



# REGIONAL DISTRICT OF CENTRAL KOOTENAY COMMITTEE REPORT

**Date of Report:** March 8, 2017  
**Date & Type of Meeting:** March 15, 2017 Rural Affairs Committee  
**Author:** Meeri Durand, Planning Manager  
**Subject:** **AURORA MANAGEMENT INC. DEVELOPMENT PERMIT**  
**File:** **4260-20-DP1701JJ-01302.410-AURORA**

## SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to recommend that the Board issue an Industrial Development Permit (DP) with Variances for the purposes of varying the requirements for surfacing of a proposed industrial development involving establishment of a mini-storage and RV storage facility on Old Mill Road within Electoral Area J.

## SECTION 2: BACKGROUND / ANALYSIS

<b>Owner:</b>	Aurora Management Inc.	<b>Parcel size:</b>	4.027 Acres
<b>Address:</b>	Old Mill Road, Robson	<b>Agent:</b>	Angela Jack, WSA Engineering
<b>OCP designation:</b>	Industrial (I)	<b>Zoning:</b>	Light Industrial (M1)

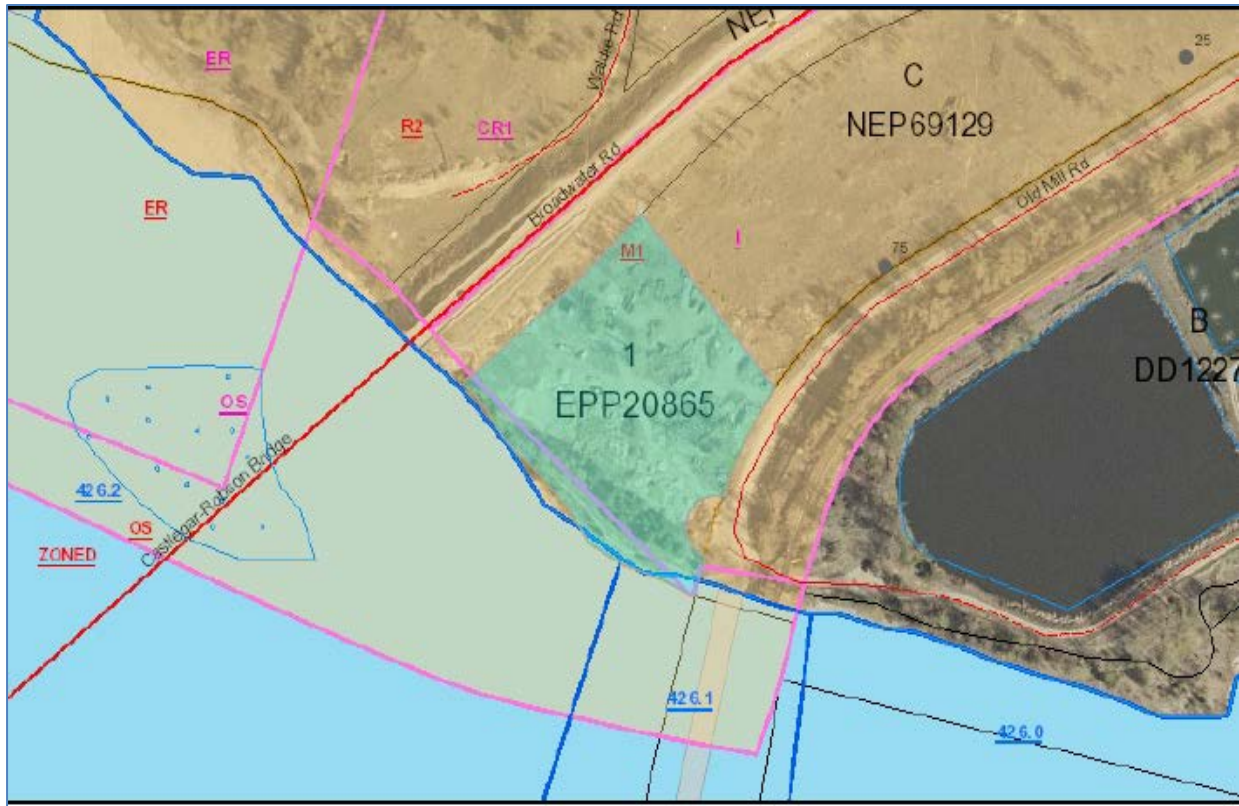
### RELEVANT INFORMATION

The subject property is located between Robson Access Road to the north, Old Mill Road to the south, the Columbia River to the west and Dell Transport to the east. The subject property is currently vacant and is proposed to be developed as a mini-storage and RV storage facility. The proposed development entails the construction of four (4) mini-storage structures with gross floor areas of 686 square metres, 598 square metres, 502 square metres and 362 square metres and one RV storage structure of approximately 802 square metres in gross floor area (see attached site plan).

Land uses on adjoining properties are as follows:

Orientation	Zoning	Land Use
North	Country Residential (R2)	Robson Access Road, Trans-Canada Trail, Residential Properties
East	Light Industrial (M1)	Dell Transportation (Storage and Warehousing)
South	City of Castlegar Lands	CPR Bridge, Sewage Lagoons
West	Open Space (OS)	Columbia River, Robson Access Bridge and Trail maintained by Castlegar Friends of Parks and Trails

Figure 1: Location of Subject Property



The subject property is zoned 'Light Industrial' under RDCK Zoning Bylaw No. 1675, 2004 and 'Industrial' under the Kootenay-Columbia Rivers Official Community Plan No. 1157, 1996.

