



Development Variance Permit Application

Referral Form – RDCK File V2412A

Date: August 30, 2024

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

LEGAL DESCRIPTION & GENERAL LOCATION:

5128 Highway 3A, Wynndel, Electoral Area 'A'
LOT B DISTRICT LOT 191 KOOTENAY DISTRICT PLAN NEP72950 (PID: 025-606-158)

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

This property is currently used as a gas station and convenience store. The branding for business is changing from "FasGas" to "Canco," and the applicants are proposing to upgrade their three signs to reflect this.

This Development Variance Permit (DVP) seeks to vary the sign regulations of Comprehensive Land Use Bylaw No. 2315, 2013 to permit the proposed upgrades as follows:

Section 18.83:

- From: No sign shall be located within 1.5 meters of any lot line or on any portion of the lot subject to vision triangle requirements
- To: No sign shall be located within 0.0 meters of any lot line or on any portion of the lot subject to vision triangle requirements (for the freestanding sign)

Section 18.84(a):

- From: Signs shall be limited to a maximum height of 5.0 metres
- To: Signs shall be limited to a maximum height of 6.3 metres (for the freestanding sign)

Section 18.84(b):

- From: Signs shall be limited to a maximum area of 6.0 square metres
- To: Signs shall be limited to a maximum area of 9.03 square metres (for the freestanding sign)

Section 18.84(c):

- From: Signs shall be limited to a maximum width of 2.5 metres
- To: Signs shall be limited to a maximum width of 5.5 metres (for the fascia sign)

Section 18.84(d):

- From: Signs shall be limited to a one (1) sign for each public road access
- To: Signs shall be limited to one (1) sign for each public road access, plus one additional sign for this property.

This permit, if issued, would authorize the installation of the three signs, one on the roof, one on the fascia and one near the road as shown in the attached design plans.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
1.23 hectares (3.04 acres)	N/A	General Commercial (C2) Country Residential (R2)	General Commercial (C)

APPLICANT: Wynndel Foods LTD c/o Five Star Permits (Cy Atkinson and David Atkinson)

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.

**SADIE CHEZENKO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

- MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
- HABITAT BRANCH (Environment)
- FRONTCOUNTER BC (MFLNRORD)
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH, HBE TEAM
- KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS)
- SCHOOL DISTRICT NO.
- UTILITIES (FORTIS, BC HYDRO, COLUMBIA POWER)
- ARCHAEOLOGY BRANCH

REGIONAL DISTRICT OF CENTRAL KOOTENAY

DIRECTORS FOR:

- A B C D E F G H I J K

ALTERNATIVE DIRECTORS FOR:

- A B C D E F G H I J K

- APHC AREA A
- RDCK FIRE SERVICES
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK RESOURCE RECOVERY
- RDCK REGIONAL PARKS

INSERT COMMENTS ON REVERSE . . .

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: V2412A APPLICANT: Wynndel Foods LTD c/o Five Star Permits (Cy Atkinson and David Atkinson)

Name:

Date:

