, Bonnington, Electoral Area ‘F’
 DISTRICT LOT 12803 KOOTENAY LAND DISTRICT (PID: 009-608-371)

PURPOSE OF PERMIT REQUESTED:

This Development Variance Permit (DVP) seeks to vary the Agriculture Four (AG4) Zone’s sub-sections 3002 (4) and (5) of the RDCK’s Zoning Bylaw No. 1675, 2004, which states that:

- the maximum footprint of “any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries” is 250 m²; and
- the maximum gross floor area of “any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries” is 600 m².

The applicant has requested increases to the maximum footprint from 250 m² to 412 m² and gross floor area from 600 m² to 786 m² of a structure to permit the siting of an existing building for the micro cultivation and processing of cannabis, under the Agriculture Four (AG4) Zone.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
44.4 hectares (109.8 acres)	N/A	Agriculture Four (AG4)	Agriculture (AG)

APPLICANTS: Andrew McCormick

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Variance Permit 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 permit.

Submitted Electronically
Stephanie Johnson RPP MCIP, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

TRANSPORTATION
 West Kootenay District Office, Nelson
 HABITAT BRANCH
 FRONT COUNTER BC (FLNRORD)

REGIONAL DISTRICT OF CENTRAL KOOTENAY
 DIRECTORS FOR:
 A B C D E F G H I J K
 ALTERNATIVE DIRECTORS FOR:

- Nelson
- Cranbrook
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH
- HBE Team, Nelson
- KOOTENAY LAKES PARTNERSHIP
(FORESHORE DEVELOPMENT PERMITS)
- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON
HYDRO, COLUMBIA POWER)

- A B C D E F G H I J K
- APC AREA
- RDCK FIRE SERVICES
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK RESOURCE RECOVERY
- RDCK REGIONAL PARKS

PLEASE INSERT COMMENTS ON REVERSE . . .

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

FILE: V2003F APPLICANT: ANDREW MCCORMICK

Name:

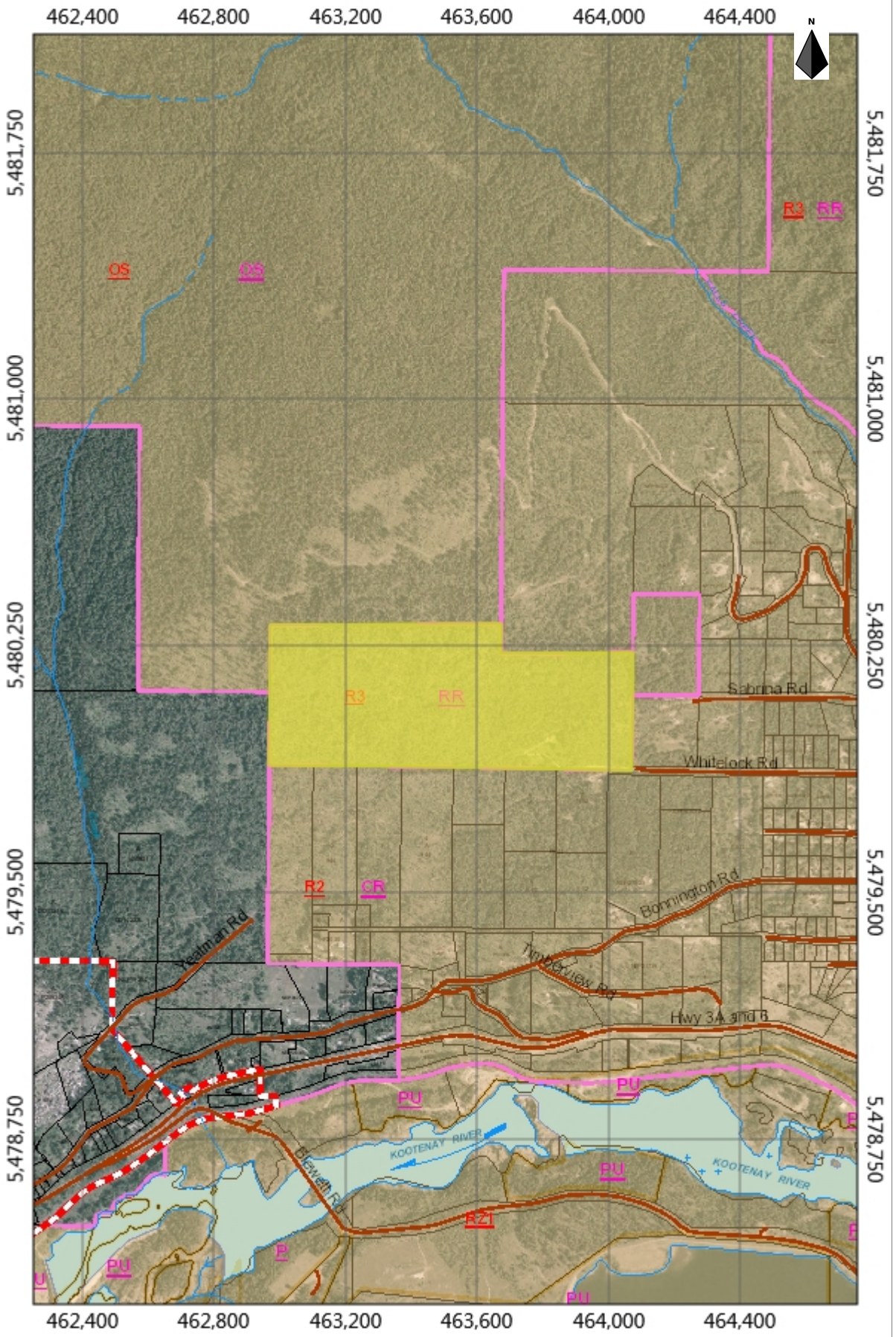
Date:

