



# Development Variance Permit

V2310J (0889922 BC LTD)

Date: January 25, 2023

Issued pursuant to Section 498 of the *Local Government Act*

TO: 0889922 BC LTD

## ADMINISTRATION

1. This Development Variance Permit (DVP) is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay (RDCK) applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this DVP, and any plans and specifications attached to this Permit that shall form a part thereof.
3. This DVP is not a Building Permit.

## APPLICABILITY

4. This DVP applies to and only to those lands within the RDCK described below, and any and all buildings, structures and other development thereon, substantially in accordance with Schedules '1' and '2':

Address: 25 Old Mill Road, Electoral Area 'J'

Legal: LOT 3 DISTRICT LOT 237 KOOTENAY DISTRICT PLAN EPP71075

PID: 030-632-447

## CONDITIONS

5. Development Variance

RDCK Zoning Bylaw No. 1675, 2004 Section 611.13 is varied as follows:

From: Required parking and associated manoeuvring aisles in all Multi-Unit Residential, Commercial and Industrial zones shall be surfaced with either asphalt or concrete pavement, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one (1) disabled person's parking space for every ten (10) parking spaces required.

To: 3,132 m<sup>2</sup> (approximately 30%) of required parking and associated manoeuvring aisles in all Multi-Unit Residential, Commercial and Industrial zones shall be surfaced with either asphalt or

concrete pavement, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one (1) disabled person's parking space for every ten (10) parking spaces required.

Subject to:

- A. The main vehicle route through the property as shown in the site plan provided by the applicant as "Paved Section" and constituting an area of 3,132 m<sup>2</sup> is surfaced and maintained with asphalt paving;
- B. Measures to control and mitigate dust are implemented as per the Dust Control Plan that has been prepared by the applicant (Attachment 'C' of the Committee Report dated December 22, 2023 from Zachari Giacomazzo, Planner and Schedule 3 of this Permit).

#### 6. Schedule

If the holder of the DVP does not substantially start any construction or does not register the subdivision with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

#### 7. Other

Authorized resolution 33/24 passed by the RDCK Board on the 18<sup>th</sup> day of January, 2024.

The Corporate Seal of  
THE REGIONAL DISTRICT OF CENTRAL KOOTENAY  
was hereunto affixed in the presence of:

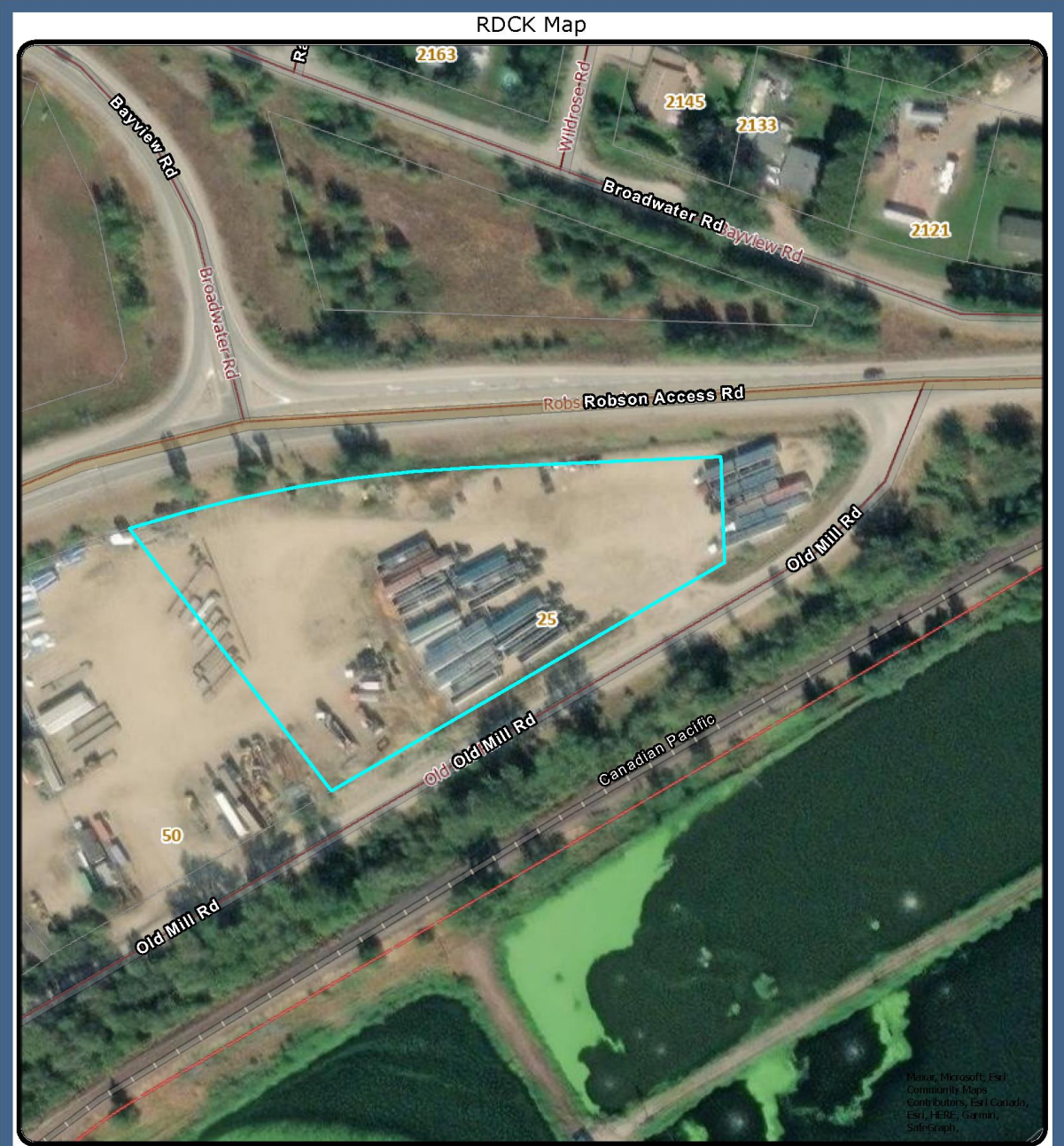
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Aimee Watson, Board Chair

