

Zoning Bylaw Amendment Application

Referral Form – RDCK File Z2406F

Date: May 31, 2024

You are requested to comment on the attached BYLAW AMENDMENT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO July 1, 2024). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

5644 Highway 3A and 6, Taghum, BC, Electoral Area 'F'

THAT PART OF AMENDED LOT 1 (REFERENCE PLAN 52262I) LYING SOUTH OF RIGHT OF WAY PLAN R66 DISTRICT LOT 2355 KOOTENAY DISTRICT PLAN 759 EXCEPT (1) PARCEL 1 (REFERENCE PLAN 100313I) AND (2) PART INCLUDED IN PLAN 7805 (PID: 013-526-774)

PRESENT USE AND PURPOSE OF AMENDMENT REQUESTED:

The subject property is a 0.7 hectare (1.7 acre) parcel of land that has been improved with a gas station, retail store and associated parking areas commonly referred to as Taghum Shell.

The purpose of the proposed bylaw amendment application is to rezone the property from Neighbourhood Commercial (C1) to General Commercial (C2) in order to facilitate the construction of a proposed addition to the existing commercial building on the subject property. The proposed commercial gross floor area (GFA) for this site is 657 m² the current C1 zone permits a maximum commercial GFA of 500 m².

In the event that the Board supports the proposed Zoning Bylaw Amendment a Commercial, Industrial, and High Density Residential Development Permit (CIHDRDP) application would be required in order for RDCK staff to review the proposed landscaping, screening, parking, building design, and site layout details. The development permit would need to be issued prior to the issuance of a building permit for the addition to the existing building.

AREA OF PROPERTY AFFECTED	ALR	ZONING	OCP
0.7 hectares (1.7 acres)	STATUS	Neighbourhood	Commercial (C) in Electoral Area 'F'
	N/A	Commercial (C1) in Zoning	Official Community Plan Bylaw No.
		Bylaw No. 1675, 2004	2214, 2011

APPLICANT: Stand Architecture c/o Lukas Armstrong

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

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4 Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

MINISTRY OF TRANSPORTATION AND	REGIONAL DISTRICT OF CENTRAL KOOTENAY
INFRASTRUCTURE	DIRECTORS FOR:
HABITAT BRANCH (Environment)	
FRONTCOUNTER BC (Ministry of Forests)	ALTERNATIVE DIRECTORS FOR:
AGRICULTURAL LAND COMMISSION	□ A □ B □ C □ D □ E ⊠ F □ G □ H □ I □ J □ K
REGIONAL AGROLOGIST	RDCK FIRE SERVICES
☐ ENERGY & MINES	RDCK EMERGENCY SERVICES
MUNICIPAL AFFAIRS & HOUSING	RDCK BUILDING SERVICES
☑ INTERIOR HEALTH, HBE TEAM	RDCK UTILITY SERVICES
KOOTENAY LAKES PARTNERSHIP	RDCK RESOURCE RECOVERY
(FORESHORE DEVELOPMENT PERMITS)	RDCK REGIONAL PARKS
SCHOOL DISTRICT NO.	FIRST NATIONS
	KTUNAXA NATION COUNCIL (ALL REFERRALS)
UTILITIES (FORTIS, NELSON HYDRO)	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)
	SNPÍNTKTN (PENTICTON)
	☐ STQA?TKWƏŧWT (WEST BANK)
	SUKNAQÍNX (OKANAGAN)
	Swíws (osoyoos)
	SPAXOMƏN (UPPER NICOLA)
	SHUSWAP NATION TRIBAL COUNCIL
	KENPÉSQT (SHUSWAP)
	QW?EWT (LITTLE SHUSWAP)
	SEXQELTQÍN (ADAMS LAKE)
	SIMPCW ((SIMPCW)
	SKEMTSIN (NESKONLITH)
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	TK'EMLUPS BAND
	☐ LAKES TRIBES OF THE CONFEDERATED TRIBES OF THE COLVILLE
	RESERVATION (SINIXT)
	INSERT COMMENTS ON REVERSE

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4 Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

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: Z2406F APPLICANT: Lukas Armstrong		
Name:	Date:		
Agency:	Title:		