Agency:

Title:

RETURN TO: STEPHANIE JOHNSON, PLANNER RPP, MCIP
DEVELOPMENT SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8175
Email: plandept@rdck.bc.ca

V2003J 3605 Whitelock Rd



Legend

- Address Range
- Streams (Large Scale)
- Floodplain/Flood Cons
- Potential Slide Hazard
- NonStandard Flooding
- Perry Ridge GeoHaza
- Water Systems**
- Non RDCK System
- RDCK System
- Zoning
- Official Community Pl
- Agricultural Land Res
- Cadastre
- Lakes (Mid Scale)

Notes

Map Details

Date Plotted: 3/3/2020



202 Lakeside Drive
Nelson, BC
1-800-268-7325
<http://www.rdck.ca>

0 1,709.93 Meters 10cm

1 : 17,099.31

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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OWNER:
David Cooke

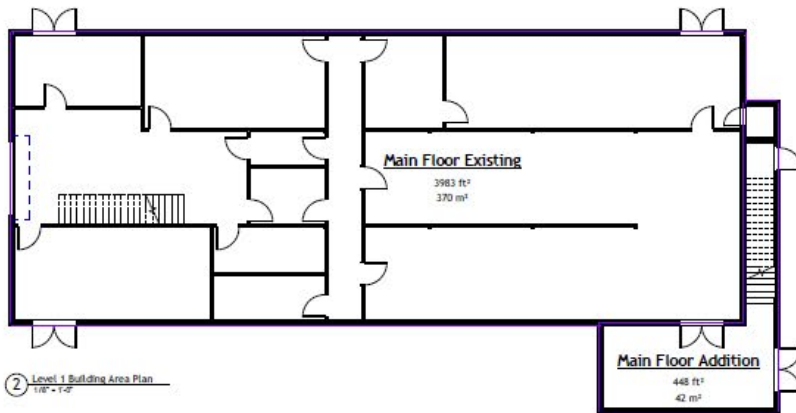
McCormick Shop
3605 Whitelock Road
Bonnington, BC