This development proposal triggers the Industrial Development Permit (IDP) requirements in accordance with Section 4.1 of the *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996*. In addition to the IDP requirement, the applicants are seeking a variance from the asphalt/concrete paving requirements identified in Section 611.13 of the *Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004* and landscaping requirements along Robson Access Road and Old Mill Road.

Instead of surfacing parking and maneuvering aisles with asphalt or concrete pavement, the proponents have proposed to surface these areas with gravel and utilize dust control (i.e. calcium chloride) to mitigate any offsite impacts. The applicants have proposed to retain all existing vegetation on the northern and western boundaries of the subject property, including the portion maintained by the Castlegar Friends of Parks and Trails as a recreational trail. The proponents have also proposed to hydro seed all undeveloped areas of the property which are not currently landscaped. This work has been identified in the applicant's attached landscaping plans.

They are requesting relief from additional landscaping requirements along Robson Access Road because of the steep embankment which limits the success of such plantings, and along Old Mill Road due to limited traffic, adjacent land uses also being industrial in nature and visual security of operations. A similar allowance was permitted adjacent to the subject property for Dell Transportation for the same reason,



which has resulted in on-going issues with dust abatement and visual aesthetics at the entrance to the City of Castlegar and with recreational users of Waldie Island and the Trans Canada Trail. RDCK staff recognize the barriers to appropriate landscaping in this locations but support the landscaping requirements being upheld to mitigate concerns.



Figure 2: Frontage of Site adjacent to Dell Transportation (Old Mill Road)





Figure 3: Northern site boundary adjacent to Trans-Canada Trail and Robson Access Road



Figure 3: Western boundary adjacent to Castlegar Friends of Parks and Trails

**KOOTENAY-COLUMBIA RIVERS OFFICIAL COMMUNITY PLAN BYLAW NO. 1157, 1996**

The subject property is designated ‘Industrial’ under the Official Community Plan. All new development requires a development permit to meet the following objectives.

Development Permit Area Guidelines:

Under Section 490 of the *Local Government Act*, a development permit must be issued if the proposal is compliant with the applicable guidelines specified under the Official Community Plan (OCP). The following list of guidelines pertains to the proposal.

DP Guideline	Staff Comment
<b>Form and Character of Building</b>	
4.1.3.3 Buildings and structures should be sited and shaped in such a manner as to be visually unobtrusive and aesthetically pleasing.	The applicant is proposing a mini-storage and RV storage facility similar to the warehousing and storage facility use adjacent.
4.1.3.4 The shape, siting, roof line and exterior finish of buildings should be sufficiently varied to avoid a monotonous appearance.	No comments were provided regarding the visual quality of the building.
4.1.3.5 A residential component located above commercial or industrial development is encouraged.	The proposed use does not include a residential component.

4.1.3.6 Parking should be in smaller clusters, screened from view from internal and adjacent residential uses and from adjacent streets.	Parking is provided for off-street and adjacent to each proposed storage unit. No visitor parking is being provided. All parking will be dust controlled gravel and screened as required.
<b>Landscaping and Screening</b>	
4.1.3.7 Particular emphasis should be given to landscaping and the retention of natural vegetation. Obtrusive industrial uses shall be screened. Landscaping and screening shall comply with the requirements of any applicable zoning bylaw.	The landowner has maintained existing landscaping. Additional hydro-seeding of the subject property will be required as proposed. Further landscaping will be required along the frontage of Old Mill Road and Robson Access Road, unless opaque fencing is installed as an alternative visual barrier.
4.1.3.8 Outside storage and manufacturing areas shall be located to the rear of buildings and structures where appropriate and shall be adequately screened.	The proposed development is a storage facility and it is expected that there will be no outdoor storage with the exception of RV units.
4.1.3.9 Landscaping along the street should be established so that it is sympathetic to the neighbourhood.	The proposal will maintain landscaping along the northern and western property boundary. The remainder of the property will be fenced and improved with hydro-seeding and/or landscaping.
<b>Utility Services</b>	
4.1.3.12 Signage should be low, visually unobtrusive and grouped whenever possible. Particular emphasis should be given to signage which is aesthetically pleasing and requires a minimal amount of lighting and boldness to be effective. Lighting should be unobtrusive and in scale with the surroundings.	No illuminated signage or lighting proposed. Signage will be placed in a manner as to be visual from Robson Access Road.

Security:

Section 502 of the *Local Government Act* enables the Board to compel an applicant to provide security for ensuring the performance of the terms of the permit (i.e. to satisfy a landscaping condition). The amount must be stated in the permit, and the applicant may choose either to provide an irrevocable letter of credit or a deposit of securities in a form satisfactory to the local government.

A landscaping estimate has not yet been obtained, but will be provided once it has been determined if the requested variances have been obtained.

**REFERRAL AGENCY COMMENTS:**

**Interior Health Authority, Received February 3<sup>rd</sup>, 2017**

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this development proposal.