RETURN TO: ZACHARI GIACOMAZZO, PLANNER

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES

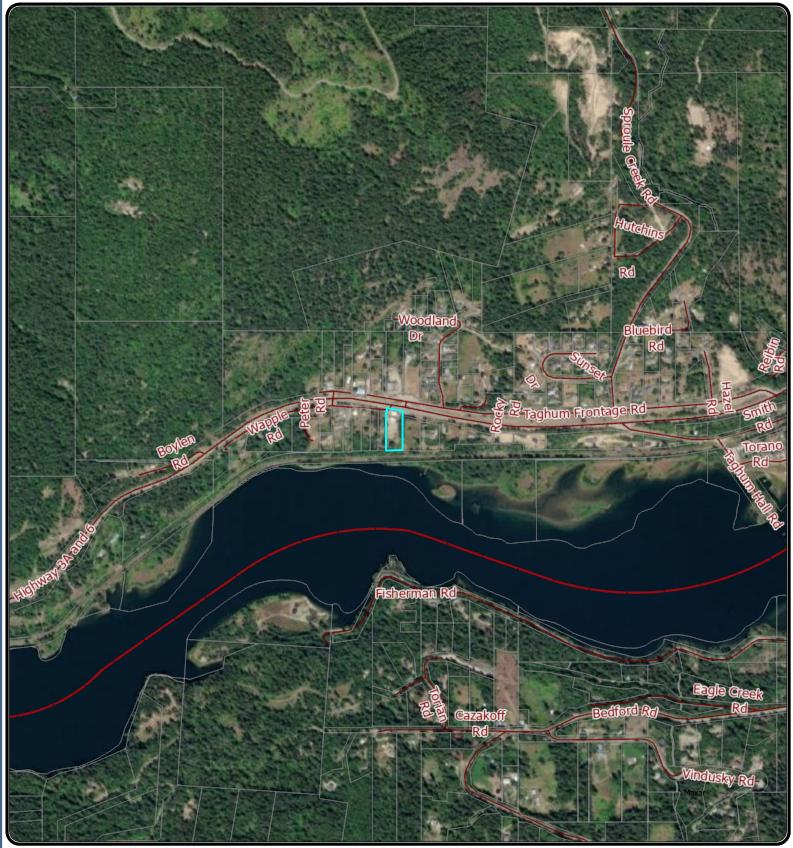
REGIONAL DISTRICT OF CENTRAL KOOTENAY

BOX 590, 202 LAKESIDE DRIVE

NELSON, BC V1L 5R4 Ph. 250-352-8190

Email: plandept@rdck.bc.ca

RDCK 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



— RDCK Streets

Cadastre - Property Lines

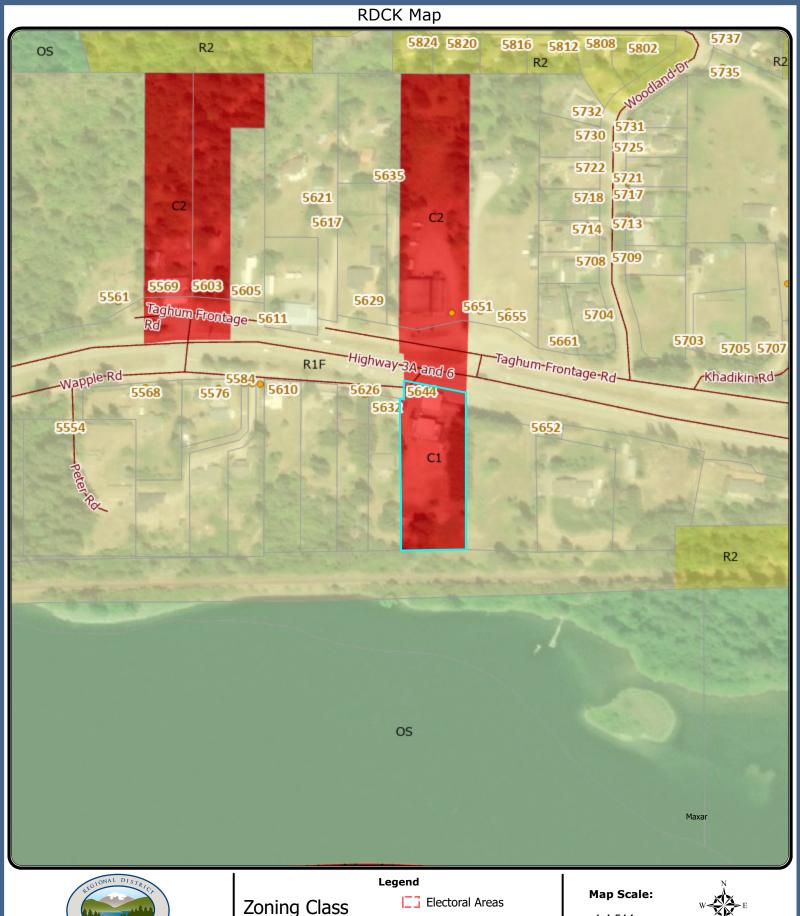
Map Scale:

1:18,056

W

Date: May 16, 2024

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 ommissions on this 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

Commercial

Open Space

Residential 1 Residential 2 **RDCK Streets**

Cadastre - Property Lines

Address Points

1:4,514

Date: May 16, 2024

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 ommissions on this map.



lukas@standarchitecture.com

3457 Bedford Rd.

Nelson BC V1L 6X7

250.219.1878

TO: Zachari Giacomazzo

Regional District of Central Kootenay

250.352.8190

ZGiacomazzo@rdck.bc.ca

RE: Rezoning Application for Taghum Shell, Proposal Summary

5644 Hwy 3A West

Nelson BC V1L 6Y3

Mr. Giacomazzo,

My client, 531131 B.C. Ltd. DBA Taghum Stop, is requesting to change the zoning of their property from the current Zoning designation of C1 to Zoning designation C2.

The primary reason for this request revolves around the maximum allowable building area that is allowed within the C1 zoning. My client would like to build an addition on their current store that would allow them to expand the area available for retail space, as well as storage space. That intended addition would exceed the allowable floor area under C1.

The business, known as Taghum Shell, is an important element of the community, offering food, fuel, and convenience items. They are also an important stop for commuter traffic between Nelson and Castlegar. As a result of this, the business experiences significant use. They need the additional capacity to continue to offer their high quality of service and expand on their offerings. Supporting the client in realizing these goals meets the intent of the OCP for the Commercial designation.

The C2 zoning designation uses a lot coverage metric, rather than the floor area metric used by the C1 zone, to manage the scale of development. Under the C1 zoning, the intended addition would push the building area over the maximum 500 sm2 by 157 m2, for a total of 657 m2.

Under the C2 zoning, which allows for 50% lot coverage, the intended addition would result in approximately 10% lot coverage, including both the building and the gas canopy. Therefore, the C2 zoning supports the requested additional building area.

There is an expanded list of allowable uses under the C2 zone, which could be beneficial to the Owner, particularly because they have a large basement under the store, with a south facing walk-out store front, that could be leased for addition commercial purposes, improving the types of commercial opportunities available to the public.

However, it should be noted that the capacity of the site is nearly exhausted for other commercial development outside of the store, due to the large areas that are used for parking, propane storage tanks, septic field, access lanes etc. There simply isn't the room to build additional buildings, or the required septic and parking that they would require.

As a result of this, while the switch to the C2 zone will allow some expansion of product offerings in the current store on the main level, it is not expected that that the over all volume of traffic will increase as a direct result of the expansion.

The change to C2 may also allow for other additional types of commercial opportunities in the basement. Commercial use is already allowed in the basement, and if the Owner chooses to use the basement for commercial uses, this may increase the traffic to the rear of the store to some degree. However, the overall intensity of use on the site is not expected to increase more if the activity is of the type allowed under a C1 versus a C2 zone.

It should be noted that both C1 and C2 fall under the "commercial" designation within the OCP, and both zones are governed by the same planning guidelines.

As described within the OCP, "Commercial land can greatly impact the sustainability of a region in that it provides the goods and services required by the community. Providing these goods and services close to where people live, reduces the need for citizens to travel long distances that has both social, economic and environmental impacts. Commercial developments also contribute to the local economy and economic viability of an area by creating jobs at a local level."

Taghum Shell has been providing local employment opportunities for decades. The Owner intends to continue to do so, and the requested change to a C2 zoning designation will support their ability to create additional employment opportunities.

The stated objectives of the OCP within Commercial designations are as follows:

"12.2 Objectives

- .1 Provide small scale commercial activities servicing the needs of local residents and tourists, expanding services as future growth may dictate.
- .2 Direct commercial development to existing residential nodes and municipalities where services and amenities are more readily available.
- .3 Support new commercial development in combination with residential use, to promote mixed-use, walkable, community areas.
- .4 Ensure that all commercial development is at a scale appropriate to the rural form and character of the community and its natural environment.
- .5 Minimize land use incompatibility and conflicts between commercial activities and surrounding land uses. "

The current Taghum Shell, and the requested change to C2 with the associated improved commercial offerings, directly respond to the intent of the objectives of the OCP. The continued evolution of Taghum Shell promises to provide many positive impacts to the community in which it operates.

The owners are aware that their operation does impact the neighbors that are immediately adjacent to the property. That impact has been a fact for decades, well before the new building was built. The change to C2 will not substantially change that activity as noted previously.

That said, the Owner is committed to maintaining healthy relationships with the neighbors, and through the Development Permit process will be committing to the mitigation strategies discussed within the OCP such as substantial vegetative screening and fencing along property boundaries. 620 within the zoning by-law will require providing privacy for indoor and outdoor spaces, reduction of glare form traffic and exterior light sources, controlling noise from streets and activity areas and blocking wind. There are additional requirements within 621 of the Zoning By-law, such as fences or hedges at least 1.5m in height that cannot be seen through, a 1.5m strip of landscaped area directly adjacent to residential properties, landscaping any undeveloped disturbed areas of the site and screening parking with an evergreen hedge 1.5m in height within 1m of the parking stalls. 612 also requires that loading zones be of a durable dust free surface, and that strategy will be extended to entirety of the parking lot, as it is in the Owners best interests.

In conclusion, the request to change the Zoning designation of the lot from C1 to C2, while still staying within the OCP Commercial designation, aligns with the intent of the OCP to support high quality community oriented commercial opportunities and employment within Rural neighborhoods.

Taghum Shell is a well-loved institution within the community. The Owners has shown their intent to continue to offer high quality commercial and employment opportunities through their investment in their property. They have also demonstrated a willingness and an intent to mitigate the impact to their immediate neighbors through the strategies required by the Development Permit process.

Allowing the change to C2 will significantly benefit the community while creating little to no additional negative impacts.