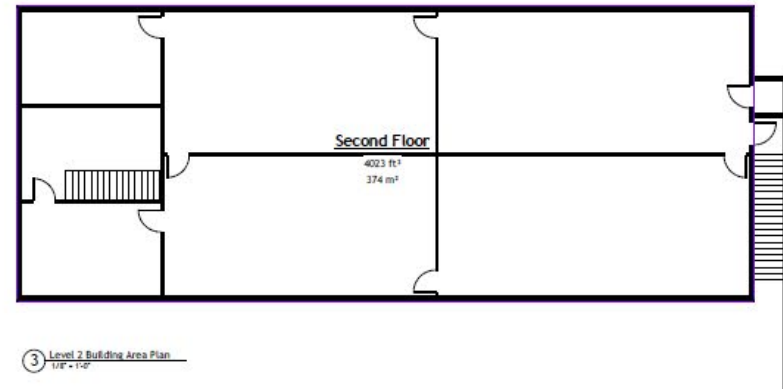
DISTRICT LOT 12803
3605 WHITELOCK RD.
ZONING: R3

NOTE:
• ALL PROPERTY BOUNDARY MEASUREMENTS APPROXIMATE
• SETBACKS BASED ON OWNER SUPPLIED MEASUREMENTS

① Site Plan
1" = 100'



② Level 1 Building Area Plan
1/8" = 1'-0"

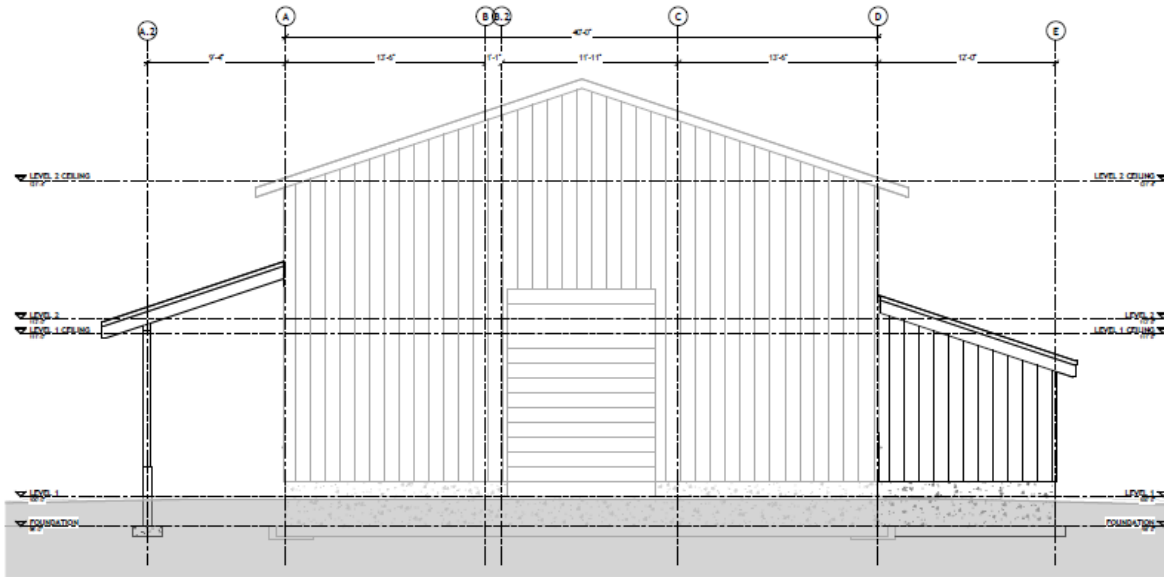


③ Level 2 Building Area Plan
1/8" = 1'-0"