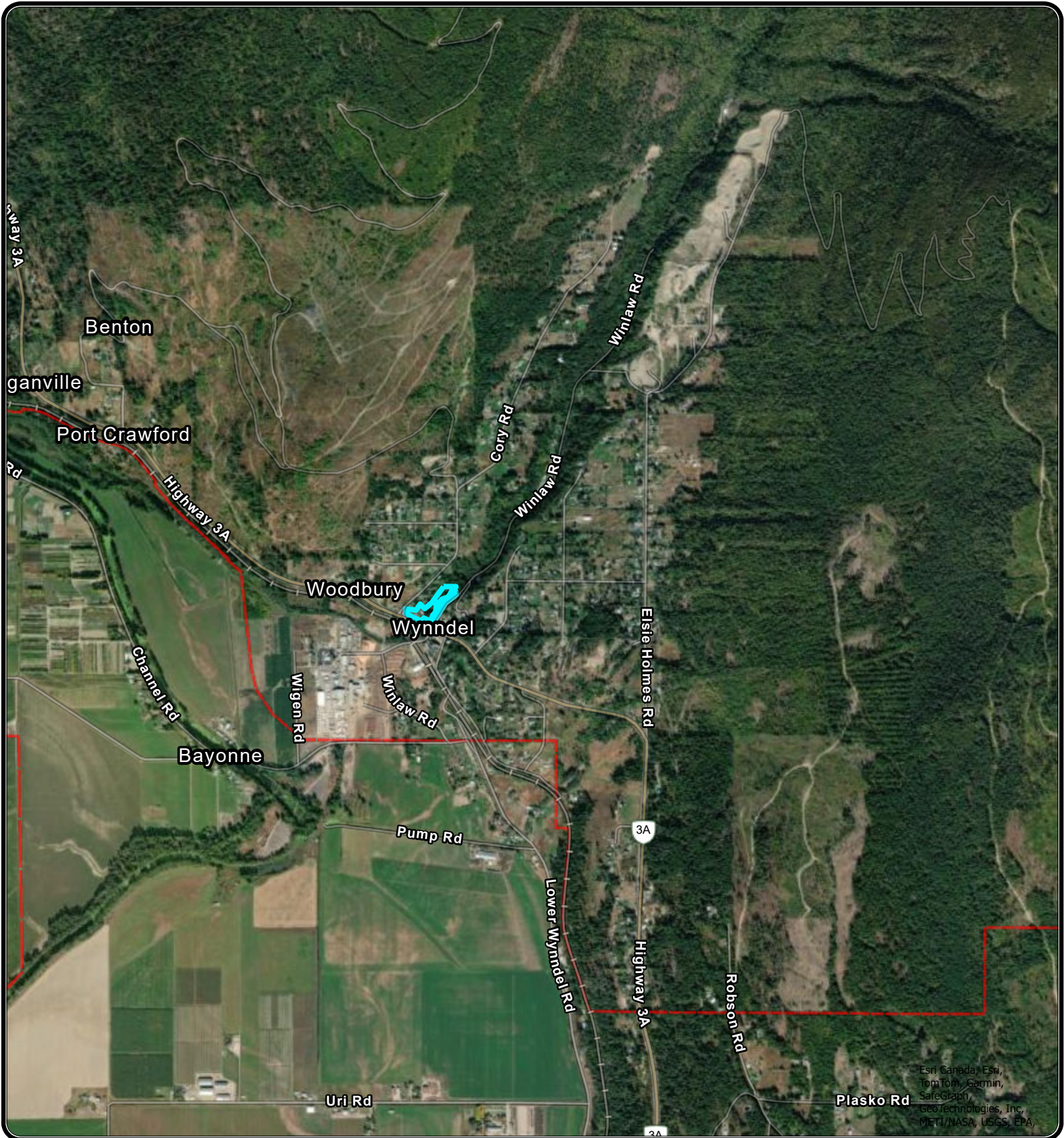
Agency:

Title:

RETURN TO: SADIE CHEZENKO, PLANNER
DEVELOPMENT 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



Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,



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maps@rdck.bc.ca

Legend

 Electoral Areas

Map Scale:

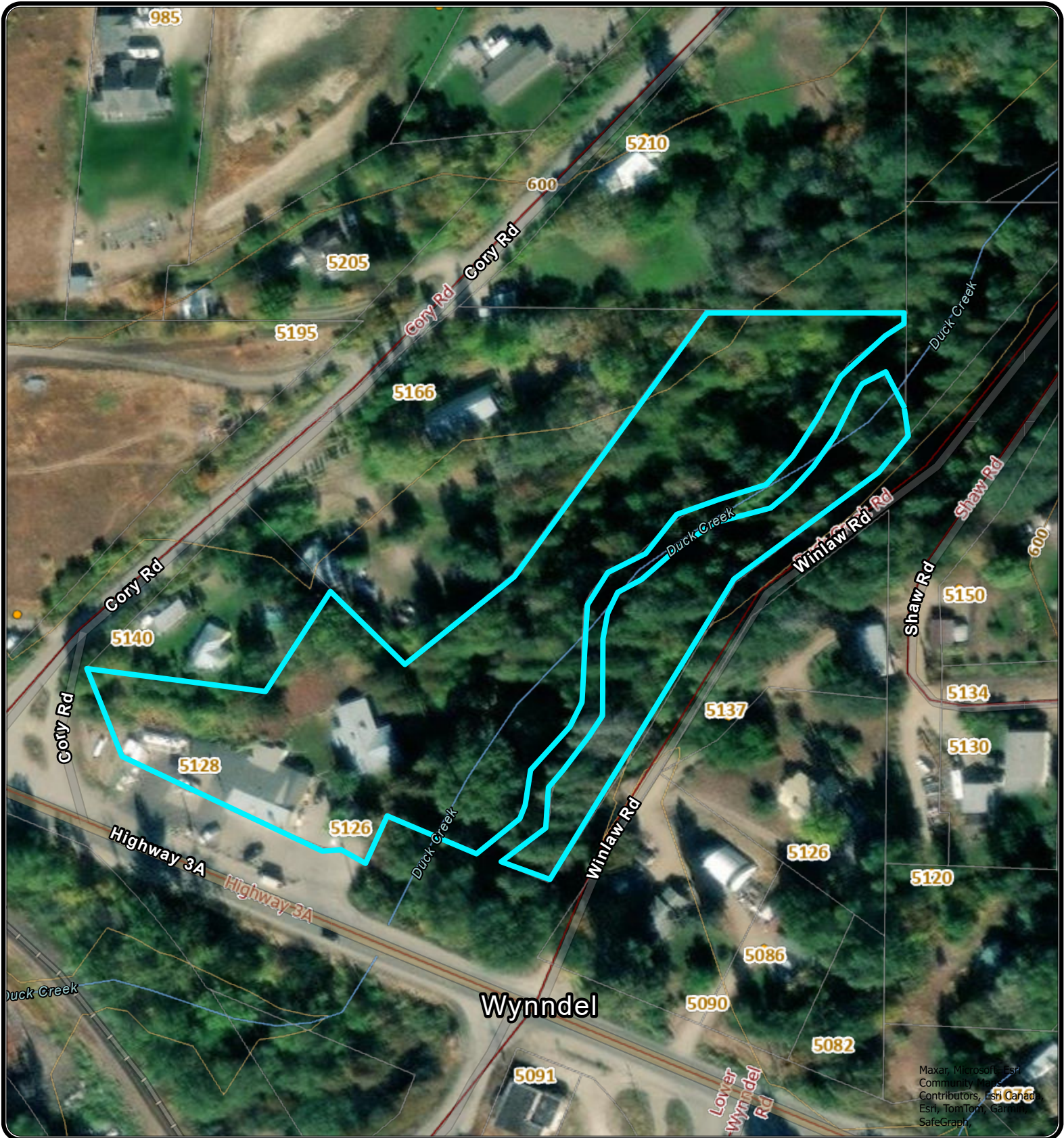
1:36,112

Date: June 24, 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 omissions on this map.

RDCK Map



Maxar, Microsoft, Esri, Community Maps, Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph,



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Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

20 Meter Contours

- 20 meter
- 100 meter
- Streams and Shorelines

Map Scale:

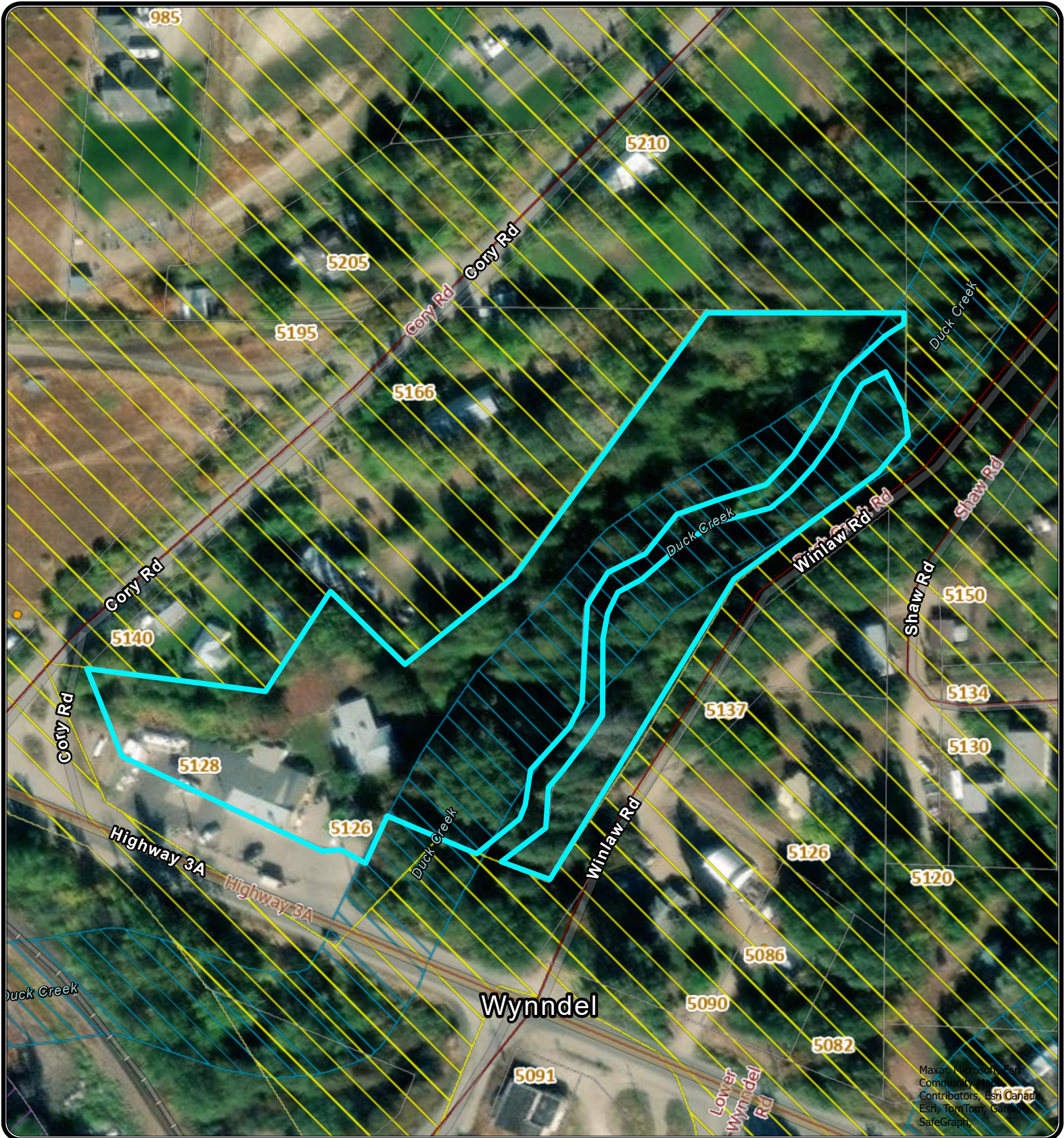
1:2,257

Date: June 24, 2024



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RDCK Map



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Development Permit Areas

- Environmentally Sensitive
- Industrial

Legend

- Residential Cluster
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