On behalf of Taghum Shell,

Thank you,

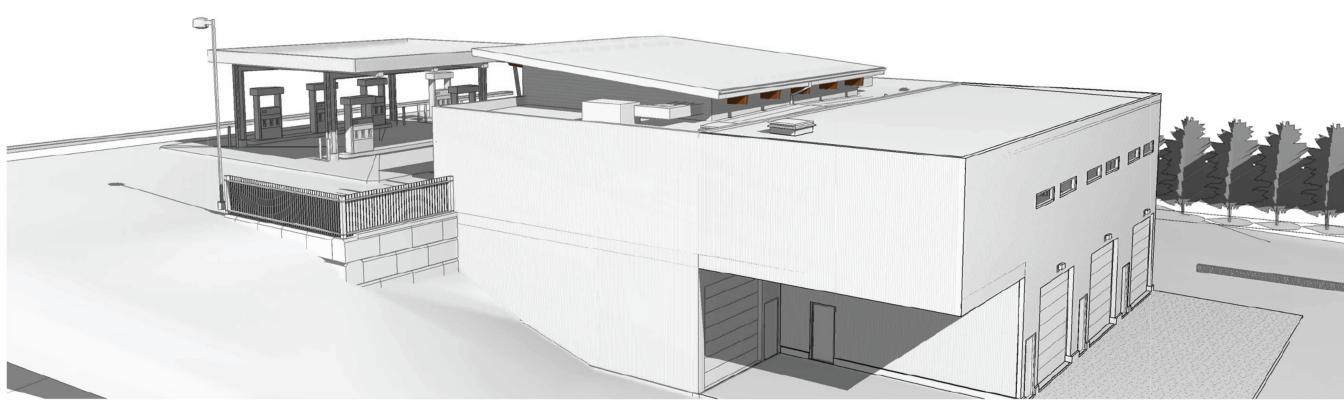
Lukas Armstrong Stand Architecture Inc.

TAGHUM SHELL EXPANSION

5644 Highway 3A West, Nelson, BC

ISSUED FOR DEVELOPMENT PERMIT JANUARY 25, 2023





CLIENT

CONSULTANTS

5644 Highway 3A West Nelson, BC

531131 BC Ltd.

LEGAL ADDRESS

LOT 1 PLAN NEP759 DISTRICT LOT 2355 KOOTENAY LAND DISTRICT -AMENDED (REF PL 52262I) LYING SOUTH OF R/W PL R66 EXC (1) PCL 1 (REF PL (REF PL 100313I) & (2) PL 7805

Architect - Prime Consultant

Cover Architectural Collaborative Inc.

Contact: Lukas Armstrong. Principa email: Cell:

Office:

Structural

emaill Office:

EffiStruc Consulting Inc.

Highland Consulting LTD.

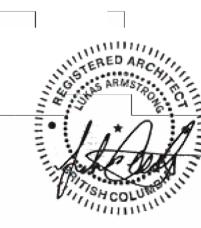
Paul Kernan Contact: emaill Office:

Mechanical

Electrical

Ready Engineering (Design-Build)

Geotech



2023-01-25

DRAWING LIST

Site Mechanical Electrical Geotech Structural Architectural

GENERAL LAYOUT

DETAILS_

Sheet Number Sheet Name

COVER SHEET NOTES & ASSEMBLIES A002 A003 CODE & BYLAW A004 LIFE SAFETY PLAN A101 DEMOLITION PLAN

A102 OVERALL SITE PLAN & CONTEXT PLAN A103 **NEW SITE PLAN** A104 FOUNDATION PLAN

A105 BASEMENT FLOOR PLAN MAIN FLOOR PLAN A106 A107 ROOF PLAN A108 REFLECTED CEILING PLAN - BASEMENT

REFLECTED CEILING PLAN - MAIN FLOOR A109 **ELEVATIONS**

ELEVATIONS A209 A301 **BUILDING SECTIONS** A401 WALL SECTIONS A402 STAIR PLAN & SECTION PLAN DETAILS A502 SECTION DETAILS A503 TYPICAL DETAILS A601 WASHROOM PLANS A701 WINDOW & DOOR SCHEDULE

The proposed expansion to the Taghum Shell Gas Station (210m 2) is an extension of the existing use of this Commercially-zoned lot. The expansion has been reviewed to be in alignment with the applicable "Community Guiding Principles" of the Official Community Plan for RDCK Electoral Area `F' (Section 5.3). Further, `12.0 Commercial Land' and 12.3 Policies have been reviewed and form the guiding framework for the proposed development; specifically: accommodating on-site sewage disposal, trees planted along the west property line in consideration of adjacent lot, maintaining and enhancing existing commercial land uses, as well as incorporating the remaining criteria lettered b-d and f-h.



cover

These drawings are issued for permitting purposes only.

Not intended for construction. If they are used for construction, COVER assumes no liability. #5-320 Vernon St. Nelson BC V1L 4E4 250.354.4445 info@coverac.ca

TAGHUM SHELL -**EXPANSION**

5644 Highway 3A West

STATUS SCHEMATIC PROJECT CODE 22132 scale 1 1/2" = 1'-0" DATE 01-25-2023

> **COVER SHEET** A001

BC BUILDING CODE ANALYSIS - Taghum Shell

The following codes and regulations apply:

BCBC – British Columbia Building Code 2018 BCFC – British Columbia Fire Code 2012

Regional District of Central Kootenay Zoning Bylaw No. 1675 (2004)

Project Information

Building Area: 506.97 m² (5456.98 ft²) Combustible & non-combustible Construction:

Building Height: 2 Storeys Fire Protection: Non-sprinklered Facing 1 street Major Occupancy: E – Mercantile

Application of Part 9

Part 9 of Division B applies to all buildings described in Article 1.1.1.1 of 3 storeys or less in building height, having a building area not exceeding 600 m², and used for major occupancies classified as c) Group E, mercantile occupancies

Defined Terms

Heavy timber construction means that type of combustible construction in which a degree of fire safety is attained by placing limitations on the sizes of wood structural members and on the thickness and composition of wood floors and roofs and by the avoidance of concealed spaces under floors and roofs.

Major occupancy means the principal *occupancy* for which a *building* or part thereof is used or intended to be used, and shall be deemed to include the subsidiar occupancies that are an integral part of the

Mercantile occupancy means the occupancy or use of a building or part thereof for the displaying or selling of retail goods, wares or merchandise.

Occupant Load Determination

The occupant load of a floor area or part of a floor area shall be based on

c) the number of persons for which the area is designed, but not less than that determined from Table 3.1.17.1. for occupancies other than those described in Clauses (a) and (b), unless it can be shown that the area will be occupied by fewer persons.

Table 3.1.17.1.

Business and personal services uses - offices 9.3 p.p. (sq m) Mercantile uses - first storey 3.7 p.p. (sq m)

Other uses - kitchen 9.3 p.p. (sq m) Other uses - storage 46 p.p. (sq m)

Occupant loads for the presented design:

<u>Main Level</u> 74 occupants Office uses (6.5 m2) 3 occupants Mercantile uses (250 m2) 67 occupants Kitchen (20.36 m2) 3 occupants Storage (41.71 m2) 1 occupant

Basement Level <u>5 occupants</u> Storage (242.2 m2) 5 occupants

3.7.2.2. Water Closets

- 2. If a single universal toilet room is provided in accordance with the requirements of Section 3.8., the total number of persons in the building used to determine the number of water closets to be provided, is permitted to be reduced by 10 before applying Sentences (6), (7), (8), (12), (13) or (14).
- 4. Both sexes are permitted to be served by a single water closet if the occupant load in an occupancy referred to in Sentence (6), (10), (12), (13), (14) or (16) is not more than 10.
- 12. Except as permitted by Sentence (4), the number of water closets required for a business and personal services occupancy shall conform to Table 3.7.2.2.B
- 13. Except as permitted by Sentences (4) and (16), the number of water closets required for a mercantile occupancy shall be at least one for each 300 males and one for each 150 females.
- Except as permitted by Sentence (4), the number of water closets required for an industrial occupancy shall
- conform to Table 3.7.2.2.C Main Level: mercantile incl. kitchen (48 occupants) - 1 Water Closets for Each Sex. Main Level: storage incl. office (2 occupants) - 1 Water Closets for both sexes according to sentence (4).
- Basement Level: mercantile option (51 occupants) 1 Water Closet for Each Sex. Basement Level: office option (21 occupants) - 1 Water Closets for Each Sex.
- Basement Level: storage option (4 occupants) 1 Water Closets for both sexes according to sentence (4).