NO.	DATE	ISSUE	DESCRIPTION

PROJECT #: 1377
DRAWN BY: MR
CHECKED BY: MR
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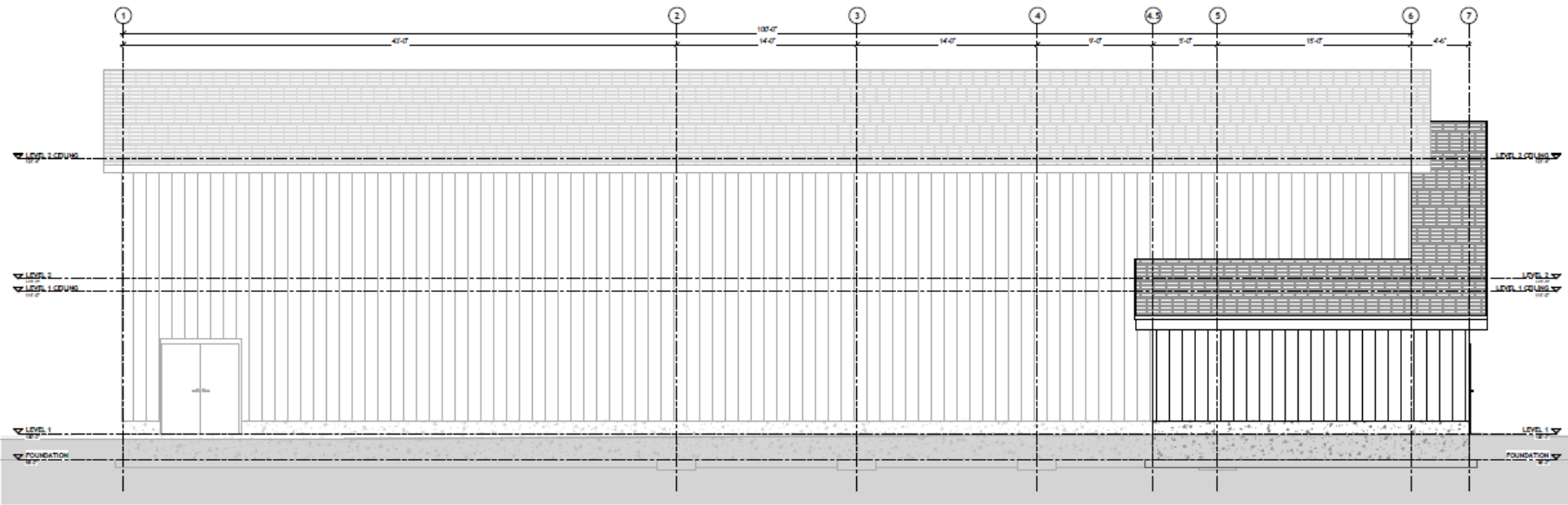
Site Plan
A101
SCALE: As indicated



1 West (Front) Elevation
 AND 1/4" = 1'-0"

PHASING GRAPHICS LEGEND

[Solid Grey Box]	EXISTING WALL
[Dashed Red Box]	DEMOLISHED WALL
[Solid Grey Box]	NEW WALL
[Dashed Red Line]	EXISTING OBJECTS
[Solid Black Line]	NEW OBJECTS



2 South Elevation
 AND 1/4" = 1'-0"

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OWNER:
 David Cooke

McCormick Shop
 3605 Whitelock Road
 Bonnington, BC

NO.	REVISION	DATE	DESCRIPTION

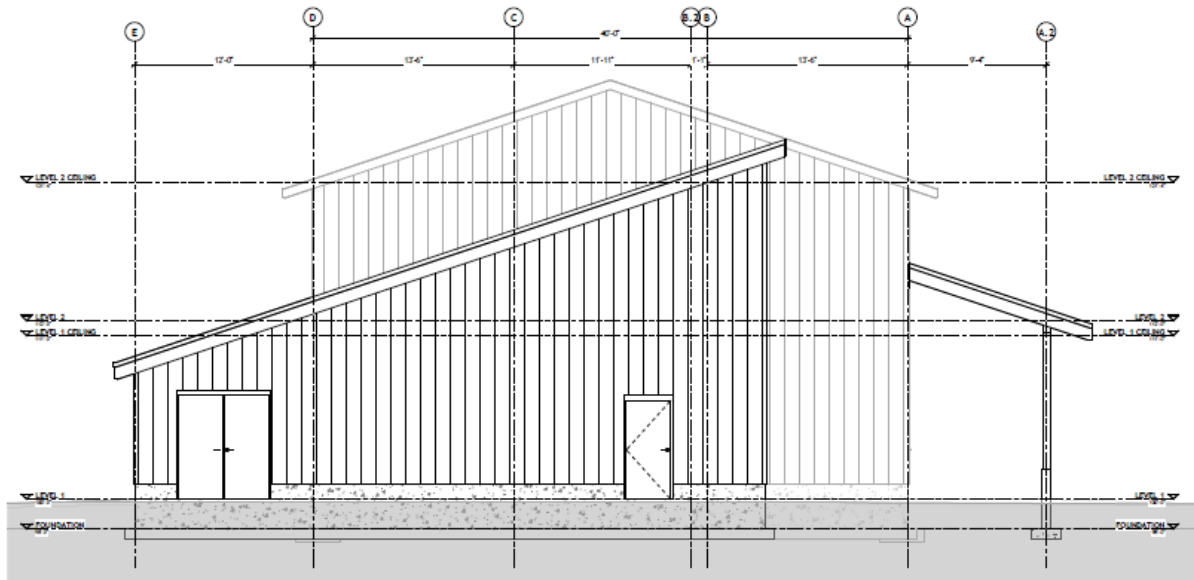
PROJECT #: 1377
 DRAWN BY: HB
 CHECKED BY: HB
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Exterior Elevations
A201
 SCALE: As indicated

