



**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. Z2201F**  
**Amendment to Zoning Bylaw No. 1675, 2004**  
**Date: February 28, 2022**

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 April 4)**. 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 add an accessory use of 'kennel' to the subject property. Currently this use must be in place in order to have more than four or more dogs on a property. The owner would like to enable a family member to house dogs and operate a dog training facility on the property. Full details are available in the applicant's proposal summary attached to this package.

**LEGAL DESCRIPTION & GENERAL LOCATION:**

895 Highway 3A, Rural Nelson, Electoral Area 'F'  
 LOT A DISTRICT LOT 3212 KOOTENAY DISTRICT PLAN 12180 (PID 012-600-016)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
0.4 Hectares	N/A	Country Residential (R2)	Country Residential (CR)

**APPLICANT/AGENT:**

Angus Wright

**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.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)
- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- DIRECTORS FOR:
- A  B  C  D  E  F  G  H  I  J  K
- ALTERNATIVE DIRECTORS FOR:
- A  B  C  D  E  F  G  H  I  J  K
- APC AREA
- RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA)

- 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"/> RDCK EMERGENCY SERVICES <input type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input type="checkbox"/> RDCK REGIONAL PARKS	<input type="checkbox"/> SKEMTSIN (NESKONLITH) <input type="checkbox"/> SPLATSÍN (SPLATSÍN FIRST NATION)
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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](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**  
**PLANNING FILE NO.: Z2201F APPLICANT: ANGUS WRIGHT**

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](mailto:plandept@rdck.bc.ca)**



# Bylaw Amendment Z2201F Overview Map

Map Projection: UTM Zone 11    Map Datum: NAD83  
Date Plotted: Monday, February 28, 2022

## **Proposal Summary**

To all concerned:

I Angus Wright owner of 895 hwy 3a Nelson BC would like to obtain a site specific amendment to the current zoning on my property. My intent is to have my family return to the Kootenays and have them be able to run a home based business in their field of expertise. The amendment intends to allow for my family member to reside there, who currently owns more rescue dogs then the current "3 dog limit" zoning allows. My sister, Ella Wright, is a professional dog trainer, and hopes to use the existing facilities to accommodate her K-9 pack. She has 20+ years experience successfully managing a full spectrum of breeds and temperaments. She has brought many of these dogs to the property before, without issue. Both her personal interest and business model is driven by the care for family oriented dogs. She chooses to not own or work with the Pitbull breed for personal reasons.

Existing buildings are 1- 3bed/1 bath home  
1- 30'x40' stand alone shop  
1- 21'x12' stand alone garage

### **Infrastructure to be installed:**

- 30'x 40' shop to have an attached 8f solid fence that will make a contained dog run.
- interior walls to have a sound damping material added on top of the existing drywall.
- all dog kennels inside the shop will be designed to limit distress to animal in turn limiting noise