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Mike Morrison, Corporate Officer

Schedule 1: Subject Property



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:

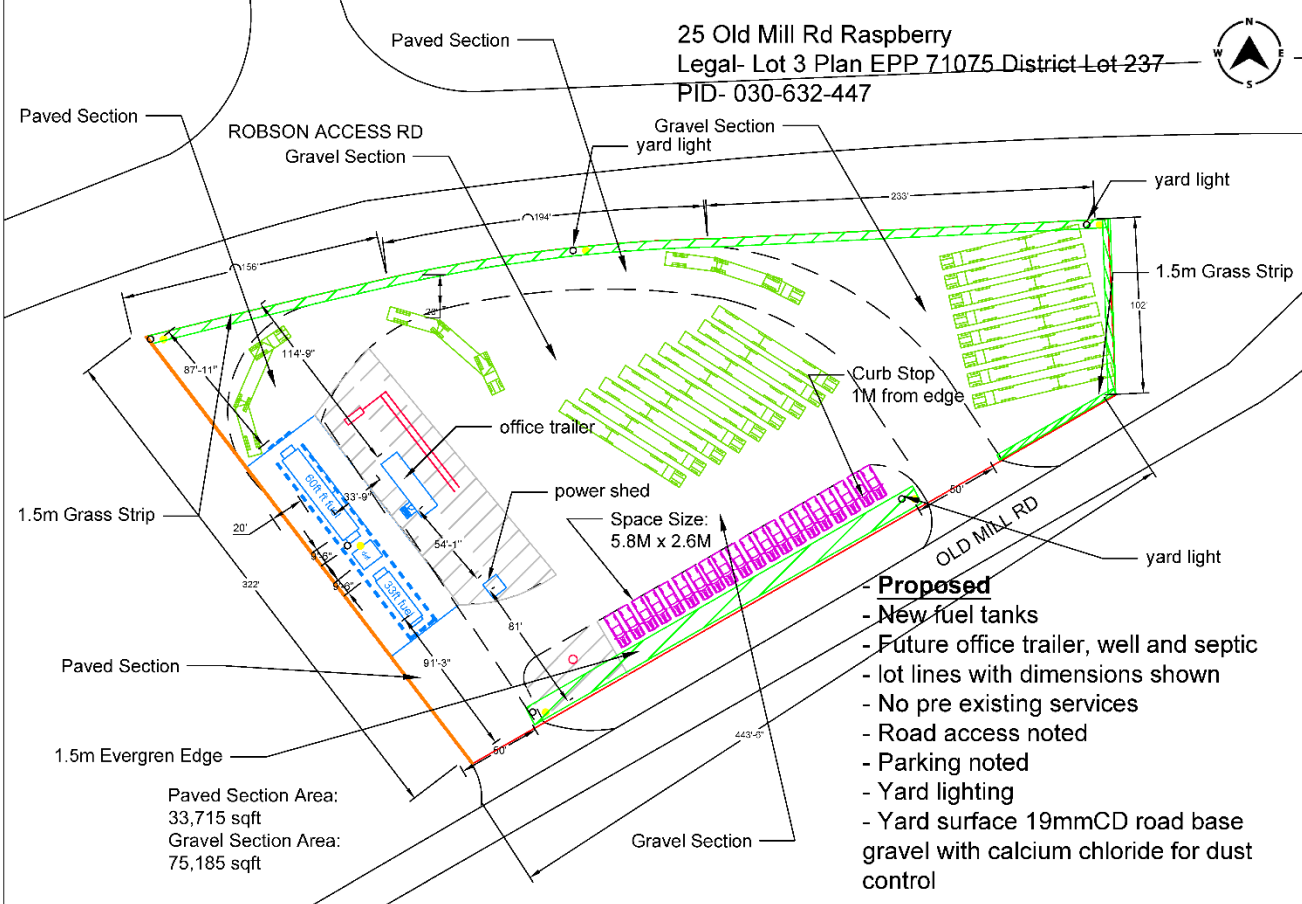
1:2,257

Date: October 26, 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.

Schedule 2: Site Plan



**Schedule 3: Dust Control Plan prepared by applicant**

Dust control plan for  
25 Old Mill Road Yard

Sutco Contracting Ltd. is submitting this dust control plan to the planning department of RDCK to highlight measures to be taken to reduce/ control dust at our raspberry yard.

The current state of the property does not include any paved area, making the main route traveled prone to creating dust, in the past, a water truck was used to suppress dust but the soil composition (fine dust) created some dust episodes in drought period.

Our plan to control dust includes:

- Paving the main route traveled
- Lining the parking area with road base gravel
- Applying dust suppression agent on the non-paved area

The product chosen to control dust on non-paved areas will be a mixture of Calcium Chloride brine.

The product will be applied at the beginning of the warm season each year and touch-up can be performed during summer months.

An employee of Sutco Contracting Ltd. will monitor the dust accumulation on the paved areas and use a mechanical sweeper to keep the paved route clear of dust/ gravel.

We performed these improvements on other yards operated by Sutco Contracting Ltd. and had positive results in mitigating the dust level.

We hope the information above clarifies our dust control plan for our 25 Old Mill Road yard

Best Regards



Louis Bouchard

Project manager