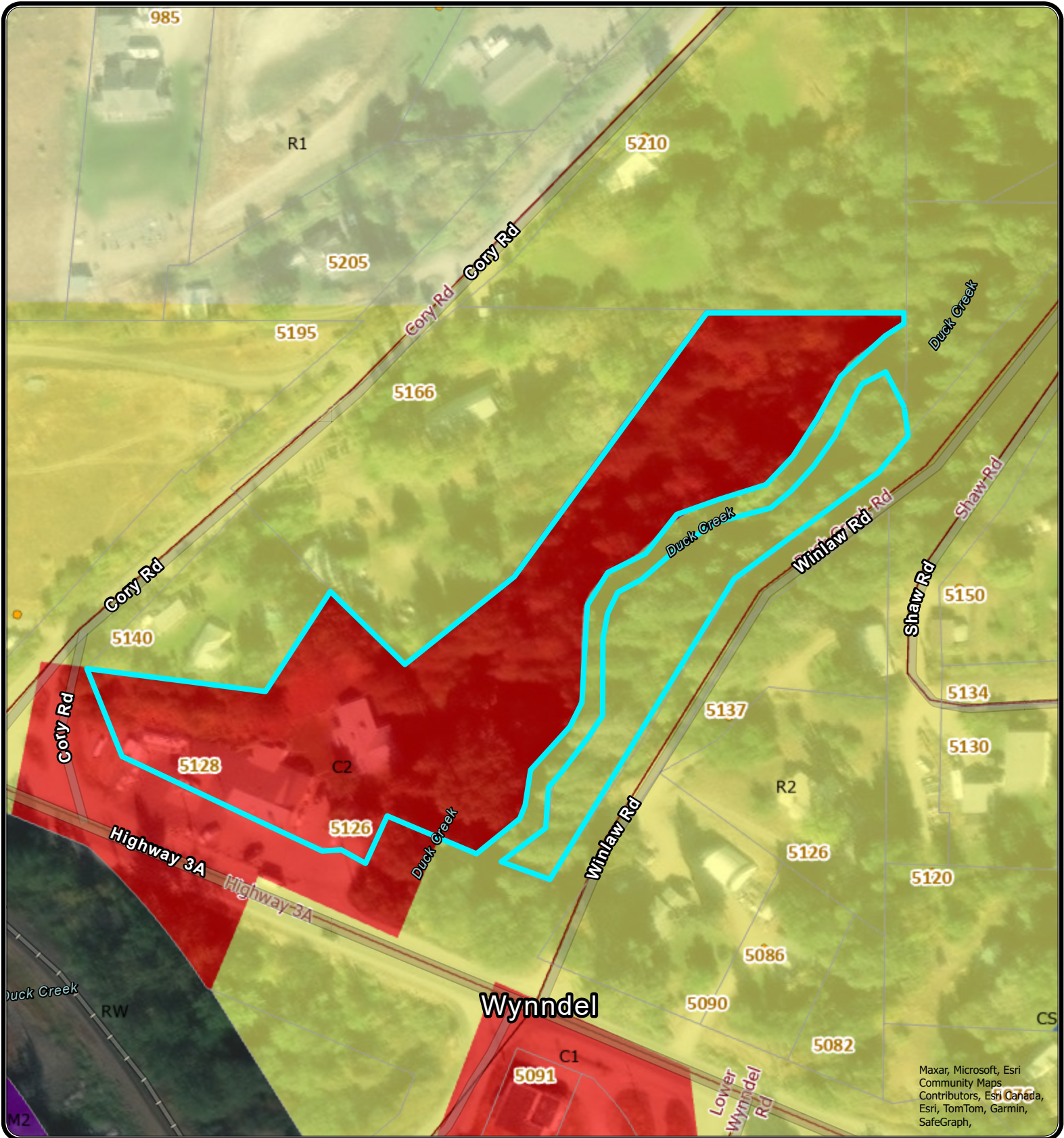
1:2,257

Date: June 24, 2024



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Zoning Class

- Commercial
- Community Services
- Industrial
- Railway
- Residential 1

Legend

- Residential 2
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