<u>3.7.2.10</u> Accessible Washrooms

A universal toilet room shall have: a) a floor space of not less than 3.7m² with no dimensions less than 1700mm when the door swings out and 4.0m² with no dimensions less than 1800 mm when the door swings in.

<u>3.8.2.1</u> Applications and Exemptions

- Except as provided in Sentence (2), access shall be provided to all storeys of buildings of new construction.
- This subsection does not apply to: a) the storey next above or below the accessible storey in a building not more than two storeys in building height, provided the storeys next above or below the accessible storey.
 - i) is less than 600m² in floor area, ii) does not contain facilities integral to the principle function of the accessible storey.

<u>3.8.2.3</u> Specific Requirements

- Except where stated otherwise buildings and occupancies to which this Subsection applies shall, in addition
- to the requirements listed for specific occupancies, have access from the street to at least one main entrance conforming to Article 3.8.3.5.,
- where off-street parking is provided for persons with disabilities, access from the parking area to an entrance conforming to Article 3.8.3.5. that serves the parking area unless the entrance in Clause (a) is located so as to conveniently serve both the parking area and the street,
- c) access to all areas where work functions can reasonably be expected to be performed by persons with disabilities.
- accessible washrooms conforming to Sentence (2), and
- on each floor area to which access is required, egress conforming to Article 3.8.3.19. In buildings and occupancies where water closets are required,
- at least one universal toilet room that conforms to Sentence 3.7.2.10(9) shall be provided

<u>3.8.2.36.</u> Mercantile Occupancies

In Group E buildings, access shall be provided to all public facilities and to all areas to which the public is admitted.

<u>3.8.3.4</u> Parking stalls for persons with disabilities

Where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 for every 100 or part thereof.

General (Access for Persons with Disabilities)

Every building shall be designed in conformance with Section 3.8

Doorways to Public Water-Closet Rooms

Doorways to public water-closet rooms shall be not less than 810 mm wide and 2030 mm high.

9.10.6.2. Heavy Timber

Heavy timber construction shall be considered to have a 45 min fire-resistance rating when it is constructed in accordance with the requirements for heavy timber construction in Article 3.1.4.7.

<u>9.8.2.1.</u> Stair Width

- Required exit stairs and public stairs serving buildings of other than residential occupancy shall have a width of not less than the greater of
 - 8 mm per person based on the *occupant load* limits specified in Table 3.1.17.1. (N/A)

Maximum Height of Stairs

The vertical height of any flight of stairs shall not exceed 3.7 m.

Dimensions for Rectangular Treads

Max. 180 mm, min. 125 mm,

Dimensions for Risers

Run: min. 280 mm

Tread depth: min. 280mm

<u>9.8.4.7.</u> Tactile Warning

<u>9.8.7.4.</u>

Stairs shall be provided with tactile warning strips conforming to Article 3.8.3.11., except for b) exit stairs not normally used for access purposes, and

Stairs 1100 mm wide or more: handrails on both sides

Height of Handrails

Required Handrails

Min. 865 mm, max. 965 mm

<u>9.8.8.3.</u> Height of Guards

Guards for flights of steps, except in required exit stairs, shall be not less than 900 mm high.

<u>9.9.1.3.</u> Occupant Load

Except for dwelling units, the occupant load of a floor area or part of a floor area shall be the number of persons for which such areas are designed, but not fewer than that determined from Table 3.1.17.1., unless it can be shown that the area will be occupied by fewer persons.

<u>9.9.3.2.</u>

Except for doors and corridors, the width of everyexit facility shall be not less than 900 mm.

<u>9.9.3.3.</u> **Width of Corridors**

The width of every *public corridor*, corridor used by the public, and *exit* corridor shall be not less than 1100

<u>9.9.4.2.</u> Fire Separation for Exits

- Except as provided in Sentences (2) and (5) and Article 9.9.8.5., everyexit other than an exterior doorway shall be separated from each adjacent floor area or from another exit
 - where there is a floor assembly above the floor area, by a fire separation having a fire-resistance rating not less than that required for the floor assembly above the floor area (see Article 9.10.9.10.), and where there is no floor assembly above the floor area, by a fire separation having a fire-resistance rating not less than the greater of
- that required by Subsection 9.10.8. for the floor assembly below, or
- 45 min. A fire separation common to 2 exits shall be smoke-tight and not be pierced by doorways, duct work, piping or any other opening that may affect the continuity of the separation.
- 4. A *fire separation* that separates an *exit* from the remainder of the *building* shall have no openings except those for electrical wiring, noncombustible conduit and noncombustible piping that serve only the exit, and for standpipes, sprinkler piping, exit doorways and wired glass and glass block permitted in Article 9.9.4.3.

Clear Opening Width at Doorways

Exits and access to exits: min. 800mm if one leaf, 1210mm if two active leaves

Number of Required Exits

Except as provided in Sentence (2) and Subsection 9.9.9., at least 2exits shall be provided from every floor area, spaced so that the travel distance to the nearestexit is not more than c) 30 m for all other occupancies.

<u>9.10.2.1.</u> Occupancy Classification

Except as provided in Article 9.10.2.2. (N/A), every building or part thereof shall be classified according to its major occupancy as belonging to one of the groups or divisions described in Table 9.10.2.1.

Group E – Mercantile Occupancies

Exit Signs

None required.

<u>9.9.11.3.</u>

Fire-Resistance Ratings for Floors and Roofs

Mercantile Occupancy, 2 storeys: Floors except floors over crawl spaces: 45 min FRR

Fire-Resistance Ratings for Walls, Columns and Arches

Except as otherwise provided in this Subsection, alloadbearing walls, columns and arches in the storev immediately below a floor or roof assembly shall have afire-resistance rating of not less than that required for the supported floor or roof assembly.

<u>9.10.9.4.</u> Floor Assemblies

Except as permitted in Sentences (2) to (4) (N/A), all floor assemblies shall be constructed as fire separations.

<u>9.10.10.3.</u> Separation of Service Rooms

Except as provided in Sentence (2) and Articles 9.10.10.5. and 9.10.10.6. (N/A) service rooms shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h when the *floor area* containing the *service room* is not *sprinklered*. Where a room contains a limited quantity of service equipment and the service equipment does not constitute a fire hazard, the requirements in Sentence (1) shall not apply.

<u>9.10.10.6.</u> Storage Rooms

Rooms for the temporary storage of combustible refuse in all occupancies or for public storage in residential occupancies shall be separated from the remainder of the building by a fire separation having not less than a 1 h fire-resistance rating, except that a 45 min fire separation is permitted where the fire-resistance rating of the floor assembly is not required to exceed 45 min, or where such rooms are prinklered.

Openings in Exposing Building Face <u>9.10.14.4.</u>

See attached letter regarding exposing building face.

Fire Department Access to Buildings

Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard. (See Appendix A and A-3.2.5.6.(1) in Appendix A.) Where access to a building as required in Sentence (1) is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

Application (Plumbing Facilities)

In *occupancies* other than *dwelling units*, plumbing facilities, grab bars, floor drains, and floor and wall finishes around urinals shall conform to Subsection 3.7.2. (See also Article 3.7.2.10. regarding cessible plumbing facilities.)