### **Business activity on property:**

**Manager:** Ella Wright- professional dog trainer 20yrs experience

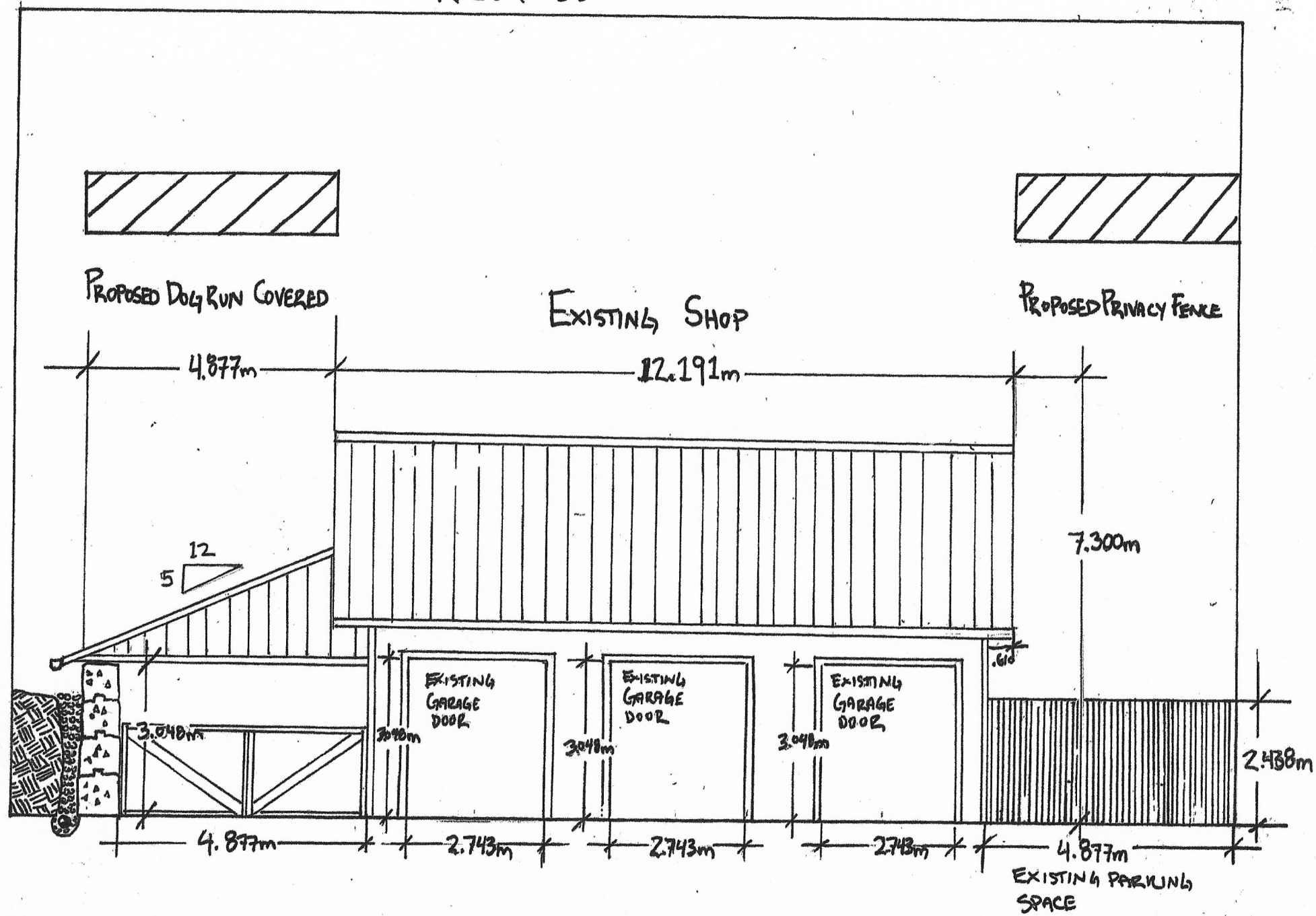
- social media account Ella Wright on Facebook
- there will be no pick up or drop off of client dogs on site all pick ups and drop offs will be conducted by manager off-site.
- All dog waste will be cleaned daily from run and disposed of off property at applicable refuse centre
- No client dog will be left unattended outside at anytime
- A contact number will be provided to all applicable neighbours as to expediently address any concern
- Dogs will not be permitted to be outside during the hrs of 8pm to 7am
- Any client dog not in run will be on leash at all times

### **Residential activity on property:**

- Existing 3bed/1 bath home will continue to be a residential home
- Manager will be resident of home as well as 2 other members of immediate family
- no other special use is proposed for this building