**FLNRO Habitat Division, Received February 10<sup>th</sup>, 2017**

Here are my recommendations:

- All motorized vehicles should be checked thoroughly for invasive plants prior to entering the area. The transport of invasive weeds should be avoided at all times and inspections of all machinery should be completed routinely to ensure that invasive species are not transported to new areas.
- This lot includes and runs adjacent to high value avian habitat. All vegetation clearing should adhere to the least risk timing windows for nesting birds (i.e. construction activities should occur only during least risk period). Nesting birds and some nests are protected by the Provincial *Wildlife Act* Sec.34 and Federal Migratory Bird Act. Nesting periods can be identified by a qualified professional. General least risk windows for bird species are designed to avoid the nesting period. If nests are present at this site or adjacent to it and will be impacted by the works, the following work windows apply:

Species	Least Risk Window
Raptors (eagles, hawks, falcons, & owls)	Aug 15 – Jan 30
Herons	Aug 15 – Jan 30
Other Birds	Aug 1 – March 31

- A Wildlife/Danger Tree Assessment should be completed and important wildlife trees and snags should be retained where ever possible.

*Please note that the proposal does not include removal of existing vegetation and mature trees will be retained to the extent possible.*

**RDCK Building Department, Received February 27<sup>th</sup>, 2017**

The Building department doesn't have any objections to this project provided that the BCBC is adhered to regarding spatial separations of the buildings and buildings larger than 600 m<sup>2</sup> will require a fire wall to ensure each building portion is less than 600 m<sup>2</sup> or a water storage tank large enough to fight a major fire will need to be installed.

**MFLNRO, Stewardship Officer, Received March 1<sup>st</sup>, 2017**

This project does not affect the forest interests of the Ministry of Forests, Lands and Natural Resource Operations as it is on private land.

**City of Castlegar, Received March 8<sup>th</sup>, 2017**

Council passed the following resolution regarding the Development Permit referral for a mini-storage on Old Mill Road:

City of Castlegar supports, in principle, the Industrial Development Permit to construct a mini-storage and RV storage facility alongside Old Mill Road with the following conditions:

1. The development's parking facility is paved and constructed in accordance with Regional District of Central Kootenay bylaws.
2. The development includes an effective barrier screen (continuous evergreen hedge or opaque fence) to screen the development from Old Mill Road (the access to Waldie Island Trail Nature Park and the Trans Canada Trail).
3. The development maintains the mature vegetation along the west property line (adjacent to the Columbia River) and includes planting of additional trees along the north property line (adjacent to the highway) to fill in the sections without trees and provide a more effective barrier screen

between the development and adjacent highway.

**PUBLIC COMMENTS:**

The proposed Development Permit with Minor Variances was sent to adjacent property owners within 200 metres of the subject property. No comments were received to date.

**SECTION 3: DETAILED ANALYSIS**

**a. Financial Considerations – Cost and Resource Allocations:**

<b>Included in Financial Plan:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<b>Financial Plan Amendment:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Debt Bylaw Required:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<b>Public/Gov't Approvals req'd:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

The required \$600 fee for a Development Permit was paid in full at the time of application.

**b. Legislative Considerations (Applicable Policies and/or Bylaws):**

The application was processed in accordance with RDCK Planning Procedures and Fees Bylaw No. 2457.

**c. Environmental Considerations:**

The proposed development will not be within 30.0 metres of the Columbia River and does not involve the storage of hazardous materials. There may be storage of recreational vehicles and a spill kit is recommended.

**d. Social Considerations:**

No comments from neighbours were received in response to the Development Permit referral.

**e. Economic Considerations:**

None anticipated.

**f. Communication Considerations:**

Should the Board approve the proposal, staff would notify the applicant and Building Inspection Department.

**g. Staffing/Departmental Work Plan Considerations:**

Board approval would mean that the Building Inspector may proceed with processing the associated Building Permit application.

**h. Board Strategic Plan/Priorities Considerations:**

None.

**SECTION 4: OPTIONS & PROS / CONS**

**Option 1:**

Consider issuance of the Development Permit and associated variances as proposed.

**Option 2:**

Consider issuance of the Development Permit without the associated variances as proposed.

**Option 3:**

Refuse issuance of the Development Permit.

**SECTION 5: RECOMMENDATIONS**

That the Regional District of Central Kootenay Board APPROVE the issuance of Development Permit DP1701J-01302.410 for property located on Old Mill Road, legally described as Lot 1 District Lot 237 Kootenay Land District Plan EPP20865, PID 029-277-965, with the following variances:

1. Section 611.13 of Zoning Bylaw No. 1675, 2004 is varied to allow for gravel surfacing as an alternative to either asphalt or concrete pavement of an industrial zone.

Respectfully submitted,

Signature:



Name: Meeri Durand, Planning Manager

**CONCURRENCE**

**Initials:**

General Manager of Development Services  
Chief Administrative Officer

**ATTACHMENTS: Attachment A – Proposed Development Permit**





**REGIONAL DISTRICT OF CENTRAL KOOTENAY**  
**DEVELOPMENT PERMIT**  
**DP1701J (Aurora Management Inc.)**

Date: March 16<sup>th</sup>, 2017

Issued pursuant to Section 490 and 491 of the *Local Government Act*

1. This Development Permit is issued to Aurora Management Incorporated of Calgary, Alberta, as the registered owner (hereinafter called the 'Permittee') and shall only apply to those lands within the Regional District of Central Kootenay, in the Province of British Columbia legally described as Lot 1 District Lot 237 Kootenay Land District Plan EPP20865 (PID 029-277-965) as shown on the attached Schedules 1 and 2, forming part of this Permit, referred to hereafter as the 'said lands'.
2. This Development Permit is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay applicable thereto, except as specifically varied or supplemented by this Permit.
3. This Development Permit shall not have the effect of varying the use or density of land as specified in the applicable Zoning Bylaw of the Regional District of Central Kootenay, nor a Floodplain Specification under Section 524 of the *Local Government Act*.
4. The said lands have been designated 'Industrial' and are located within a Development Permit Area pursuant to the *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* as amended.
5. The Permittee has applied to the Regional District of Central Kootenay to establish a mini-storage and RV storage facility and to use land and buildings situated on the said lands for this purpose. Pursuant to this Development Permit and subject to the terms and conditions herein contained, as well as all other applicable Regional District Bylaws, the Regional District of Central Kootenay hereby authorizes the use of the said lands for this purpose.
6. The Permittee is required to obtain approval in writing from the Regional District of Central Kootenay prior to the construction any new buildings, external additions to existing buildings or for any deviation from the development authorized under Section 6 of this Development Permit. Furthermore, the Permittee is hereby advised of the following requirements:
  - 6.1 The Regional District of Central Kootenay Building Department requires that the Permittee obtain a demolition permit and/or building permit prior to the removal of any existing buildings and structures, the renovation, expansion or alteration of any existing building and the construction of any new building.
  - 6.2 Unless otherwise stated all buildings and structures shall comply with the site coverage, height of building and building setback requirements of the 'Light Industrial' zone of *Regional District of Central Kootenay Zoning Bylaw 1675, 2004* as amended.

- 6.3 In accordance with Resolution XX/17 of the Board of Directors of the Regional District of Central Kootenay (attached as "Schedule 4 – RDCK Board Resolution XX/17"), the Permittee is granted variances from the *Regional District of Central Kootenay Zoning Bylaw 1675, 2004* to the extent specified in Section 6.3.1 below:
- 6.3.1 Section 611.13 of Zoning Bylaw No. 1675, 2004 is varied to allow for gravel surfacing and utilization of dust control (i.e. calcium chloride) as an alternative to the requirements of asphalt or concrete pavement of an industrial zone.
- 6.4 So as to form a continuous landscape buffer, the Permittee shall be required to maintain landscaping along the western property boundary adjacent to the Columbia River and along the northern boundary adjacent to Robson Access Road. In addition, the site will be hydro-seeding to meet the 50% landscaping requirement of *RDCK Zoning Bylaw No. 1675, 2004*.
- 6.5 Fencing and landscape screening shall be installed according to Sections 622.5 of RDCK Zoning Bylaw No. 1675, 2004 and as per landscaping plans included in 'Schedule 2' of this permit along the frontage of Old Mill Road and the northern property line adjacent to Robson Access Road where existing vegetation is sparse. Opaque fencing may be used as an alternative to landscaping requirements as determined by the applicant.
- 6.6 All landscape planting shall be installed and inspected by Regional District of Central Kootenay staff prior to the Permittee obtaining an Occupancy Permit. Furthermore, subject to Section 7, the Permittee shall be required to provide a Letter of Credit in the amount of \$XXXX to allow the Regional District to complete the required landscaping if necessary.
- 6.7 A building permit shall be required prior to any construction involving land in this location at which time the Permittee shall be required to address sewage disposal issues to the satisfaction of the Interior Health Authority and Regional District of Central Kootenay Senior Building Official.
7. As a condition of the issuance of this Permit, the Regional District shall hold an irrevocable Letter of Credit submitted by the Permittee in the amount of \$XXXX to ensure the landscaping requirements as set forth in Section 6 are completed and in accordance with the following provisions:
- 7.1 A condition of the posting of the Letter of Credit is that should the Permittee fail to carry out the works and services as herein above stated, according to terms and conditions of this permit within the time provided, the Regional District may use the Letter of Credit to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the amount of funds is insufficient to cover the actual cost of completing the works, then the Permittee shall pay such deficiency to the Regional District immediately upon receipt of the Regional District's bill for same.

- 7.2 The Permittee shall complete the landscaping works required by this Permit prior to March 16<sup>th</sup>, 2019 and prior to issuance of occupancy of the proposed storage units. Within this time period the required landscaping must be inspected and approved by the Regional District.
- 7.3 If the landscaping is not approved within this time period, the Regional District has the option of continuing to renew the Letter of Credit until the required landscaping is completed or has the option of drawing from the Letter of Credit to complete the required landscaping. In this event, the Regional District or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the Letter of Credit was submitted.
- 7.4 If the landscaping is approved within this time period without the Regional District having to draw the on the Letter of Credit, 90% of the original amount of the Letter of Credit shall be returned to the Permittee.
- 7.5 A hold back of 10% of the original amount of the Letter of Credit shall be retained until a final inspection is undertaken within 12 months of the date of the original inspection and approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% hold back will be returned to the Permittee. If after the final inspection, approval of the landscaping is not given, the Regional District has the option of continuing to renew the Letter of Credit until the required landscaping is approved or has the option of drawing on the Letter of Credit the funds to complete the required landscaping. In this event, the Regional District or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the Letter of Credit was submitted.
8. The said lands shall be developed strictly in accordance with the terms and conditions of this Development Permit and the requirements of all applicable Regional District Bylaws as well as any plans and specifications which may, from time to time, be attached to this Permit shall form a part thereof.
9. In accordance with the Local Government Act, if the development authorized by this Development Permit is not commenced within two years of the date of this Permit, this Permit shall lapse.
10. In accordance with the Local Government Act, 'Notice' shall be filed in the Land Title Office that the said lands are subject to this Development Permit.
11. The terms of this Development Permit including subsequent amendments, are binding on all persons who acquire an interest in the said lands associated with this Permit.
12. It is understood and agreed that the Regional District has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the Permittee other than those in this Development Permit. It is solely the responsibility of the Permittee to ensure that the requirements of all other applicable government agencies are satisfied.
13. This Development Permit does not constitute a building permit.