National Energy Code of Canada for Buildings 2015 Taghum Shell

3.2.2. Above-ground Components of the Building Envelope

Table 3.2.2.2.

Overall Thermal Transmittance of Above-ground Opaque Building Assemblies

Above-ground	Heating Degree-Days of Building Location,
Opaque Building Celsius Degree-Days	
Assembly	Zone 5: 3000 to 3999
Maxim	um Overall Thermal Transmittance, in W/(m2·K)
Valls	0.278 (R20.4)
Roofs	0.183 (R31)
loors	0.183 (R31)

Thermal Characteristics of Fenestration

Table 3.2.2.3.

Overall Thermal Transmittance of Fenestration

+1	Heating Degree-Days of Building Location	
Component	in Celsius Degree-Days	
45	Zone 5: 3000 to 3999	
Maximum	Overall Thermal Transmittance, in W/(m2·K)	
All fenestration	tration 2.2 (R2.6)	

3.2.2.4. Thermal Characteristics of Doors and Access Hatches

Table 3.2.2.4.

Overall Thermal Transmittance of Doors

Component	Heating Degree-Days of Building Location, in Celsius Degree-Days	
	Zone 5: 3000 to 3999	
Maximum	Overall Thermal Transmittance, in W/(m2·K)	
All doors 2.2 (R2.6)		

3.2.3. Building Assemblies in Contact with the Ground

3.2.3.1. Thermal Characteristics of Walls in Contact with the Ground

Table 3.2.3.1.

Overall Thermal Transmittance of Building Assemblies in Contact with the Ground

Above-ground	Heating Degree-Days of Building Location,	
Opaque Building	Celsius Degree-Days	
Assembly	Zone 5: 3000 to 3999	
Maxim	um Overall Thermal Transmittance, in W/(m2·K)	
Walls	0.379(R15)	
Roofs	0.379 (R15)	
Floors	0.757 for 1.2m (R7.5)	

BYLAW REVIEW

DIVISION 32 NEIGHBOURHOOD COMMERCIAL (C1)

Permitted Uses

Land, buildings and structures in the Neighbourhood Commercial (C1) zone shall be used for the following purposes only:

Cannabis Retail Stores Farmer's Market Mixed Use Developments Offices Pubs Personal Service Establishments Recycling Depot Restaurants Retail Stores Service Stations **Tourist Accommodation** Accessory Uses: Accessory Buildings and Structures

One Dwelling Unit.

All Other Uses

Development Regulations

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
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

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 The maximum site coverage permitted shall be 50 percent of the lot area.

0.4 hectare

The maximum commercial floor area within all buildings on a lot shall be 500 square

Landscaping shall comply with the requirements of sections 621 and 622.

Commercial Area: 224.63 m² (2417.90 ft²)

Non-commercial Area: 433.21 m² (4663.03 ft²)



2023-01-25

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datums and levels to identify any errors and omissions; ascertain any

bring these items to the attention of the Architect for clarification.

NO DATE

discrepancies between this drawing and the full Contract Documents; and,

2 23/01/25 ISSUED FOR DEVELOPMENT PERMIT

DESCRIPTION

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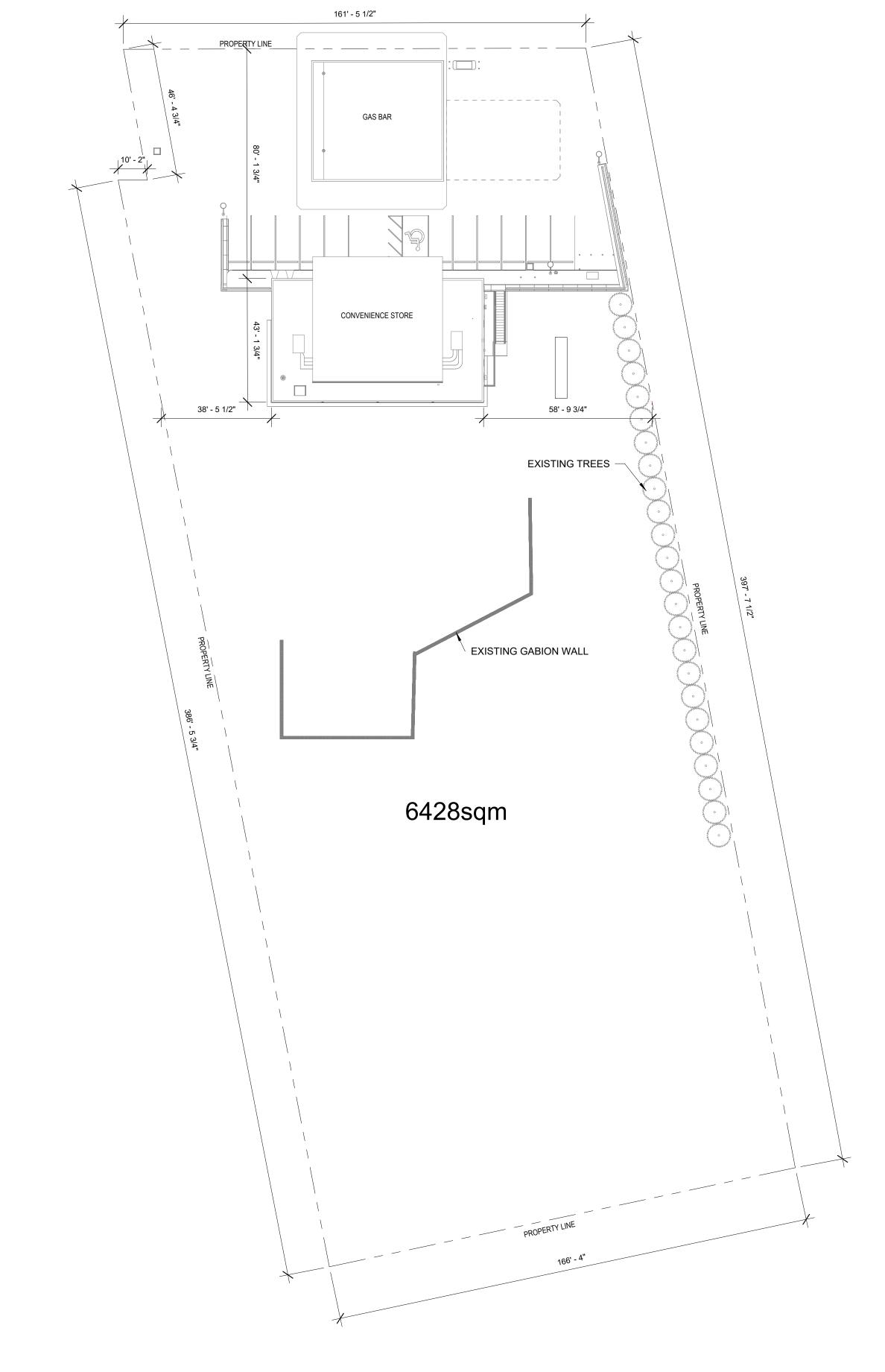
TAGHUM SHELL -**EXPANSION**