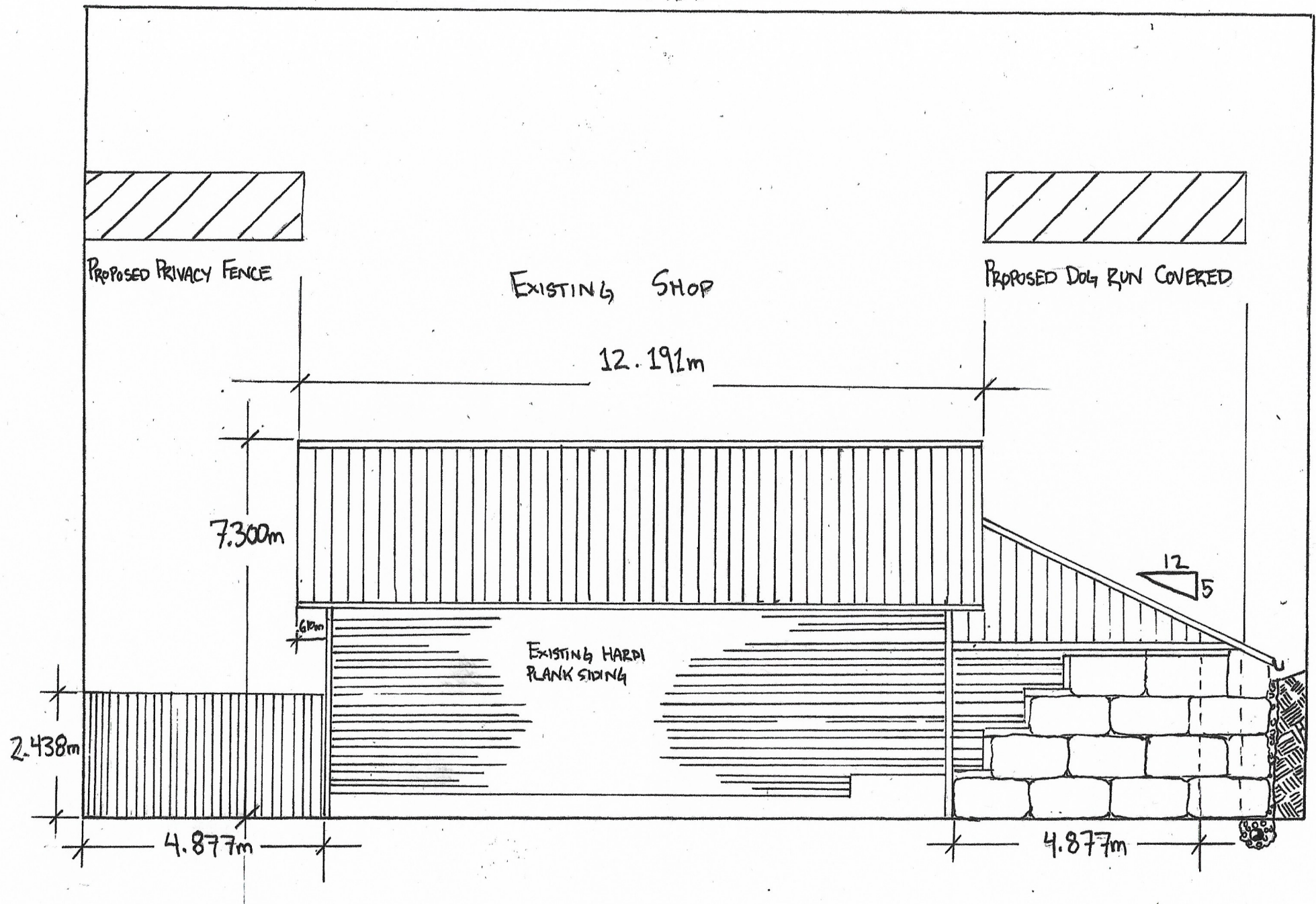


# WEST SIDE ELEVATION



SUBJECT PROPERTY: 895 HWY 3A, NELSON, B.C. V1L 6J4 P.I.D. 012-600-016

# EAST SIDE ELEVATION



SUBJECT PROPERTY: 895 HWY 3A, NELSON, B.C. V1L 6J4 | P.I.D. 012-600-016