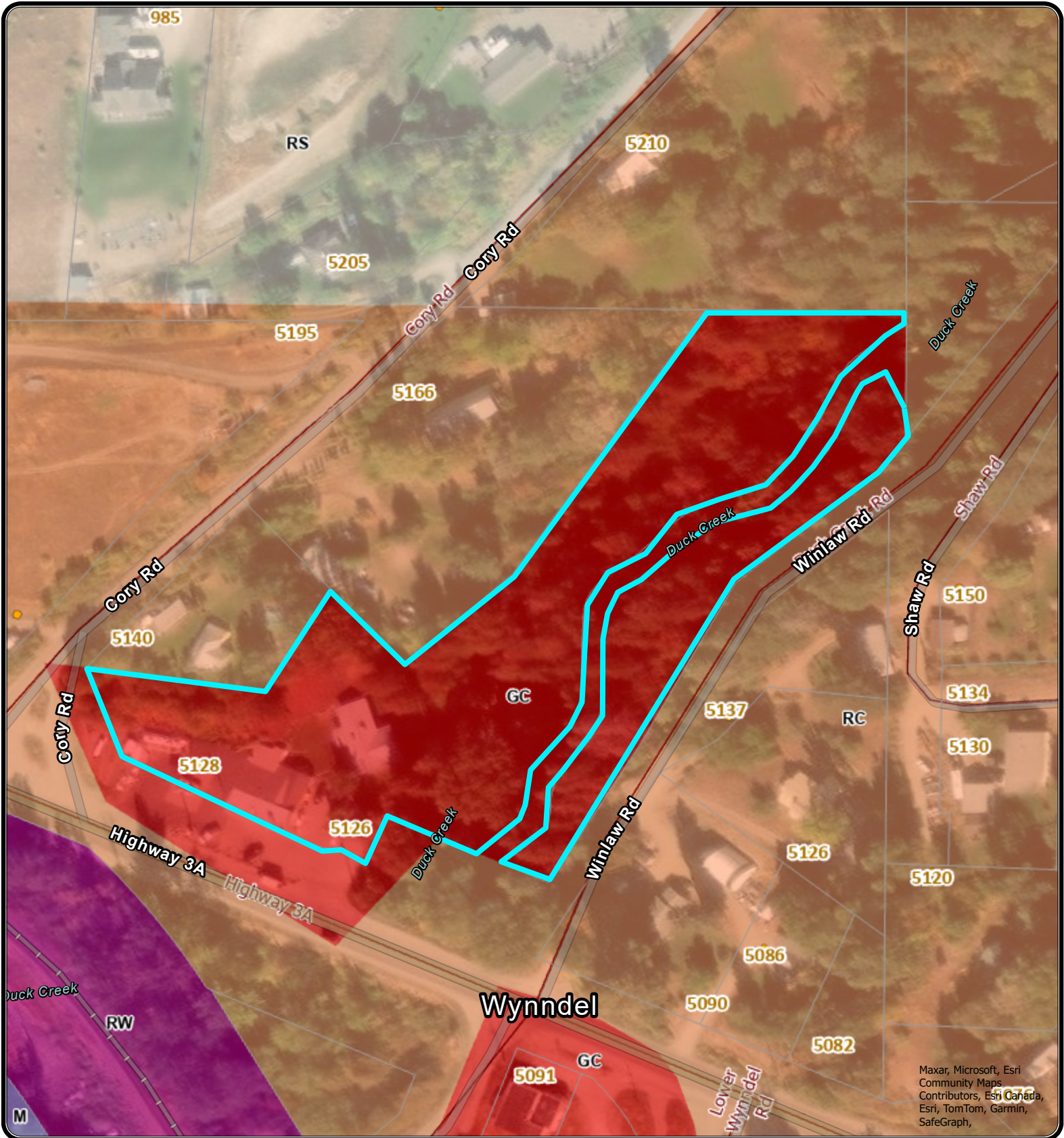
Map Scale:

1:2,257
Date: June 24, 2024



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Legend

- Official Community Plan**
- Commercial
 - Country Residential
 - Industrial
 - Suburban Residential

- Utility, Railway and Transportation
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