14. This Development Permit shall come into force and effect 14 days after the date of issuance unless a Waiver of Appeal is received from the Permittee at which time the Development Permit shall be deemed to be issued upon receipt of the Waiver of Appeal. OR If a Notice of Appeal is received the Development Permit shall be suspended until such time as the Board of the Regional District of Central Kootenay has decided the Appeal.

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Sangita Sudan, General Manager of Development Services


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Date of Approval

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Date of Issuance

**Schedule 1: Subject Property**

		<b>The Regional District of Central Kootenay</b> Box 590, 202 Lakeside Drive, Nelson British Columbia V1L 5R4 Phone: 250-352-6665 Toll Free 1-800-268-7325 Web: www.rdck.bc.ca E-Mail: info@rdck.bc.ca		01-Feb-2017
		<b>Property Information Report</b>		
Folio Number:	709.01302.410			EA: J
Site Address:	ROBSON RD			
PID:	029-277-965	Parcel area: 4.027 ACRES		
Legal Description:	LOT 1 PLAN EPP20865 DISTRICT LOT 237 KOOTENAY LAND DISTRICT			
<b>Land-use Information</b>				
Zoning Designation:	CONFIRM			
	Actual Use Code: 401 Industrial (Vacant)			
<b>General Services Information</b>				
<small>This information is provided as a public resource for general information purposes only. The information shown is compiled from various sources and the Regional District of Central Kootenay makes no warranties, expressed or implied, as to the accuracy or completeness of the information. This report is not a legal document and is published for information and convenience only. The RDCK is not responsible for any errors or omissions. Report generated: 01-Feb-2017</small>				

**Schedule 2: Site Proposal**





**ENGINEERING (2012) LTD**

2248 Columbia Avenue Castlegar, BC V1N 2X1

e-mail: [mail@wsaeng.ca](mailto:mail@wsaeng.ca)

Tel: 1-888-617-6927

January 10, 2017

Project C16260-002

Regional District of the Central Kootenay  
Box 590  
202 Lakeside Drive  
Nelson, BC  
V1L 5R4

Attention: Planning Department

***RE: CASTLEGAR RV AND MINI STORAGE – LOT 1, D.L 237, KOOTENAY DISTRICT PLAN  
EPP20865 – PID 029-277-965***

The following letter is in reference to the attached application for Development Permit for an RV and Mini Storage in Castlegar, BC.

### **Site Description**

The property is legally described as Lot 1, D.L 237, Kootenay District Plan EPP20865, PID 029-277-965 and is located off of Old Mill Road in Castlegar, BC. The parcel is bounded to the Northwest by the Robson Access Road, to the Southwest by the Columbia River, to the Northeast by commercial property owned by Dell Transport and to the Southeast by Old Mill Road. The Parcel is 3.45 acres in size and is currently Zoned M-1, Light Industrial. The development is proposed to consist of one RV storage building and four mini storage buildings. (See Attached Drawing C1 – Site Plan) Site access is via Old Mill Road. The property will be gated and access will be limited to renters of storage units; there will be no public access to the site.



Figure 1: Site Location

There is currently a Fortis Utility Right-of-Way that runs through the center of the subject lot. The owners are currently in the process of having the right-of-way realigned so that it runs along the northeastern property line, adjacent to the Dell site. Fortis has approved a 3.0m right-of-way containing a buried power line along the property line. The conduit for the underground line has been laid. Jerome Hango of Hango Land Surveying Inc. has been retained to pin the new right-of-way. Once the new right-of-way has been filed, January 18<sup>th</sup>, 2017, Fortis will remove the existing right of way from the property title.

The subject property is answerable to *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996*, the *Regional District of the Central Kootenay Zoning Bylaw No. 1675, 2004*, and the *Regional District of the Central Kootenay Flood Plain Management Bylaw No. 2080, 2009* the following illustrates how the proposed development conforms to the various bylaws and their general objectives and policies.

### **Site Areas**

As per the Community Plan – Industrial Policies 3.6.4 and the Zoning Bylaw –Section 3901, the minimum allowable site area for a light industrial (M-1) site is 1ha. The subject lot is 1.63ha and thus fits within the designated allowable site area.

### **Setback Requirements**

As per the Zoning Bylaw (Section 3901), M-1 sites require a minimum property line setback of 15m from the front or exterior side lot line and 4.5m on all other sides. Due to the sites location it requires a 15m setback from both Old Mill Road and the Robson Access Road. The lot lined shared with the neighbouring industrial property requires a 4.5m setback. As per the Flood Plain Bylaw there is a 30m setback requirement from the natural boundary of the Columbia River. The proposed development meets all setback requirements and in most cases is in excess of the setback distance in order to meet BC Building Code fire separation requirements. (see attached Drawing C1-Site Layout)

### **Parking Space Requirements**

All parking for this project is off street, located on the subject property. Adjacent to the each storage unit is space allowed for one parking stall. There are no administrative or office uses. Visitors are not allowed on the site and as such no visitor parking will be provided. All surfaces will be dust controlled gravel material.

