



Bylaw Amendment Application

Referral Form – RDCK File Z23061

Proposed Amendments to Official Community Plan Bylaw No. 1157 and

Zoning Bylaw No. 1675

Date: October 11, 2023

You are requested to comment on the attached BYLAW AMENDMENT APPLICATION for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO NOVEMBER 11, 2023). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PRESENT USE AND PURPOSE OF THE BYLAW AMENDMENT:

The subject lands are located on the west side of Highway 3A directly south of the Tarrys Fire Hall and west of the Kalesnikoff Mill. This 1.7 hectare portion of the 14.6 hectare subject property is presently vacant and densely forested with the exception of the northern portion of the site adjacent to Tarrys Fire Hall which is currently used as staff parking for employees that work at the mill.

The purpose of this application is to rezone the 1.7 ha portion of the subject property on the west side of Highway 3A from Country Residential 'I' (R2I) to General Commercial (C2) Site Specific and to change the land use designation from Country Residential (CR2) to Commercial (C).

These changes are being requested in order to allow for the development of a purpose built office building and parking lot for employees and visitors of the Kalesnikoff Mill. The proposed site specific C2 zone will omit all of the permitted uses in the standard C2 zone except for "Business Office", "Accessory Buildings and Structures" and "One Dwelling Unit". A Development Permit application will be required to facilitate the proposed development and to ensure that the proposal is consistent with the Industrial-Commercial Development Permit Area Guidelines in the Official Community Plan and the associated zoning bylaw regulations.

LEGAL DESCRIPTION & GENERAL LOCATION:

2090 Highway 3A, Tarrys, Electoral Area 'I'

LOT 1 DISTRICT LOT 1239 KOOTENAY DISTRICT PLAN EPP47926 (PID: 029-696-682)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
1.7 ha (West side of Hwy 3A)	N/A	Country Residential 'I' (R2I)	Country Residential (CR2)

APPLICANT/AGENT:

Nelson Rocha, Studio 9 Architecture + Planning

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 permit.

**ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

- MINISTRY OF 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
- APHC AREA I
- RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA)
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK REGIONAL PARKS

- 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)
 - SKEMTSIN (NESKONLITH)
 - SPLATSÍN (SPLATSÍN FIRST NATION)
 - SKEETCHESTN INDIAN BAND
 - TK'EMLUPS BAND

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: Z2306I

APPLICANT: Nelson Rocha, Studio 9 Architecture + Planning

Name:

Date:

Agency:

Title:





RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
Email: plandept@rdck.bc.ca

Z2306I - Location Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre
-  Address Points

Map Scale:

1:8,000

Date: August 10, 2023



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

Z2306I - Zoning Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Zoning Class

- Agriculture
- Commercial
- Industrial
- Institutional
- Open Space
- Residential 2
- Residential 5

Legend

- Flood Construction Levels - 1990
- Agriculture Land Reserve
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