5644 Highway 3A West

PROJECT CODE SCHEMATIC 22132 SCALE 01-25-2023 1:10

CODE & BYLAW

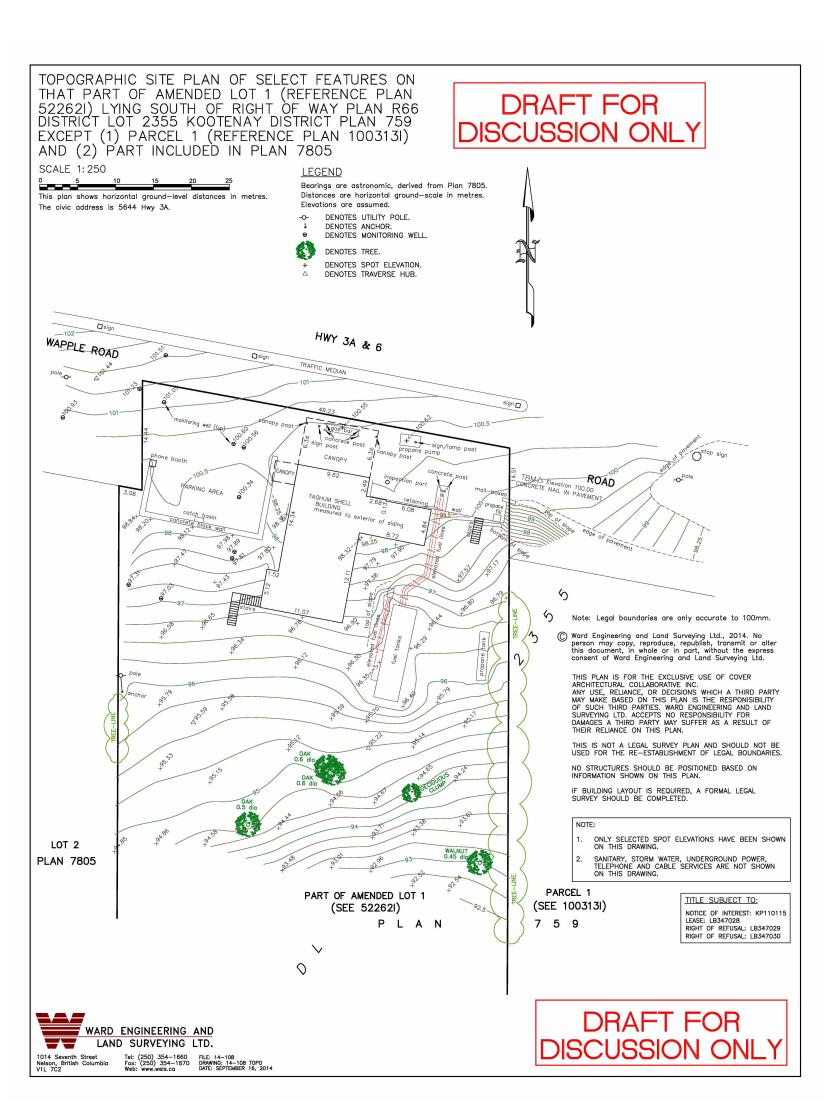




Site is supplied by a community water system.



1 : 500



3 EXISTING SURVEY 1:500

New septic system design by others 2 OVERALL EXISTING SITE PLAN 1:300

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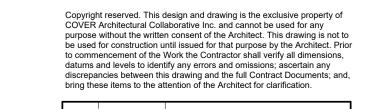
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5644 Highway 3A West

PROJECT CODE 22132 STATUS SCHEMATIC DATE 01-25-2023 As indicated

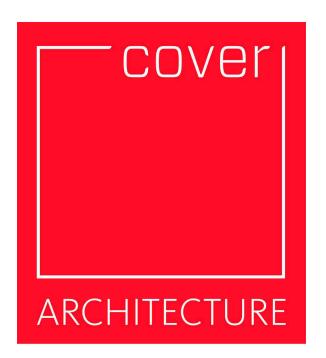
OVERALL SITE PLAN & CONTEXT PLAN A102





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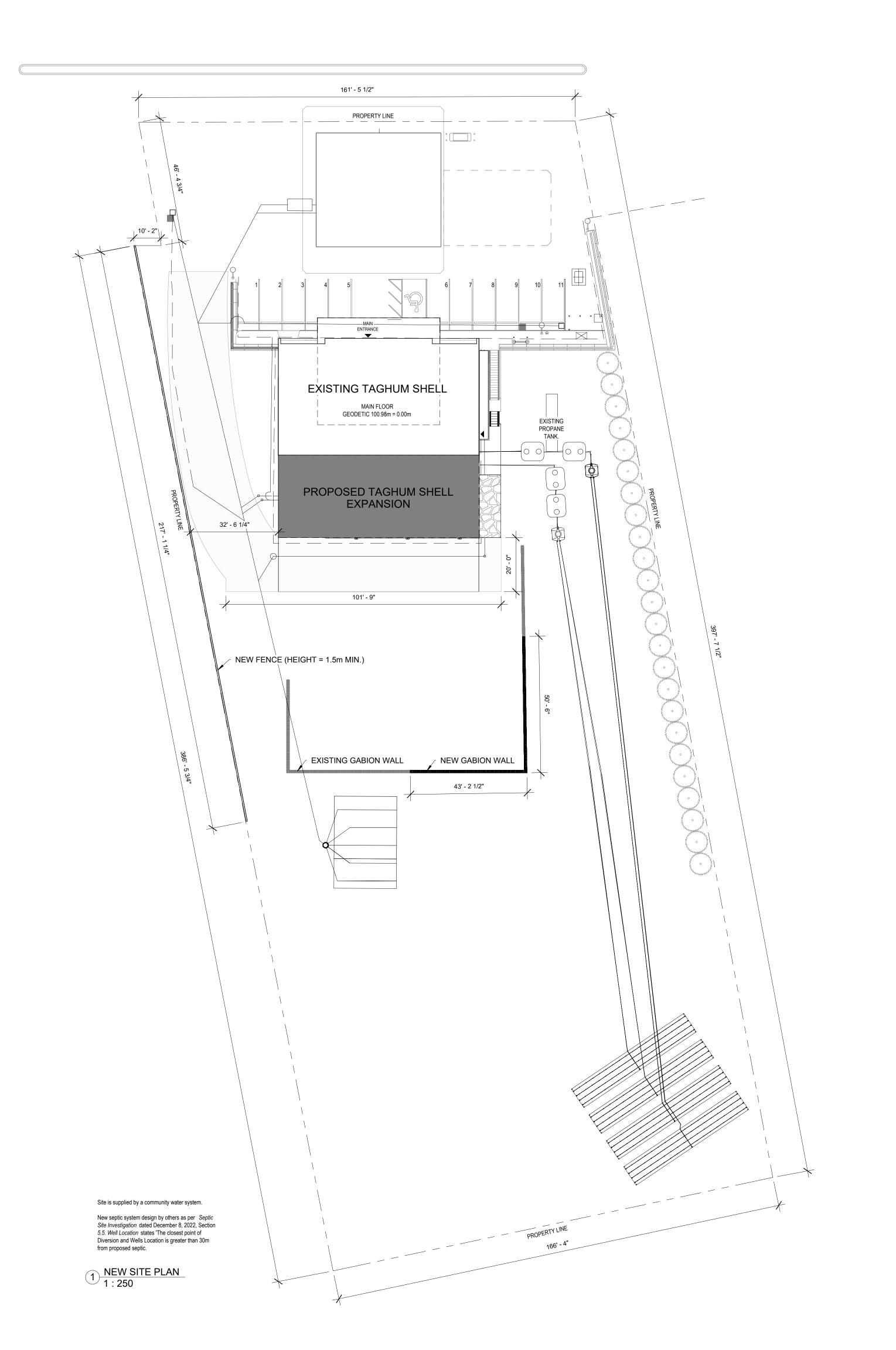
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250.354.4445
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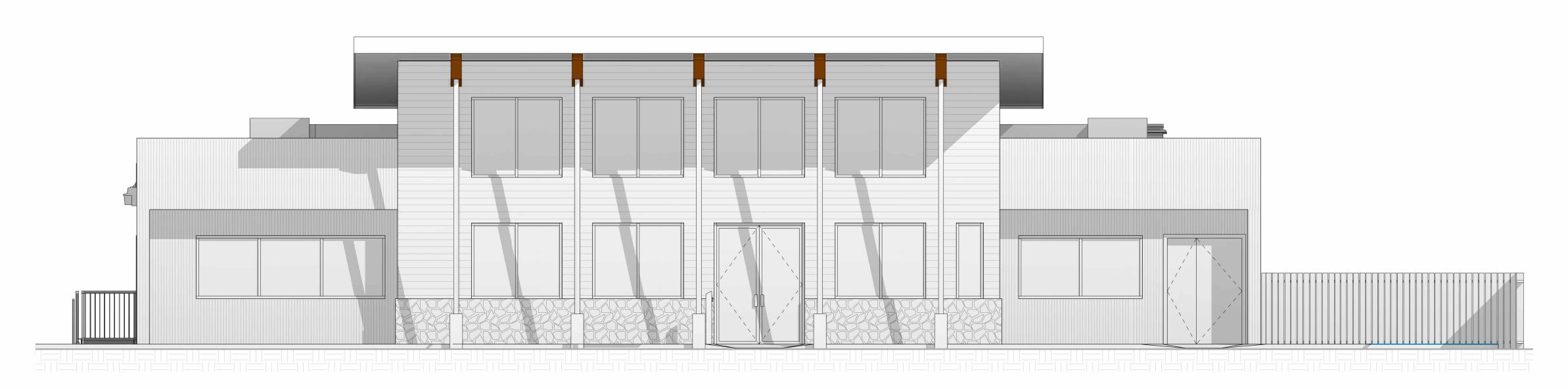
TAGHUM SHELL - EXPANSION