LOT A DISTRICT LOT 2212 VICTORIA DISTRICT PLAN 12190



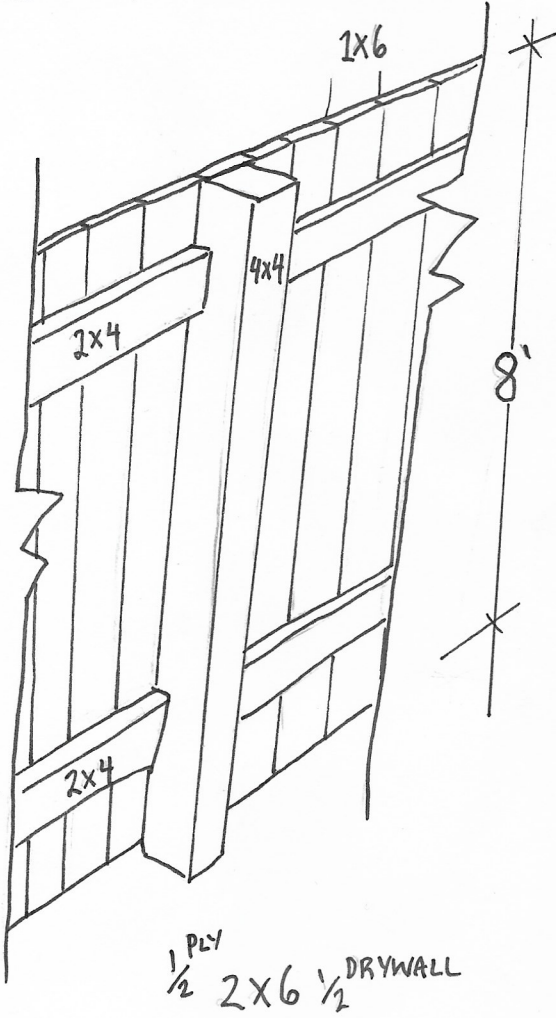
# ARTISTIC RENDERING



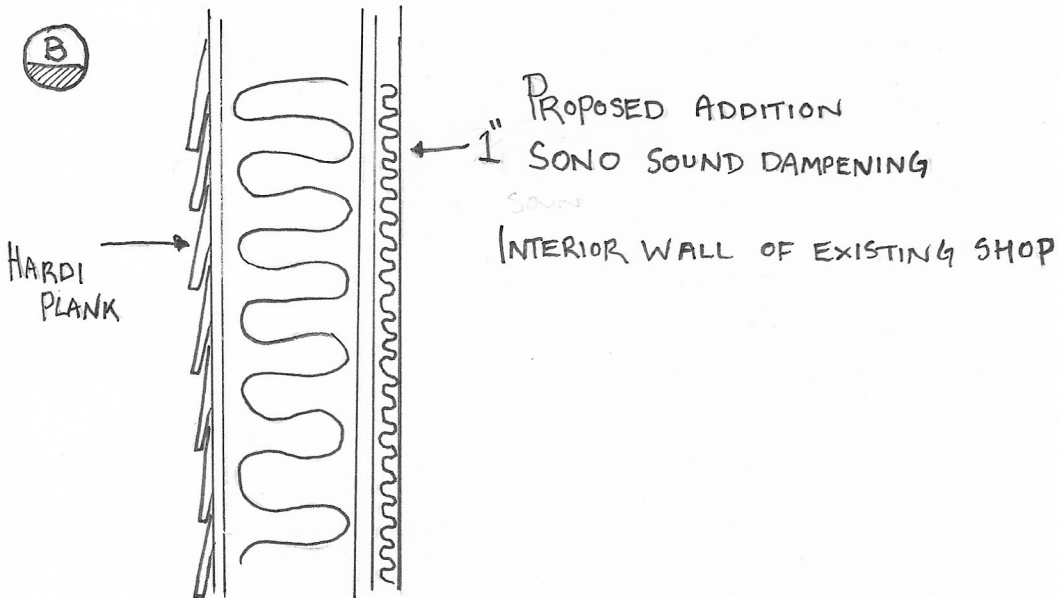
SUBJECT PROPERTY: 895 HWY 3A, NELSON, B.C. V1L 6J4 | P.I.D. 012-600-016