1:8,000

Date: August 10, 2023

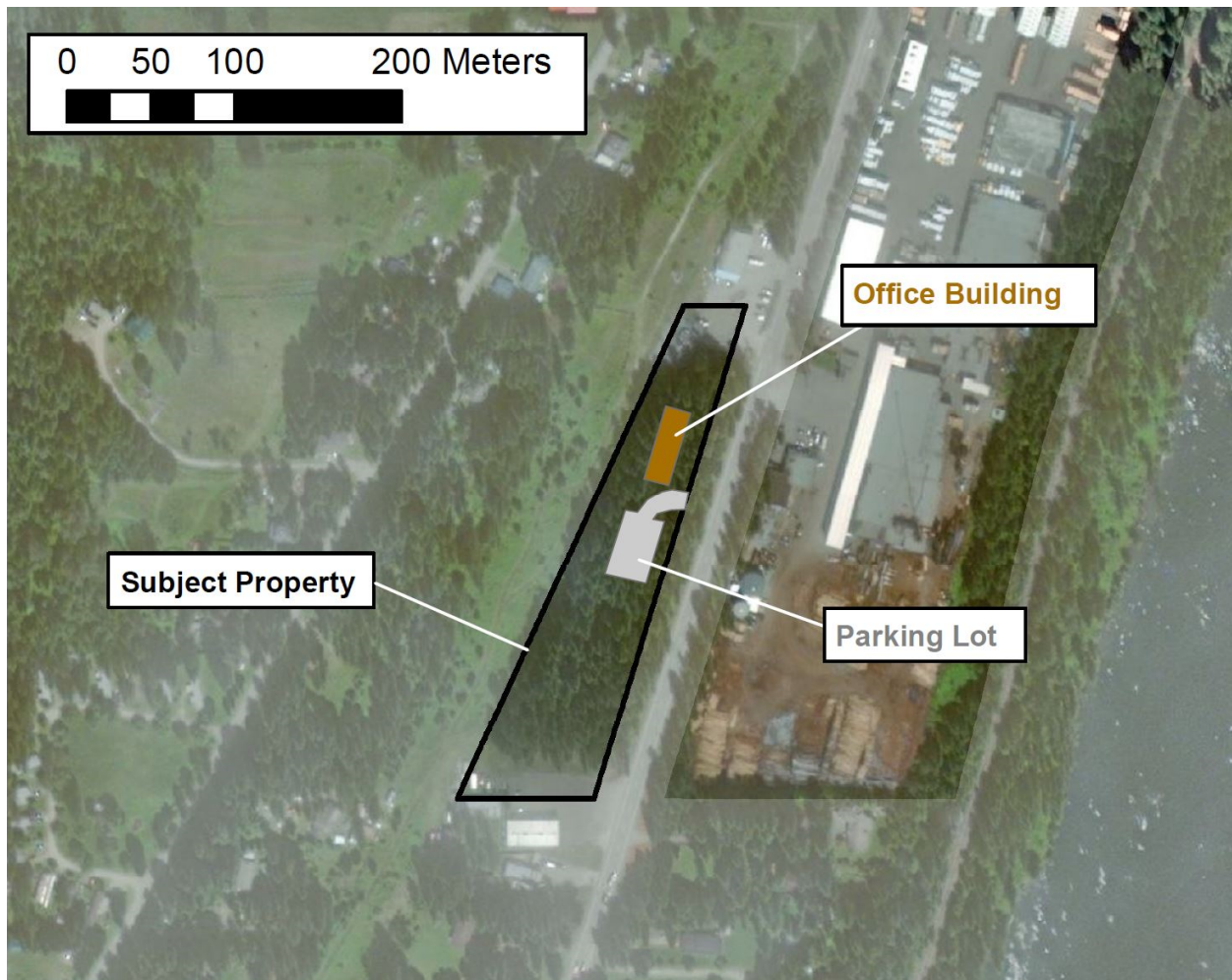


The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

Kalesnikoff Seeks RDCK Approval for New Administrative Office for Local Employees:

Kalesnikoff will be applying to the Regional District of Central Kootenay for approval to construct a purpose-built new office space for approximately 30 administrative and operational employees who currently work in the aging office and modular trailers across the road. This application is a re-submission under the same commercial zoning designation as previously submitted – C2 General Commercial Zone. We want to ensure that the neighbours’ concerns from the last application have been heard and that the site will only be used for an office and not an expansion of the industrial operations. To that end, the application for the zoning change will be made with many of the acceptable uses being taken out of the application to limit the type of future development permitted on this parcel. Please see **Appendix A** at the back of this document.

The new office will be situated west of Hwy 3A, north of the existing parking lot, south of Tarry’s Fire Hall and north of Russell Auction: across the street from the long-time mill site.



The new building and surrounding site will not house any operations or mechanical work, and would function solely as an office, meeting space and potential showroom for Kalesnikoff's new mass timber offerings and other products. Parking will be provided onsite for staff and a small number of visitors. The new building will be constructed using mass timber to showcase the use of this sustainable local wood product.