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OWNER:
David Cowie

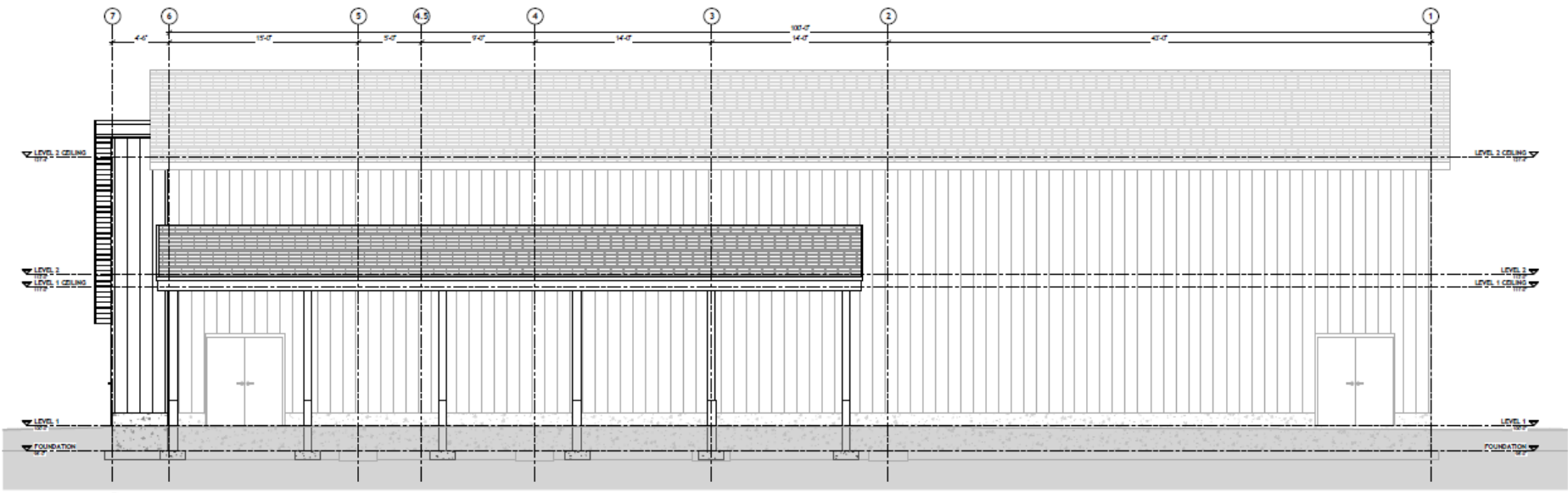
McCormick Shop
3605 Whitelock Road
Bonnington, BC



1 East Elevation
ASB 1/4" = 1'-0"

PHASING GRAPHICS LEGEND

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL
	EXISTING OBJECTS
	NEW OBJECTS