5644 Highway 3A West

PROJECT CODE STATUS
22132 SCHEMATIC
SCALE DATE
1:250 01-25-2023

NEW SITE PLAN
SHEET
A103





EXTERIOR FINISHES KEY M1 METAL CLADDING SYSTEM - CHARCOAL GREY M2 METAL CLADDING SYSTEM - LIGHT GREY M3 PREFINISHED METAL FASCIA - CHARCOAL GREY ST1 STONE VENEER CLADDING SYSTEM - BLACK SLATE WD1 WOOD CLADDING SYSTEM WD2 T&G WOOD SOFFIT WD3 HEAVY TIMBER WOOD STRUCTURE GL1 GLAZING UNITS AS SCHEDULED PT1 STEEL COLUMNS - PAINTED COLOUR TO MATCH CLADDING: CHARCOAL GREY

PT2 METAL DOORS & FRAMES - PAINTED COLOUR TO

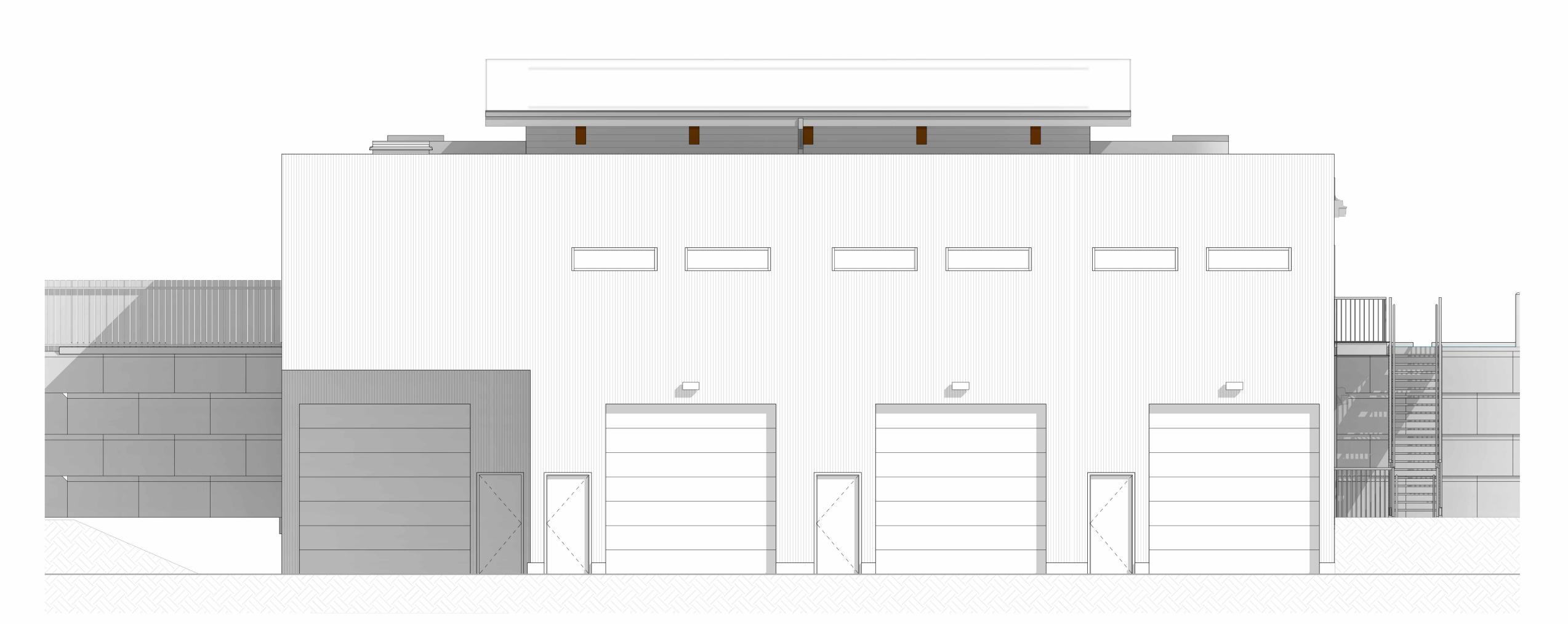
COLOUR TO MATCH CLADDING: CHARCOAL GREY

MATCH CLADDING: CHARCOAL GREY

PT3 PREFINISHED METAL STAIR / RAILING

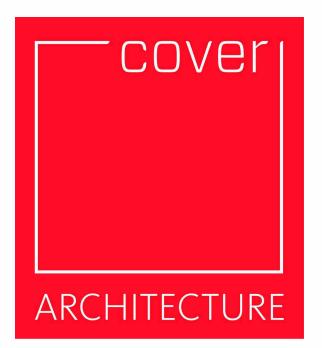
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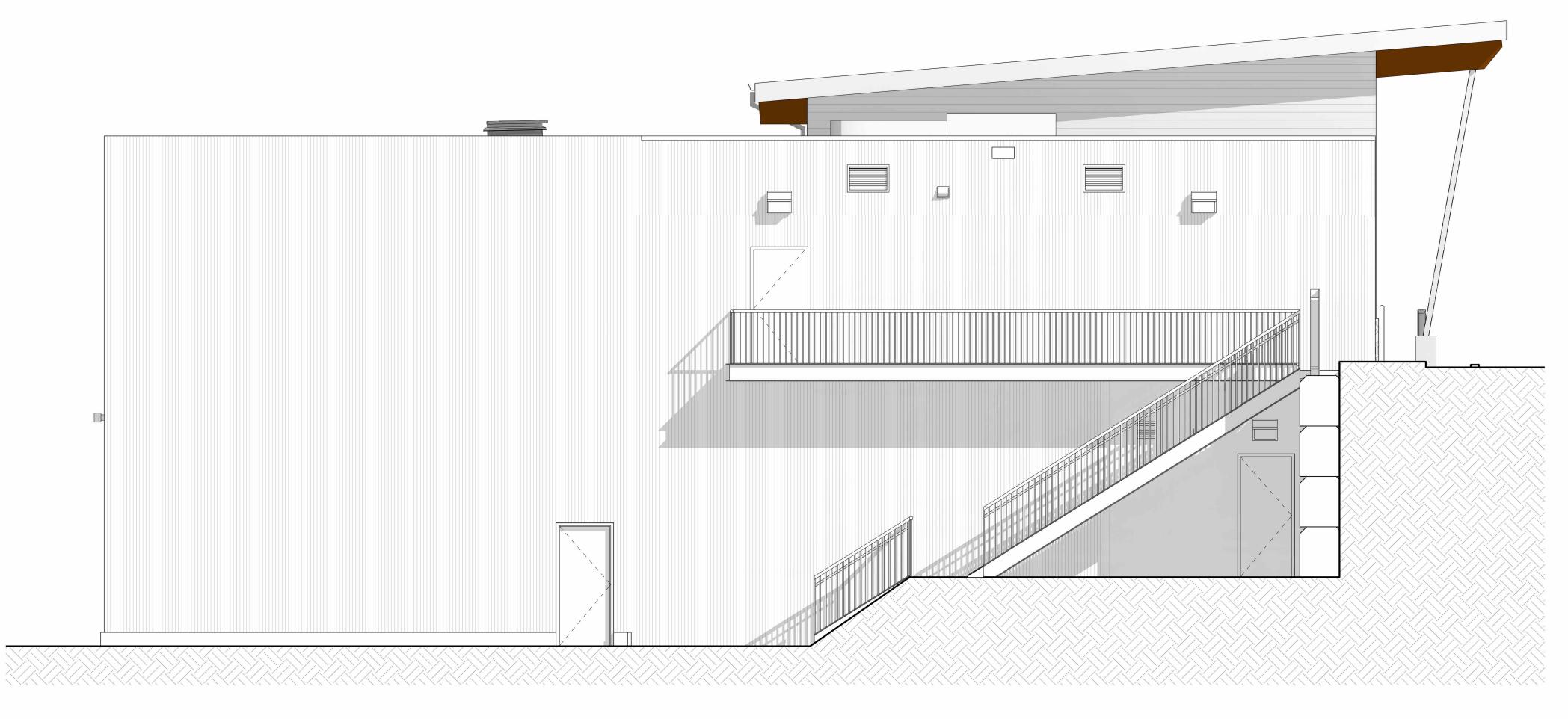
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5644 Highway 3A West

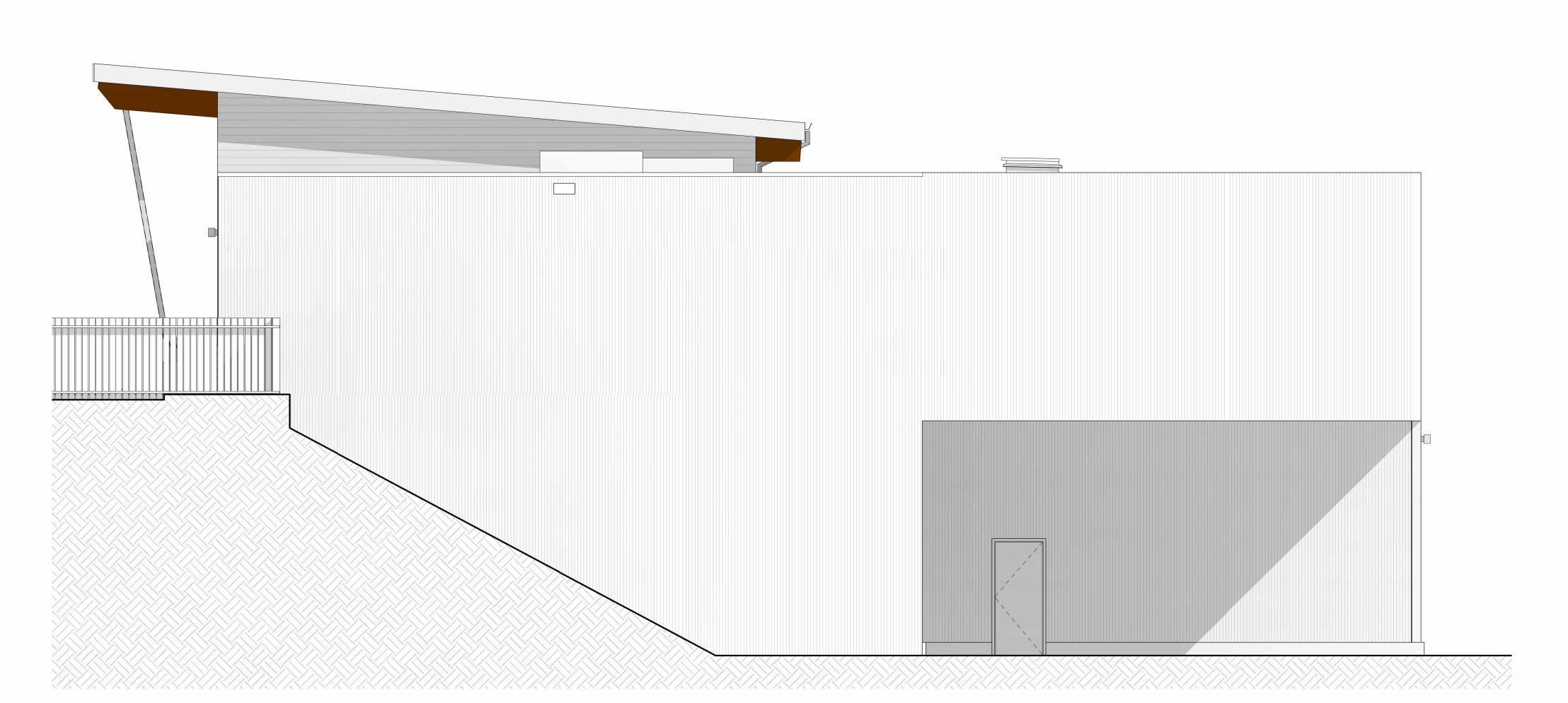
PROJECT CODE STA
22132 SC
SCALE DAT
1:50 01-STATUS SCHEMATIC DATE 01-25-2023

ELEVATIONS A208

1 : 50 NORTH ELEV.



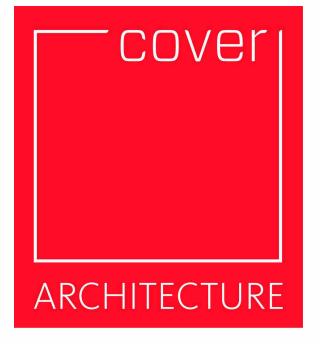
1 EAST ELEV. 1:50



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PROJECT CODE STA 22132 SC SCALE DAT 1:50 01 STATUS SCHEMATIC DATE 01-25-2023

ELEVATIONS A209

EXISTING ZONE

DIVISION 32 NEIGHBOURHOOD COMMERCIAL (C1)

Permitted Uses

3200 Land, buildings and structures in the Neighbourhood Commercial (C1) zone shall be used for the following purposes only:

Cannabis Retail Stores

Horticulture

Farmer's Market

Mixed Use Developments

Offices

Pubs

Personal Service Establishments

Recycling Depot

Restaurants

Retail Stores

Service Stations

Tourist Accommodation

Accessory Uses:

Accessory Buildings and Structures

One Dwelling Unit.

Development Regulations

3201

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
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.
- The maximum commercial floor area within all buildings on a lot shall be 500 square metres.
- 4 Landscaping shall comply with the requirements of sections 621 and 622.

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

Development Regulations

3301

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

Community Water Supply and

Community Water Supply Only

On-Site Servicing

Only

Community Sewer

System

hectare (up to
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i t i

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.