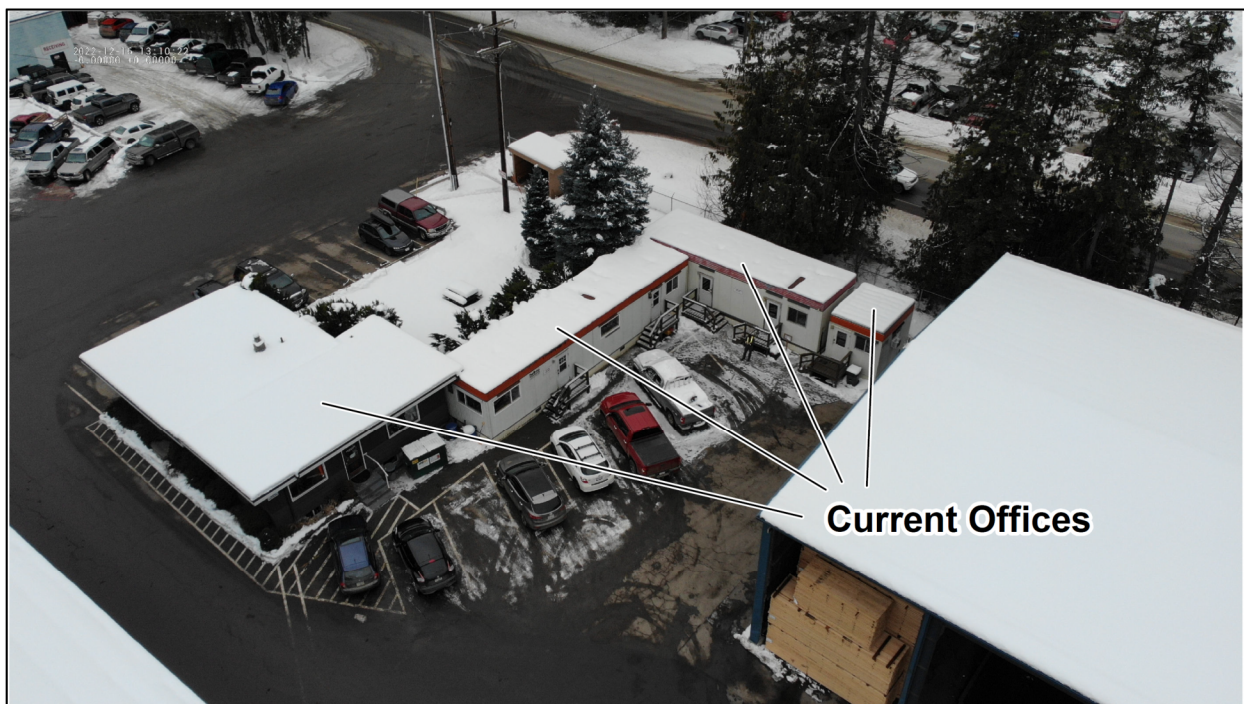
Construction will require the removal of some trees on the footprint area and future building perimeter. Trees and other foliage will be maintained around the site for aesthetic purposes. A treed buffer or planted hedges along the back (west side) of the property will be maintained or added to provide privacy to adjacent residents west of the site and will comply with all landscaping regulations in the Zoning Bylaw. In summary, these regulations include:

- Provision of privacy for outdoor and indoor spaces through use of plant screens, walls or fences;
- Separation of distinct areas allocated to different types of activities;
- Reduction of glare or illumination from automobile traffic, street lighting or other sources;
- Control of noise from streets or activity areas;
- Landscaped screening adjacent to residential zones will be planted or installed so that no person shall be able to see through it;
- Where any lot is used for commercial, industrial, and institutional purposes, any part of such lot that is not used for buildings, exterior display areas, parking or loading facilities shall be maintained as a landscaped area, or as undisturbed forest.
- Where any off-street parking area for four (4) or more vehicles is located within 4.5 metres of a front or exterior side lot line, it shall be screened by an evergreen hedge not less than 1.5 metre in height at the time of planting.

Why our Team Needs a New Office:

This new space would accommodate about 25 local Kalesnikoff staff members who work in purchasing, human resources, finances, and accounting, administration all under one roof in a purpose-built environment.

The existing 'ad hoc' workplace is comprised of an office built in the 1970's and three Atco-type trailers, and is not conducive to team collaboration, energy efficiency or optimal employee comfort.



Being a Good Neighbour:

The existing mill site has been generating local jobs directly for Kalesnikoff employees and indirectly for all of our various local suppliers for over 50 years and Kalesnikoff celebrated our 84th anniversary in 2023.

We are committed to not only supporting our employees and families, but the broader community as well. We were pleased to have an opportunity recently to support a family who recently moved to the region after being displaced by the war in Ukraine, to provide scholarships to employees' children, and lumber to the Kaslo Outdoor Recreation and Trails Society's new Yew Cabin as just a few examples.

We have also been very humbled to be able to support dozens of local families each holiday season through our “Hope for the Holidays” program. Each year, Kalesnikoff matches the generosity of our employees’ voluntary payroll deductions to provide toys, clothing, food and other gifts to local families in need. In recent years, this has typically provided about \$20,000 for employee volunteers to shop at local businesses in Nelson and Castlegar to make sure each registered child receives gifts from their individual Santa wish lists. Our team then wraps and delivers the boxes to an organizing local not-for-profit.

Kalesnikoff has also been working in collaboration with the Regional District of Central Kootenay and the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for some time now to reduce the wildfire risk to our local communities.