*January 10, 2017*

*Castlegar RV and Mini Storage – WSA Engineering (2102) Ltd. – DP Application*

*Page 2*

## **Signs**

The proposed development will have one sign at the North end of the property advertising the business and activities located on-site. The sign will be installed in a location so as to be visible to vehicles on the Robson Access Road. Due to the topographical nature of the site in this area the sign may need to be quite high so as to be seen over the bank; however it will not exceed the allowable signage dimensions outlined in the Zoning Bylaw (7.5m in height, 1.5m in width and a max area of 10m<sup>2</sup>). Additional site signage may be placed on the site fence near the proposed site access gate.

## **Zone Designations**

The subject lot for the proposed Storage Development is on a lot zoned M-1 Light Industrial. There are no hazardous or dangerous goods or activities on site and there are no noxious odours produced on site. As per the RDCK Zoning Bylaw 1675, Mini Warehouses are a permitted land use.

## **Landscaping Requirements**

As per the Zoning Bylaw (section 3901) an M-1 property must conform to the landscaping requirements laid out in sections 621 and 622 of the bylaw. Landscaping for the subject development has been proposed in such a way as to work with the existing vegetation. This development is adjacent to the Columbia River. No mature vegetation shall be removed along the river bank. The development takes into account the 30m Flood Plain Setback from the natural boundary of the river. The proposed RV and Mini Storage Buildings are at grade buildings, this will ensure that no excavation causes undermining of the existing slopes and banks. This development will not increase any potential for erosion or damage to the bank. The subject property sits much lower in elevation than the highway and as such is partially screened by the existing bank along that property line. In addition to the bank a fence will be installed so as to encompass the entire site. There is existing fencing along the lot line dividing the storage development from its neighbours (Dell Transport). This fence will remain in place and the three remaining sides of the lot will be fenced with a gate across the proposed site access road off of Old Mill Road. Landscaping will provide screening from Old Mill Road. Screening is not required for the adjacent use (Industrial). The subject lot is adjacent and on the same topographical level as its neighbouring industrial properties; however, a natural landscape buffer exists to the north and west as the site sits well above the river and well below the highway a request for variance on the need for screening the north lot line can be found below. No residential development is located in the vicinity. As per the Zoning Bylaw the site must be 50% landscaped, the subject lot meets this requirement as shown in the attached site layout (see attached drawings C1-Site Layout and Landscape Plan).

*January 10, 2017*

*Castlegar RV and Mini Storage – WSA Engineering (2102) Ltd. – DP Application*

*Page 3*



## **Request for Variance**

1. The RDCK requires parking to be paved. This is a rural mini storage accessed by a gravel road (Old Mill Road). The onsite gravel surface will allow more permeability and reduce site runoff. The location is rural and will not be impacted by the minimal dust created by the very small amount of traffic expected. We are requesting a variance on the requirement for hard surface and ask that dust controlled gravel be approved for this site.
2. The Bylaw refers to screening from adjacent roads. We are asking for a variance on the need for screening from Castlegar-Robson Access Road as the elevation of the highway is significantly higher than the subject lot. There is no way to effectively screen the buildings from the road. The buildings are low profile and green in colour.

## **Community Plan Policies and Guidelines**

Noise – Outside of building construction, which will be limited to working hours, no loud noises are expected with the proposed development.

Direct Access - The subject lot accesses the Robson Access Road via Old Mill Road.

Utility Services –The buildings are simply for storage, they are not sprinklered and as such have no need for water or sewer services. Power will be supplied to the site via overhead power poles located on Old Mill Road and the Fortis Utility Right-of-way.

## **Lighting**

The developer will install lighting that supports the “dark sky” principles and minimizes the light pollution off the site. Figure 2 illustrates some of the types of lighting that will be considered by the developer.

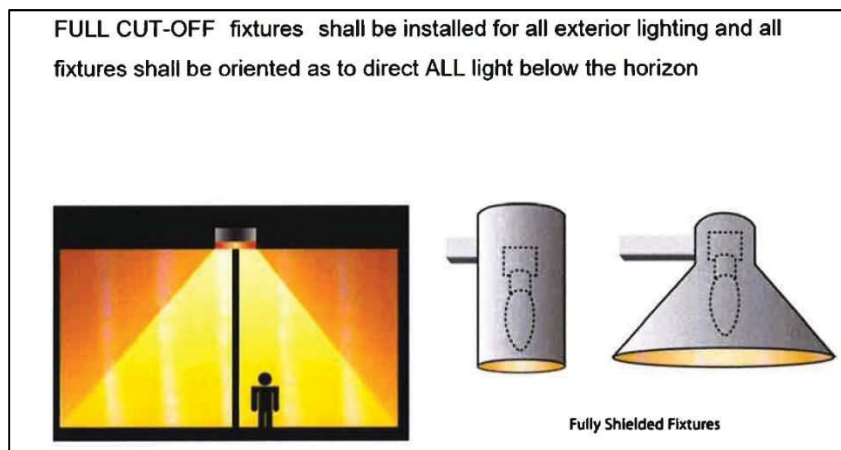


Figure 2: Example of Dark Sky Lighting

January 10, 2017

Castlegar RV and Mini Storage – WSA Engineering (2102) Ltd. – DP Application

Page 4

We trust that the above proposal summary adequately defines the development plans for the subject property. Should you have any questions or comments, please contact our office via email at [angelaj@wsaeng.ca](mailto:angelaj@wsaeng.ca) or by phone at 1-888-619-6927 ext. 2.

