



REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Memo to General Manger of Development Services

**Date of Memo:** June 21, 2021  
**Author:** Stephanie Johnson, Planner  
**Subject:** DEVELOPMENT PERMIT AMENDMENT (Aurora Management Inc. – 95 Old Mill Road)  
**File:** 09/4260/20/2021/DP2107J-01302.410-Aurora\_Management\_Inc.-DP00112

<b>Owner</b>	Aurora Management Inc.
<b>Civic Address</b>	95 Old Mill Road
<b>Legal Description</b>	Lot 1 Plan EPP20865 District Lot 237 Kootenay Land District
<b>PID</b>	PID: 029-277-965
<b>Lot Size</b>	1.63 hectares (ha)

**PROPOSAL:**

In 2017, Riverfront Storage was issued a development permit (DP2017J) to allow the construction of five mini-storage buildings and one recreation vehicle (RV) building, including landscaping. Three mini-storage buildings and the RV storage structure have been constructed. An amendment to the existing development permit (DP2017J) is required to change the dimensions of proposed mini-storage building #4. The existing DP allows for the construction of a fourth mini-storage building with a gross floor area of 360.5 m<sup>2</sup>. Through this DP amendment proposal the applicant seeks to construct a larger mini-storage building, approximately 471.4 m<sup>2</sup> in gross floor area.

<b>Electoral Area</b>	J
<b>Development Permit Area</b>	# 1 “All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and <u>Industrial</u> ”

<b>Guidelines</b>	<b>Meets?</b>	<b>Comments</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.	Yes	Proposed building #4 to match existing form and character of development approved in DP1701J.
4.1.3.4 The shape, siting, roof line and exterior finish of buildings should be	Yes	Proposed building #4 to match existing form and character of development approved in DP1701J.

sufficiently varied to avoid a monotonous appearance.		
4.1.3.5 A residential component located above commercial or industrial development is encouraged.	N/A	No change to approved DP1701J.
4.1.3.6 Parking should be in smaller clusters, screened from view from internal and adjacent residential uses and from adjacent streets.	N/A	No change to approved DP1701J.
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.	N/A	No change to approved DP1701J.
4.1.3.8 Outside storage and manufacturing areas shall be located to the rear of the buildings and structures where appropriate and shall be adequately screened.	N/A	No change to approved DP1701J.
4.1.3.9 Landscaping along the street should be established so that it is sympathetic to the neighbourhood.	N/A	No change to approved DP1701J. A security deposit of \$6,575 is still being held and a landscape site inspection is outstanding. The landscape cost estimate is for hydroseeding (including mulch, fertilizer and native seeds), and planting of 7 trees and 50 shrubs.
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.	N/A	No change to approved DP1701J.

<b>Zoning</b>	Light Industrial (M1)
<b>OCP</b>	Industrial (I)
<b>ALR</b>	N/A
<b>Floodplain</b>	N/A
<b>NSFEA</b>	N/A
<b>Geohazard</b>	N/A

<b>Archeology Sites</b>	N/A
<b>Within RDCK Water System</b>	No
<b>Relevant Covenants and Reports</b>	N/A
<b>Review Title for Miscellaneous Charges</b>	None Pertinent

<b>REFERRAL COMMENTS:</b>	
<b>Interior Health Authority</b>	<i>"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 proposal."</i>
<b>BC Hydro</b>	<i>"Please be advised that we have no objection to this proposal".</i>
<b>FortisBC Inc.</b>	<p><i>"There are FortisBC Inc. (Electric) ("FBC(E)") primary distribution facilities along Old Mill Road. All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.</i></p> <p><i>For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.</i></p> <p><i>Otherwise, FBC(E) has no concerns with this circulation.</i></p> <p><i>It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction".</i></p>
<b>Ministry of Forests, Lands, Natural Resource Operations &amp; Rural Development (MFLNRORD)</b>	<i>"Upon review, FLNRORD's Habitat Division has determined that this project should not impact the Resource Management Division's legislated responsibilities."</i>
<b>Building Services</b>	<i>"The Building Department has no concerns with this development permit amendment application, and looks forward to working with the owner through the building permit application process for the construction of the new building".</i>

Respectfully submitted,

Signature: *"Submitted electronically"*  
 Name: Stephanie Johnson

<b>CONCURRENCE</b>	<b>Initials:</b>
Planning Manager	NW
General Manager of Development Services	SS

**ATTACHMENT:**

Attachment A – Development Permit