# Sections A and B

A Proposed solid fence 8'



B



## **DIVISION 11      COUNTRY RESIDENTIAL (R2)**

### **Permitted Uses**

1100 Land, buildings and structures in the Country Residential (R2) zone shall be used for the following purposes only:

#### Dwellings:

One-Family

Two-Family

#### Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills for processing of material harvested on site only

### **Development Regulations**

#### 1101

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 The minimum parcel size for a parcel subdivided for a relative under Section 514 of the *Local Government Act*, with the approval of the Interior Health Authority shall be 0.8 hectare.
- 3 The maximum site coverage permitted shall be 50 percent of the lot area.
- 4 The keeping of farm animals shall comply with the requirements of section 613.
- 5 One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1101(1).
- 6 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate further subdivision of the lot or adjacent lots.
- 7 Portable Sawmills shall be located a minimum of 30 metres from any property line.
- 8 A garage may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 56 square metres.
- 9 The maximum height of any accessory building or structure shall not exceed 8 metres.
- 10 The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.

- 11 The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

**Site Specific** - Lot 13 District Lot 6300 Kootenay District Plan NEP21755 (PID 019-022-069) from Country Residential (R2) to Country Residential (R2) 'site specific' to enable a second dwelling to be constructed up to a maximum height of 6.5 meters, with a minimum 6.5 meter setback from a front lot line of and a minimum 5 meter setback from an interior side lot line.

**HOUSEKEEPING UNIT** means a room with cooking facilities used for the temporary accommodation of travellers;

**IMMEDIATE FAMILY** means father, mother, father-in-law, mother-in-law, son, daughter, sister, brother, grandchildren, grandparents, and great-grandparents.

**INTERIOR SIDE LOT LINE** means the lot line or lines, not being the front or rear lot line, common to more than one lot;

**INTERPRETIVE FACILITIES** means a building or structure or group of buildings or structures that provides interpretation of a place of interest through a variety of media, such as displays and exhibitions of material, and, may include facilities such as trails;

**JUNK YARD** means the collection or accumulation of rubbish, garbage, bottles, broken glass or other discarded materials or unwholesome materials or ashes on real property, except where the owner of the real property holds a valid permit respecting those items under the *Waste Management Act*; or the outside storage or accumulation on real property of any building material, whether new or used, where there is no apparent or real construction occurring on the real property for which the materials are required; or the outside storage or accumulation on real property of any goods or merchandise which is offered or intended to be offered for sale, unless that real property is used solely for the wholesale or retail sale of those goods or merchandise;

**KENNEL** means a building, structure, compound, group of pens or cages or property where four (4) or more adult dogs (dogs aged six (6) months and older) are, or are intended to be trained, cared for, bred, boarded or kept either for commercial, hobby or not-for-profit purposes; and where dogs bred on the same property and pet supplies may be made available for auxiliary sale.

**KITCHEN** means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

**LANDSCAPE SCREEN** means a continuous fence, wall, compact evergreen hedge or combination thereof that screens the property that it encloses and is broken only by access drives, walks and lanes;

**LAUNDROMAT** means an establishment with self-service operated washing and drying machines intended for public use;

**LIVESTOCK** means cattle, horses, swine, farmed game, mules, asses, musk oxen, llamas, alpacas, ostriches, rheas and emus;

**LODGE** means an establishment for the use of tourists consisting of three or more attached or detached sleeping units and includes recreational facilities;

**LOT** has the same meaning as parcel under the *Local Government Act*, and means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;