Sincerely,  
**WSA ENGINEERING (2012) LTD.**

A handwritten signature in cursive script that reads "Angela Jack". The signature is written in a dark ink and is positioned above the typed name and title.

Angela Jack  
Project Manager

AJ:gh



January 24, 2017

Project: C16260-002  
RDCK: DP1701J

Regional District of the Central Kootenay  
Box 590  
202 Lakeside Drive  
Nelson, BC  
V1L 5R4

Attn: Mitchell King, Planner

The following is in response to your email dated January 23, 2017, in regards to the Industrial Development Permit with variances for a Storage Center located on Old Mill Road in Castlegar, BC.

1. Development Permit Fee. A cheque for an additional \$100 has been sent via Canada Post on January 24, 2017.
2. Notice of Articles. Please find attached the Notice of Articles for Aurora Management identifying Mr. Keith Barnes as having the authority to authorize an agent for this application.
3. Covenant CA3644759. Please see attached.
4. Statutory Right of Way CA3644765 and CA5664154. Please see attached. The new Fortis Right of Way was filed January 19, 2016. Once this SRW is registered to the title the current Fortis SRWs will be removed. Once we have a copy of the new registered SRW we will forward it to your office.
5. Hours of Operation. The proposed hours of operation for Castlegar Storage are for 7am-7pm.
6. Fencing Type. Chain Link Fence is proposed around the property boundary.
7. Proposed Number of Units. The RV Storage Building and Mini Storage Building are proposed for construction this year and as such structural building plans are in progress. The preliminary drawings were attached with the DP Application for your reference. Construction of the remaining Mini Storage Buildings (2-4) will follow at a later date and as such the unit numbers below are an approximation.
  - RV Storage Building – Single sided RV Building with 20 Stalls.
  - Mini Storage Building 1 – Double sided Mini Storage Building with 62 units of various size. Please see building drawings attached with the DP Application for unit size and layout.
  - Mini Storage Building 2 – Double sided Mini Storage Building with approximately 56 units of various size, similar in layout to Mini Storage Building 1.
  - Mini Storage Building 3 – Double sided Mini Storage Building with approximately 47

units of various size, similar in layout to Mini Storage Building 1.

- Mini Storage Building 4 – Single sided Mini Storage Building with approximately 44 units of various size. Due to building code restrictions in regards to fire separation and limiting distances as discussed with John Southam, Building Official with the RDCK last summer, this building will have no units on the side of the building facing Mini Storage Building 3.

8. Landscaping Screening Variance. Aurora Management is proposing to install chain link fencing to enclose the site. This fencing will be 5'6" in height. We are requesting a variance on the requirement for planting/landscaping screening. As the site sits approximately 30' below the Robson Access Road, even if trees were planted here they would not effectively screen the property from the roadway. Due to the nature of the surrounding lots (ie. Sewage Lagoon, River and an Industrial Lot) and the fact that the lot sits at the end of Old Mill Road traffic will be limited to customers of Castlegar Storage and as such we are again requesting a variance for the requirement of plantings spaced to ensure that no person can see through them. Proposed landscaping shown on the previously provided Landscape Plan is to be Hydro-seeding.
9. Landscaping Estimate. An estimate for landscaping is not available at this time. Once we have had a chance to discuss landscaping requirements with the RDCK and determine if a variance from planting screening is feasible we will be able to ascertain exactly what is required from Aurora Management in regards to landscaping. Once we know what is required we can obtain an estimate and forward it to your office.
10. Stormwater Drainage Plans. As the current elevation of the land is lower than that of the Flood Construction Level (FCL), fill will be imported in order to raise the mainfloor of the buildings up to the FCL elevation. The land around each building will then be graded to slope away from the buildings to ensure positive drainage. A variance on the requirement for hard surfaces has been requested. It is requested that dust controlled gravel be approved for this site. Having a gravel surface would allow more permeability and reduce site runoff.

I trust that the above answers your questions and provides you with the needed clarification. If you need any further information, please do not hesitate to contact our office. We look forward to speaking with you more in regards to the landscaping requirements.

Regards,



Angela Jack

Project Manager

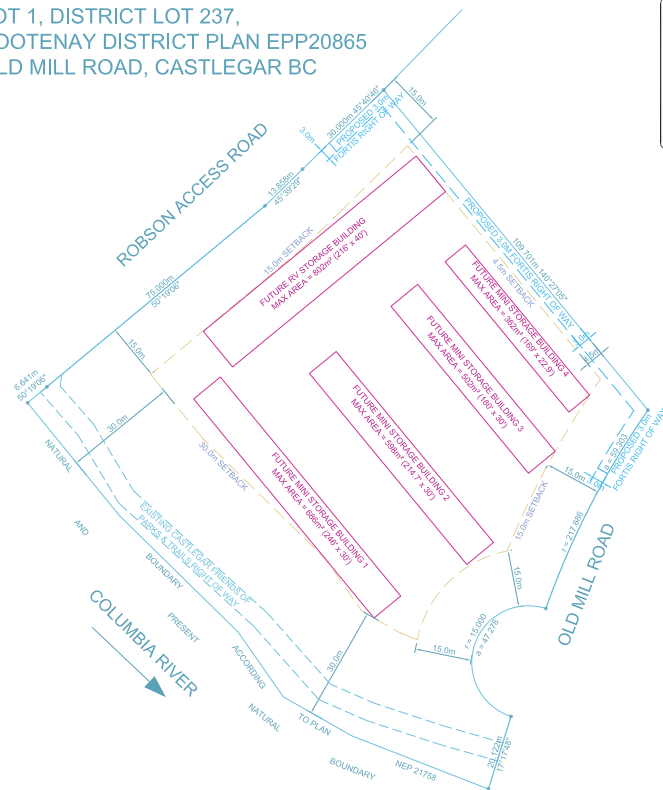
AJ:ds

January 24, 2017

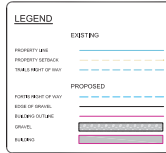
Castlegar Storage (DP1701J) – WSA Engineering (2102) Ltd. – DP Response