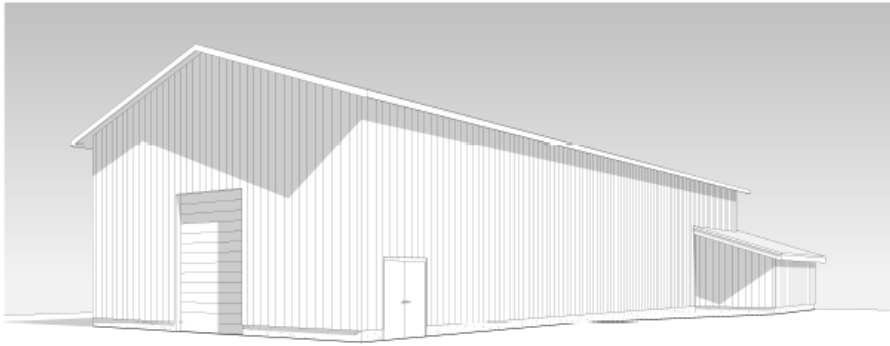


2 North Elevation
ASB 1/4" = 1'-0"

NO.	REVISION/DESCRIPTION

PROJECT #: 1377
DESIGN BY: NB
DRAWN BY: NB
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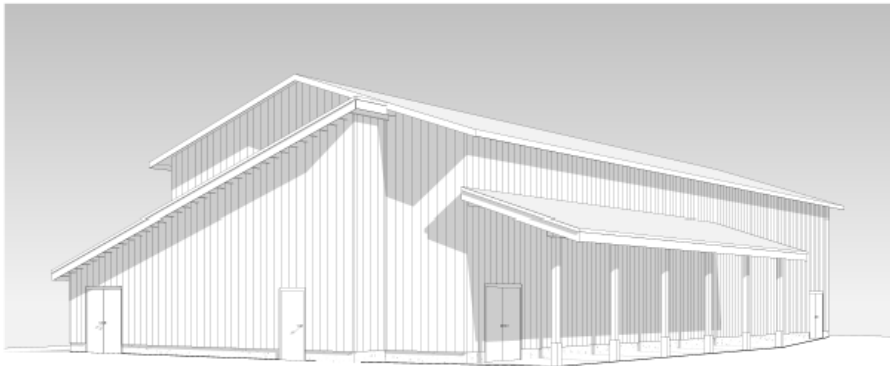
Exterior Elevations
A202
SCALE: As indicated



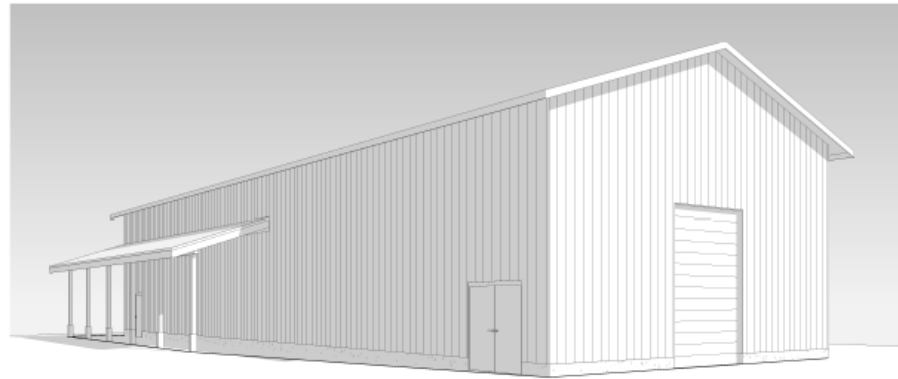
1 3D View 1



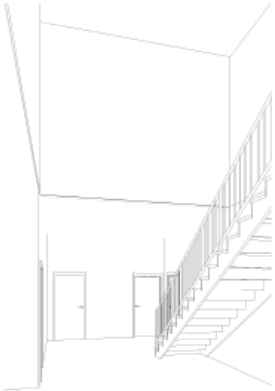
2 3D View 2



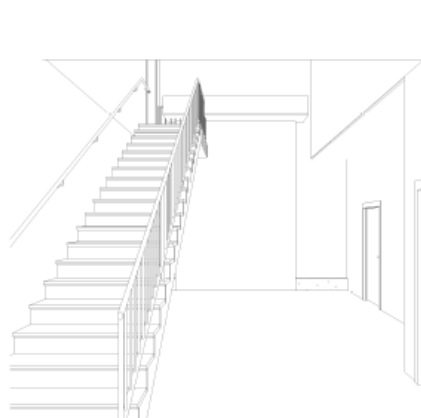
3 3D View 3



4 3D View 4



5 Interior Perspective 1



6 Interior Perspective 2



7 Interior Perspective 3

NO.	DATE	DESCRIPTION

DIVISION 30 AGRICULTURE 4 (AG4)