What We Do and Why it Matters:

Kalesnikoff is a family-owned local business with 300 local employees. We have a commitment to sourcing local goods and services and supporting local families and community initiatives.

We maximize the benefit of all of our locally sourced wood by reducing waste and optimizing value by creating high-quality wood products. This includes traditional graded lumber for framing and general construction and our newest successful initiative: mass timber.

Mass timber comprises high-quality finished wood that is laminated and/or glued to create custom-designed and crafted large, strong and stable panels used in sustainable wood buildings. These products, including cross-laminated timber and Glulam-laminated timber panels which have enormous potential to significantly reduce the carbon footprints of new buildings. In comparison to traditional building materials, sustainable wood products produce far less CO2 while absorbing and sequestering carbon from our atmosphere.

Mass timber, using local, high-quality wood has been featured in many new buildings including the Castlegar Childcare Centre here in Castlegar, and in Kalesnikoff’s own Welcome Center pictured below.



The proposed new office will also use Kalesnikoff's own mass timber products and so will have a similar warm look and feel.

Next Steps:

Information and engagement with immediate neighbours –
Submit application to RDCK for review –Fall 2023
RDCK Public Meeting – estimated Winter 2024
Construction – estimated Summer of 2024

For more information, please contact:

Dwane Sorenson
Vice President, Operations
referrals@kalesnikoff.com
250-399-4211, X253



Appendix A

Permitted Uses - Land, buildings and structures in the General Commercial (C2) zone shall be used for the following purposes only: The crossed-out uses are part of the C2 zoning that will not be part of the application in order to help mitigate public concerns heard in the last application process. The remaining uses highlighted in yellow will be part of the application. Any other uses not highlighted will require a second application at a future date.

~~Building and Plumbing Sales~~

~~Cannabis Retail Stores~~

~~Manufactured Home and Trailer Sales~~

~~Mixed Use Developments~~

~~Motor Vehicle Sales and Rentals~~

Offices

~~Plumbing,~~

~~Heating and Glass Sales and Service~~

~~Personal Service Establishments~~

~~Recycling Depot~~

~~Repair Shops (enclosed) of: boats and light marine equipment awnings and canvas products
small equipment and machinery automobiles~~