Page: 2

LOT 1, DISTRICT LOT 237,  
KOOTENAY DISTRICT PLAN EPP20865  
OLD MILL ROAD, CASTLEGAR BC



**SITE LAYOUT SHOWING LEGAL DIMENSIONS**  
SCALE: 1:500



**SITE LAYOUT SHOWING LOT COVERAGE**  
SCALE: 1:500

**ENGINEERING (2012) LTD.**  
Civil and Structural Engineering  
208 Columbia Ave, Castlegar BC, V1A 1Y1, BC, Canada (250) 223-1111

PLAN PROJECTED BY: [Signature]  
DATE: [Date]  
SCALE: 1:500  
HORIZONTAL SCALE: [Scale]  
VERTICAL SCALE: [Scale]

NO.	DATE	BY	DESCRIPTION	CHKD.	APP'D.

NO.	DATE	BY	DESCRIPTION	CHKD.	APP'D.

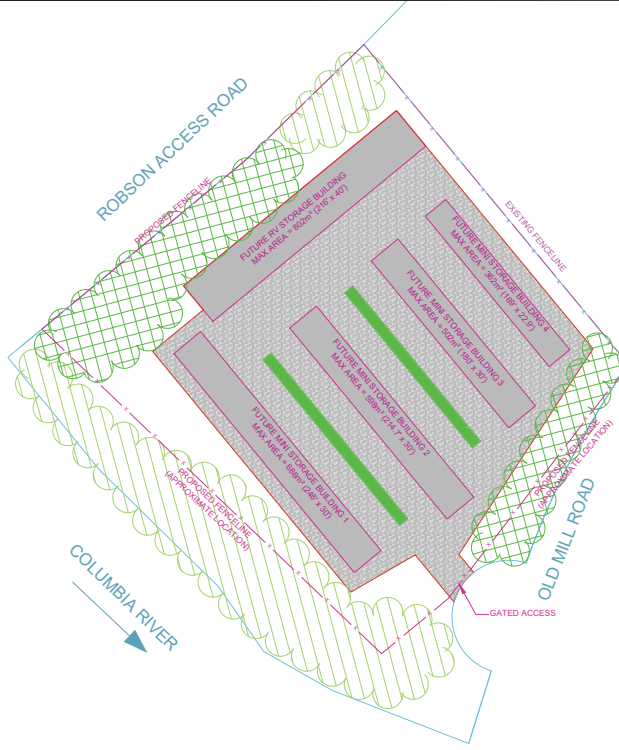
NO.	DATE	BY	DESCRIPTION	CHKD.	APP'D.

PROJECT	CASTLEGAR
LEGAL DESCRIPTION	RV AND STORAGE
DESCRIPTION	SITE LAYOUT

NO.	DATE	BY	DESCRIPTION	CHKD.	APP'D.



LEGEND	
EXISTING	
PROPERTY TO BE PROTECTED	
FENCELINE	
PROPOSED	
BUILDING	
DRIVE	
AREA FOR PLANTING	
FENCELINE	



**WSA ENGINEERING (2012) LTD.**  
Civil and Structural Engineering  
2017 Columbia Ave., Kelowna, BC V1Y 9C6 TEL: 250-867-2202

PUBLICATION OF  
  
**HORIZONTAL SCALE**  
1:500  
THIS DRAWING IS PRODUCED FOR A80 AND PAPER BY THE DESIGNER AND SHOULD BE REFERENCED TO THE ORIGINAL ON THESE SITES WILL BE VALIDATE THE INDICATED SCALE (USE SCALE BAR)

DESIGNED BY	DATE	11/04/2018
DRAWN BY	DATE	11/04/2018
CHECKED BY	DATE	11/04/2018
APPROVED BY	DATE	11/04/2018

PROJECT	CASTLEGAR RV AND STORAGE
LEGAL DESCRIPTION	1/3-3/20/2018-1/3-3/20/2018-1/3-3/20/2018-1/3-3/20/2018
DESCRIPTION	LANDSCAPE PLAN

DESIGN BY	DATE	11/04/2018
DRAWN BY	DATE	11/04/2018
CHECKED BY	DATE	11/04/2018
APPROVED BY	DATE	11/04/2018

PROJECT	CASTLEGAR RV AND STORAGE
LEGAL DESCRIPTION	1/3-3/20/2018-1/3-3/20/2018-1/3-3/20/2018-1/3-3/20/2018
DESCRIPTION	LANDSCAPE PLAN

FORM	300	VERT. SCALE	1:500
SCALE			
PRODUCT FILE NO.	C16260-002	# IN SET	2
SHEET	C2	REV.	
ISSUE	A		