Permitted Uses

- 3000 Subject to the *British Columbia Agricultural Land Commission Act*, Regulations and Orders, land, buildings and structures in the Agriculture 4 (AG4) zone shall be used for the following purposes only:

All activities designated as “Farm Use” as defined in the *Agricultural Land Commission Act* and Part 2 of the *Agricultural Land Reserve Use Regulation*

Dwellings:

 One-Family

 Two-Family

Horse Riding Arena and Boarding Stables

Horticulture

Keeping of Farm Animals

Kennel

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis Sale of Site Grown Farm Products

Sale of Site Grown Farm Products

Small Scale Food Processing Facilities by Development Permit (with the exception of lands within Electoral Areas I and J-Lower Arrow/Columbia)

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Veterinary Clinic

Accessory Uses:

 Accessory Buildings and Structures

 Accessory Tourist Accommodation

 Home Based Business

 Secondary Residences subject to Section 3001(3) and 3001(4)

 Portable Sawmills for processing of material harvested on site only

Development Regulations

3001

- 1 The minimum lot area shall be two (2) hectares.
- 2 The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 No more than one one-family dwelling or two-family dwelling may be located on a lot except where a lot is classified as a farm under the *Assessment Act*, one additional one-family dwelling to accommodate people employed on the farm may be located on the lot as long as the lot is larger than four (4) hectares.

- 4 In addition to that permitted in section 3001(3); one manufactured home to be inhabited by a member of the immediate family of the owner of the principal dwelling may be permitted where:
 - a. the manufactured home is not sited on a permanent foundation with a basement excavation;
 - b. the manufactured home is removed from the property within 90 days when no longer required by the member of the immediate family; and
 - c. the manufactured home is no wider than nine (9) metres.

Additions, including porches, to a manufactured home permitted under this section shall not exceed 24 square metres in floor area.

- 5 No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within five (5) metres of a lot line.
- 6 Section 3001(5) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
- 7 In Area K the minimum setback for a kennel or small scale food processing that processes more than 50% of off farm product and is limited to livestock processing shall be 7.5 metres from any lot line.
- 8 The minimum lot size for a kennel shall be two (2) hectares.
- 9 *Deleted by Bylaw 2680.*
- 10 *Deleted by Bylaw 2680.*
- 11 Despite any other provision of this bylaw, development of lands within the Agricultural Land Reserve shall comply with all applicable regulations of the *British Columbia Agricultural Land Commission Act, Regulations and Orders.*
- 12 Small scale food processing facilities serving local producers:
 - a. must meet descriptions in Section 311 Food Manufacturing in the North American Industry Classification System (excluding Rendering from Carcasses);
 - b. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve or 3 hectares within the Agricultural Land Reserve;
 - c. must have valid licenses to operate from the Province of BC, including:
 - meeting the BC Slaughter and Poultry Processing Policies
 - approval by the Farm Industry Review Board
 - approval of The Canadian Food Inspection Agency

- meeting BC Food Premises Regulations
 - licensing approval from the Centre for Disease Control
 - approval of Provincial Ministry responsible for water and wastewater systems and administration of the Meat Inspection Regulation (MIR)
 - approval of the Agricultural Land Commission for composting; and
- d. must be located at least 30 meters from the nearest business or residence on another parcel.

A Development Permit is required for any food processing facility. Any food processing facility considered a non-farm use must have ALC approval for an exemption.

Cannabis Regulations

3002

- 1 Any building or structure for the purposes of cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be a minimum of 15 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
- 2 Any building or structure for the purposes of cannabis standard cultivation or cannabis standard processing shall be a minimum of 30 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
- 3 The maximum height of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be 15 metres.
- 4 The maximum footprint of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall not exceed 250 square metres.
- 5 The maximum gross floor area of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall not exceed 600 square metres.