~~Restaurants~~

~~Retail Stores~~

~~Service Stations~~

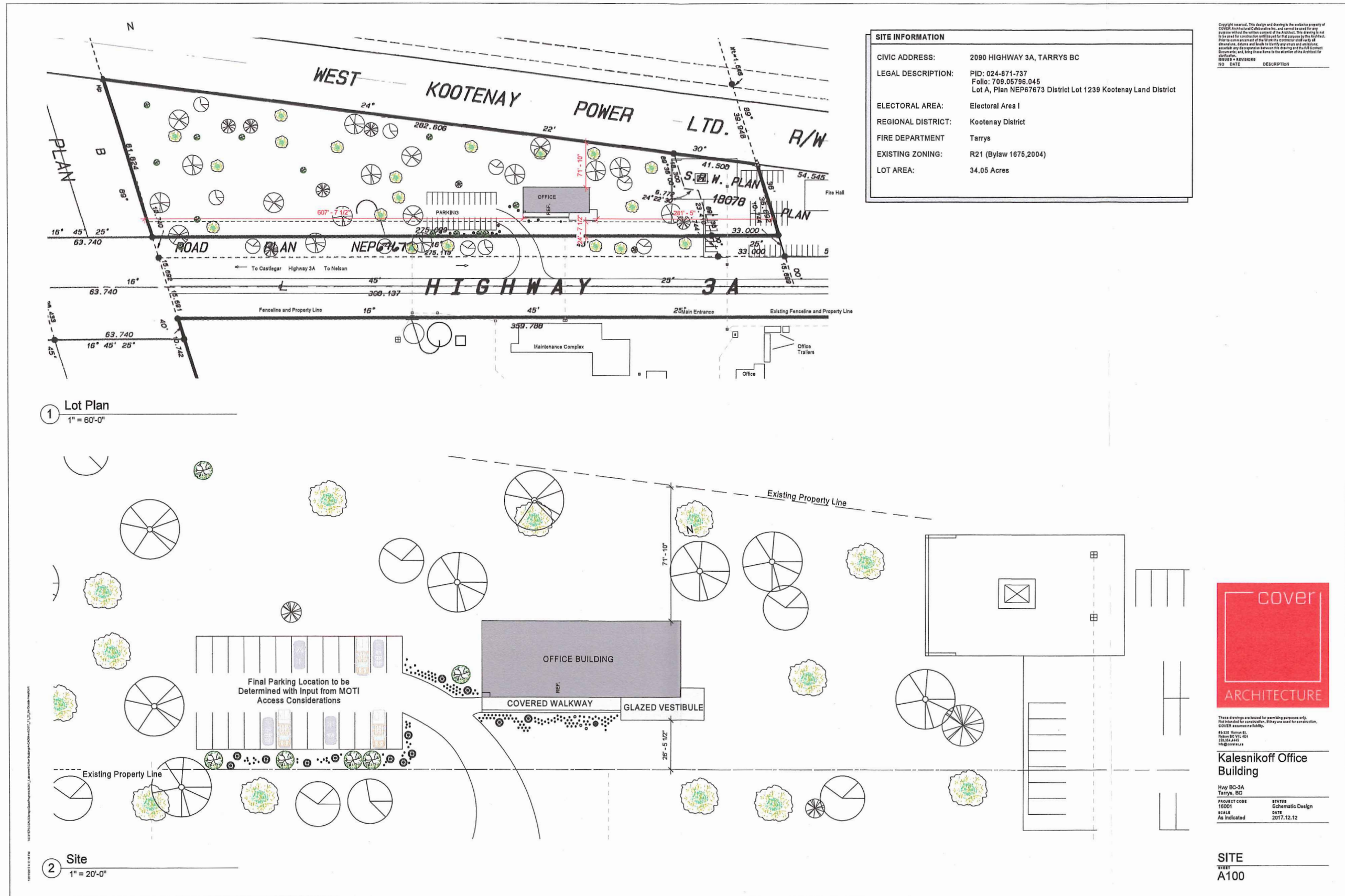
~~Tourist Accommodation~~

~~Veterinary Clinics~~

~~Warehousing, restricted to: mini-warehouses cold storage plants feed and seed storage and
distribution~~

Accessory Uses: Accessory Buildings and Structures One Dwelling Unit





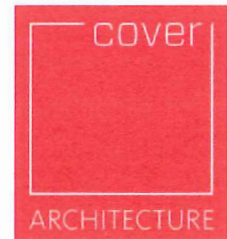
SITE INFORMATION	
CIVIC ADDRESS:	2090 HIGHWAY 3A, TARRYS BC
LEGAL DESCRIPTION:	PID: 024-871-737 Folio: 709.05796.045 Lot A, Plan NEP67673 District Lot 1239 Kootenay Land District
ELECTORAL AREA:	Electoral Area I
REGIONAL DISTRICT:	Kootenay District
FIRE DEPARTMENT:	Tarrys
EXISTING ZONING:	R21 (Bylaw 1675,2004)
LOT AREA:	34.05 Acres

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NO.	DATE	DESCRIPTION

1 Lot Plan
1" = 60'-0"

2 Site
1" = 20'-0"



These drawings are issued for permitting purposes only. Not intended for construction. They are used for construction. COVER assumes no liability.

ARCHITECT
Kalesnikoff Office Building

Hwy BC-3A
Tarrys, BC

PROJECT CODE: 16001
SCALE: As Indicated

STATUS: Schematic Design
DATE: 2017.12.12

SITE
SHEET
A100

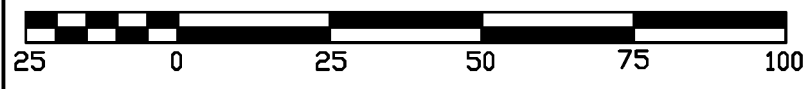
REFERENCE PLAN FOR CONSOLIDATION OF CLOSED ROAD IN DISTRICT LOT 1239 KOOTENAY DISTRICT PLAN EPP47921 AND LOT A DISTRICT LOT 1239 KOOTENAY DISTRICT PLAN NEP67673.

PLAN EPP47926

Pursuant to Section 100(1)(b) of the Land Title Act.

BCGS 82F.033

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:1250.



