



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**  
**BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4**  
 ph: 250-352-8165 fax: 250-352-9300  
 email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)

**REFERRAL FORM**  
**DEVELOPMENT VARIANCE APPLICATION**  
**RDCK Planning File: V1905F**  
**Date: August 6, 2019**

**You are requested to comment on the attached DEVELOPMENT VARIANCE for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO September 6, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.**

**LEGAL DESCRIPTION & GENERAL LOCATION:**

4655 Highway 3A. North Shore of Kootenay Lake  
 PLAN NEP2449 DISTRICT LOT 790 KOOTENAY LAND DISTRICT PARCEL A, (BEING A CONSOLIDATION OF LOTS 1 AND 2 SEE CA5564282) (PID: 029-966-574)

**PRESENT USE AND PURPOSE OF PERMIT REQUESTED:**

The property is currently being used as a design and manufacturing facility for wood and steel based home construction projects. The two buildings on site contain the site office and manufacturing facility. Remaining area on site is used for storage, construction, and parking. The applicant is proposing to expand the existing facility by building Phase 1 in the short term and proposing further expansion of Phase 2 and 3 (see attached documents for proposed site plans) in the coming years. The applicant is requesting a variance to the interior side lot line setback requirements for an Industrial (M1) zoned lot under RDCK Zoning Bylaw No. 1675, 2004 from 25.0 metres to 4.5 metres on the east, and from 25.0 metres to 2.1 metres on the west property line. The applicant is also requesting a variance to the parking requirements from the current requirement of approximately 102 stalls to 34 stalls. Parking requirements are based on 1.5 spaces per 100 m2 of GFA, 1 space/employee plus one space for every commercially licensed vehicle. An Industrial form and character Development Permit has been submitted for this property and is being reviewed concurrently.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
1.8 hectares	n/a	n/a	n/a

**APPLICANT:** Spearhead/Ken Foot

**OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:**

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Variance Permit 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.**

**Darcy Roszell, PLANNER**  
**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

<p>TRANSPORTATION  <input checked="" type="checkbox"/> West Kootenay District Office, Nelson          FRONT COUNTER BC (FLNRORD)  <input checked="" type="checkbox"/> Nelson          INTERIOR HEALTH  <input checked="" type="checkbox"/> HBE Team, Nelson  <input checked="" type="checkbox"/> UTILITIES (FORTIS)</p>	<p>REGIONAL DISTRICT OF CENTRAL KOOTENAY          DIRECTORS FOR:  <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K          ALTERNATIVE DIRECTORS FOR:  <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K  <input checked="" type="checkbox"/> RDCK FIRE SERVICES - District Chief Nora Hannon  <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES  <input checked="" type="checkbox"/> RDCK BUILDING SERVICES  <input checked="" type="checkbox"/> RDCK RESOURCE RECOVERY</p>
---	--

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. If you have any questions about the collection of your personal information, contact the Privacy Officer at 250.352.8168, [mmorrison@rdck.bc.ca](mailto:mmorrison@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**  
**FILE: V1905F APPLICANT: Spearhead/Ken Foot**

Name:

Date:

Agency :

Title:

RETURN TO: DARCY ROSZELL, PLANNER  
DEVELOPMENT SERVICES  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
BOX 590, 202 LAKESIDE DRIVE  
NELSON, BC V1L 5R4  
Ph. 250-352-8175  
Email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)