UTM NAD83 (CSRS) Zone 11	
Estimated horizontal network accuracy 0.050	
IP A1	N 5470985.059 E 459824.554
Convergence at IP A1 subtract 0'25'13"	
IP A2	N 5471785.247 E 460362.241
Vector A1 to A2 33'53'57" 964.059 (grid distance)	

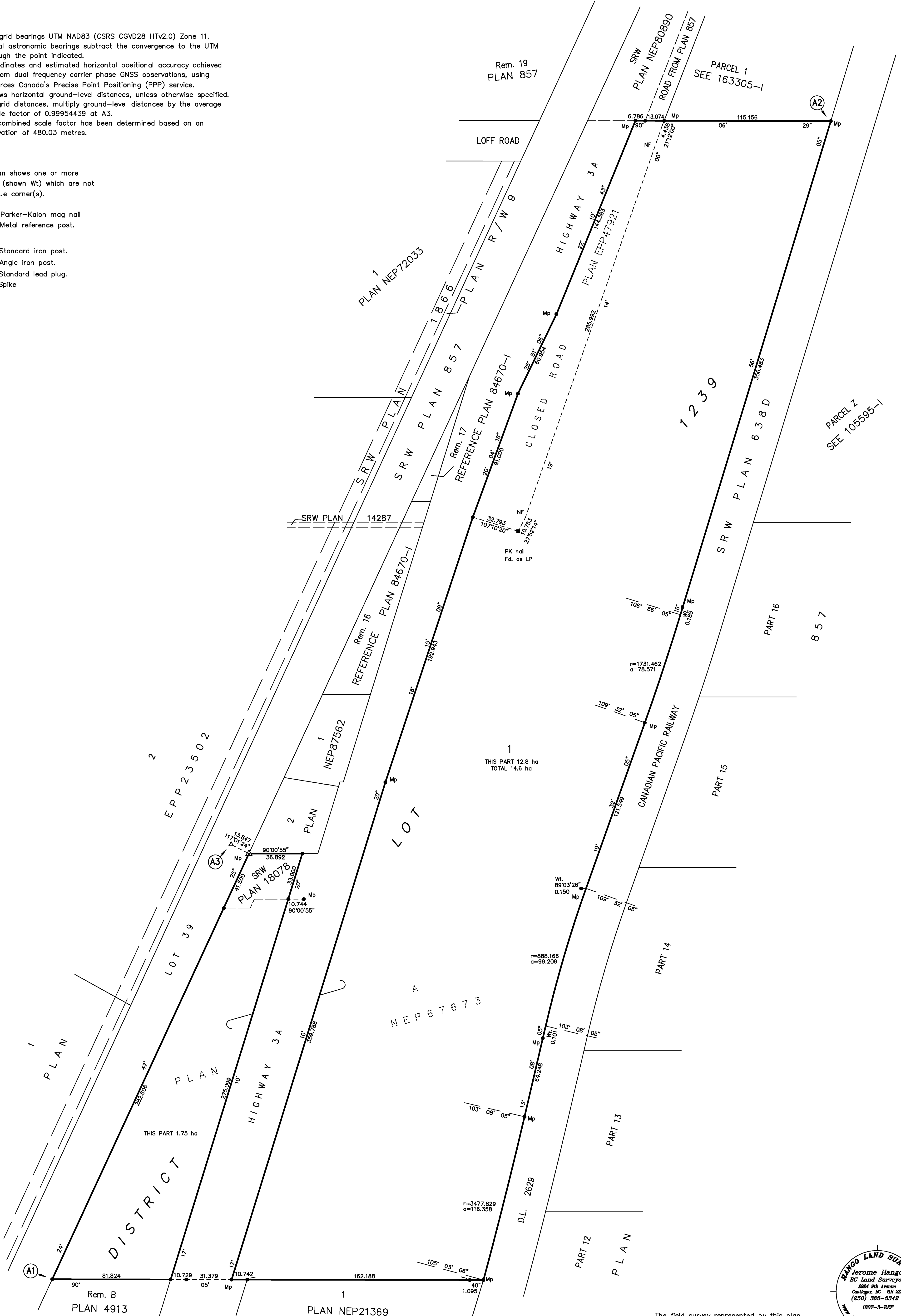
LEGEND

Bearings are grid bearings UTM NAD83 (CSRS CGVD28 HTv2.0) Zone 11. To obtain local astronomic bearings subtract the convergence to the UTM meridian through the point indicated. The UTM coordinates and estimated horizontal positional accuracy achieved are derived from dual frequency carrier phase GNSS observations, using Natural Resources Canada's Precise Point Positioning (PPP) service. This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined scale factor of 0.99954439 at A3. The average combined scale factor has been determined based on an ellipsoidal elevation of 480.03 metres.

Note: This plan shows one or more witness posts (shown Wt) which are not set on the true corner(s).

PK Parker-Kalon mag nail
Mp Metal reference post.

- Found Set
- ○ Standard iron post.
 - ▲ ▲ Angle iron post.
 - ■ Standard lead plug.
 - △ △ Spike



This plan lies within the Regional District of Central Kootenay.

The field survey represented by this plan was completed on the 23rd day of January, 2015 Jerome P. Hango, BCLS 740.





RDCK Property Report

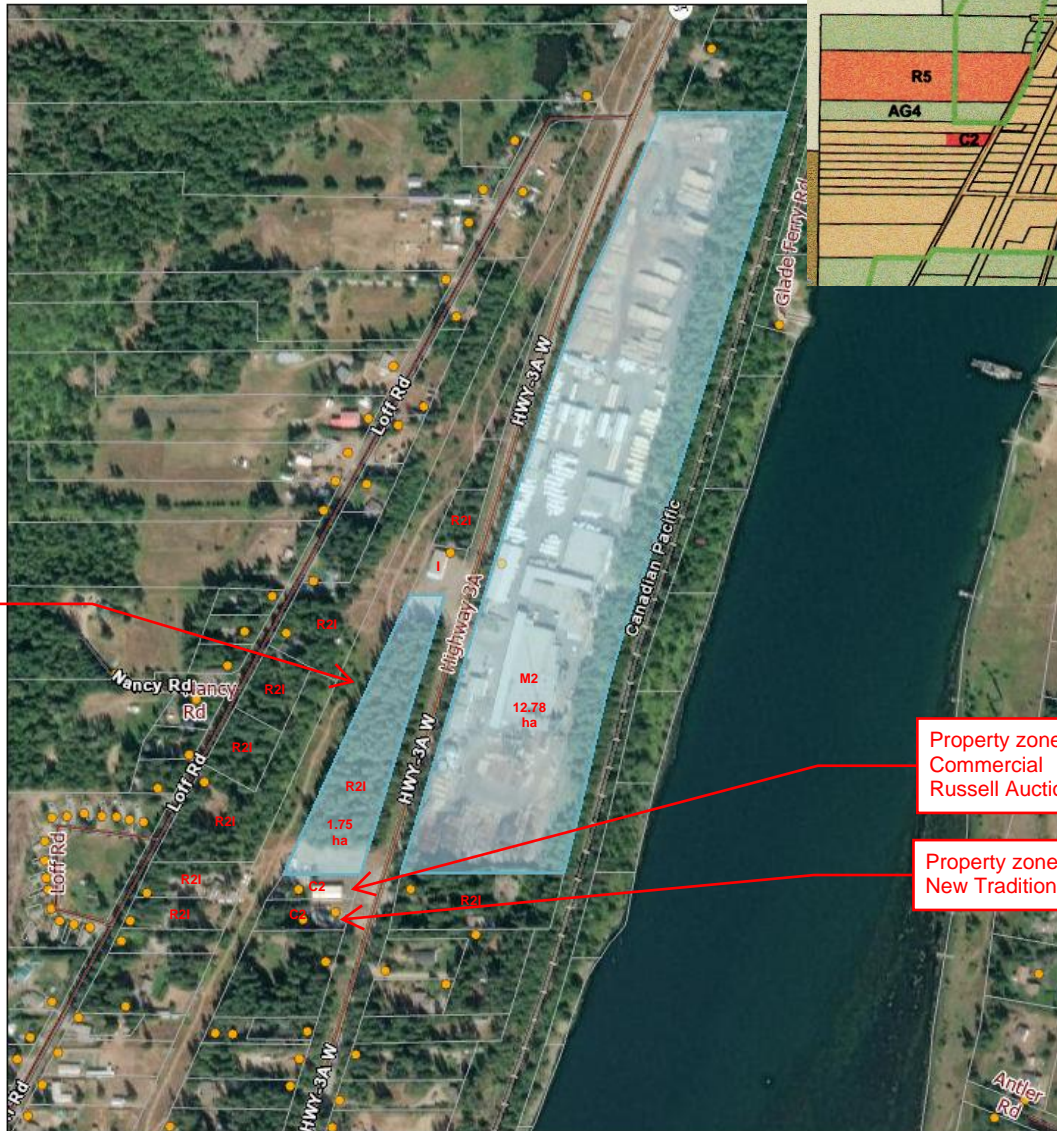
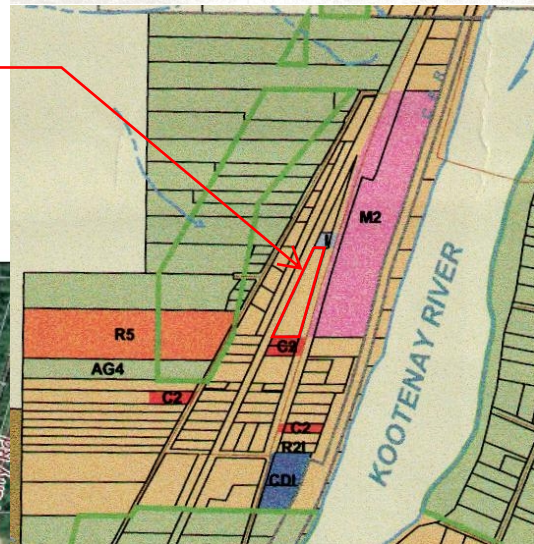
Schedule B - Zoning Map (I,J)

Area of Interest (AOI) Information

Area 14.53 hectares

May 29 2023 1 16: 3 Pacific Daylight Time

Property applying for rezoning

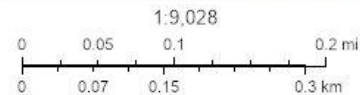


+/- 33 m right of way between subject property and neighbouring residential properties

Property zoned C2 - General Commercial
Russell Auction Building

Property zoned C2 - General Commercial
New Tradition Fine Furniture & Cabinets.

- Electoral Areas
- RDCK Streets
- Cadastre - Legal Parcels
- Address Points



Esri Community Maps Contributors, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Maxar

DIVISION 12

COUNTRY RESIDENTIAL I (R2I)

Permitted Uses

1200 Land, buildings and structures in the Country Residential I (R2I) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horticulture

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills for processing of material harvested on site only

Development Regulations

1201

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 Not more than one (1) one-family dwelling or one (1) two-family dwelling shall be located on a lot, except where the lot has a one-family dwelling; a manufactured home may be placed on the lot to provide temporary accommodation for immediate family of the occupant of the principal dwelling.
- 3 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.
- 4 The maximum site coverage permitted shall be 50 percent of the lot area.
- 5 The keeping of farm animals shall comply with the requirements of section 613.
- 6 Portable sawmills shall be located a minimum of 30 metres from any property line.
- 7 A garage may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 56 square metres.
- 8 The maximum height of any accessory building or structure shall not exceed 8 metres.
- 9 The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.
- 10 The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

Proposed Zone

DIVISION 32 GENERAL COMMERCIAL (C2)

Permitted Uses

3300 Land, buildings and structures in the General Commercial (C2) zone shall be used for the following purposes only:

- ~~Building and Plumbing Sales~~
- ~~Cannabis Retail Stores~~
- ~~Manufactured Home and Trailer Sales~~
- Mixed Use Developments
- ~~Motor Vehicle Sales and Rentals~~
- Offices
- ~~Plumbing, Heating and Glass Sales and Service~~
- ~~Personal Service Establishments~~
- ~~Recycling Depot~~
- ~~Repair Shops (enclosed) of:~~
 - ~~boats and light marine equipment~~
 - ~~awnings and canvas products~~
 - ~~small equipment and machinery~~
 - ~~automobiles~~
- ~~Restaurants~~
- ~~Retail Stores~~
- Service Stations
- ~~Tourist Accommodation~~
- ~~Veterinary Clinics~~
- ~~Warehousing, restricted to:~~
 - ~~mini-warehouses~~
 - ~~cold storage plants~~
 - ~~feed and seed storage and distribution~~
- Accessory Uses:
 - Accessory Buildings and Structures
 - One Dwelling Unit

Note: Only the following uses and accessory uses would be permitted in the proposed site specific C2 zone:
- "Offices"
- "Accessory Buildings and Structures"
- "One Dwelling Unit"

Development Regulations

3301

1 The minimum site area for each permitted use shall be provided as follows:

Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
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Hotel, Motel, Lodge and Similar Uses	0.2 hectares (first unit), 200 square metres for each additional sleeping or housekeeping unit	0.4 hectares, 300 square metres for each additional sleeping unit, 400 square metres for each additional housekeeping unit	1.0 hectare (up to 10 units), 600 square metres for each additional sleeping unit, 0.1 hectares for each additional housekeeping unit
All Other Uses	0.4 hectare	0.4 hectare	1.0 hectare

For Mixed Use Developments, the minimum site area restrictions identified above apply for each permitted principal use within the Mixed Use Development.

- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 Landscaping shall comply with the requirements of sections 621 and 622.