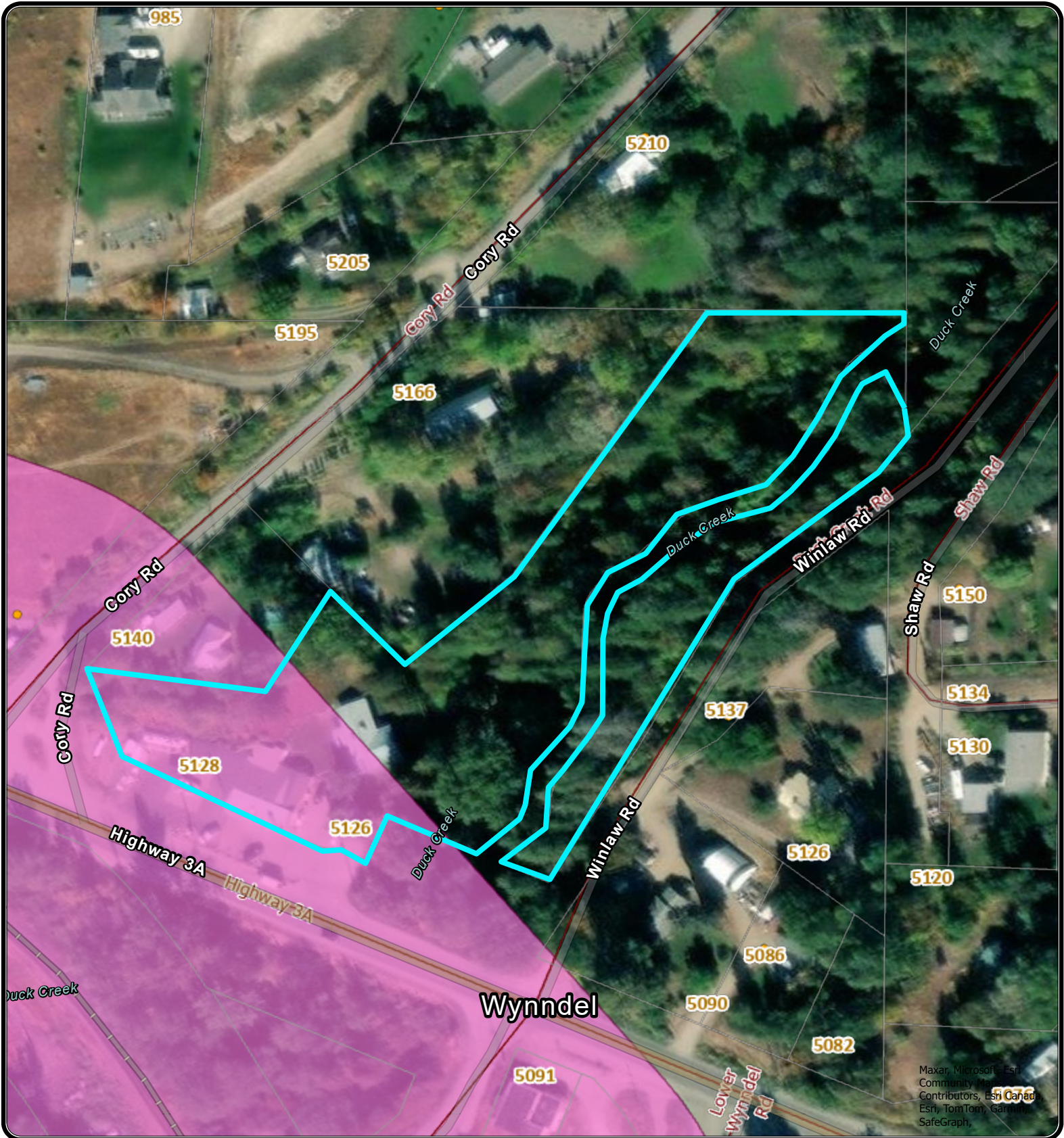
1:2,257

Date: June 24, 2024



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Legend

- Community Heritage Register
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

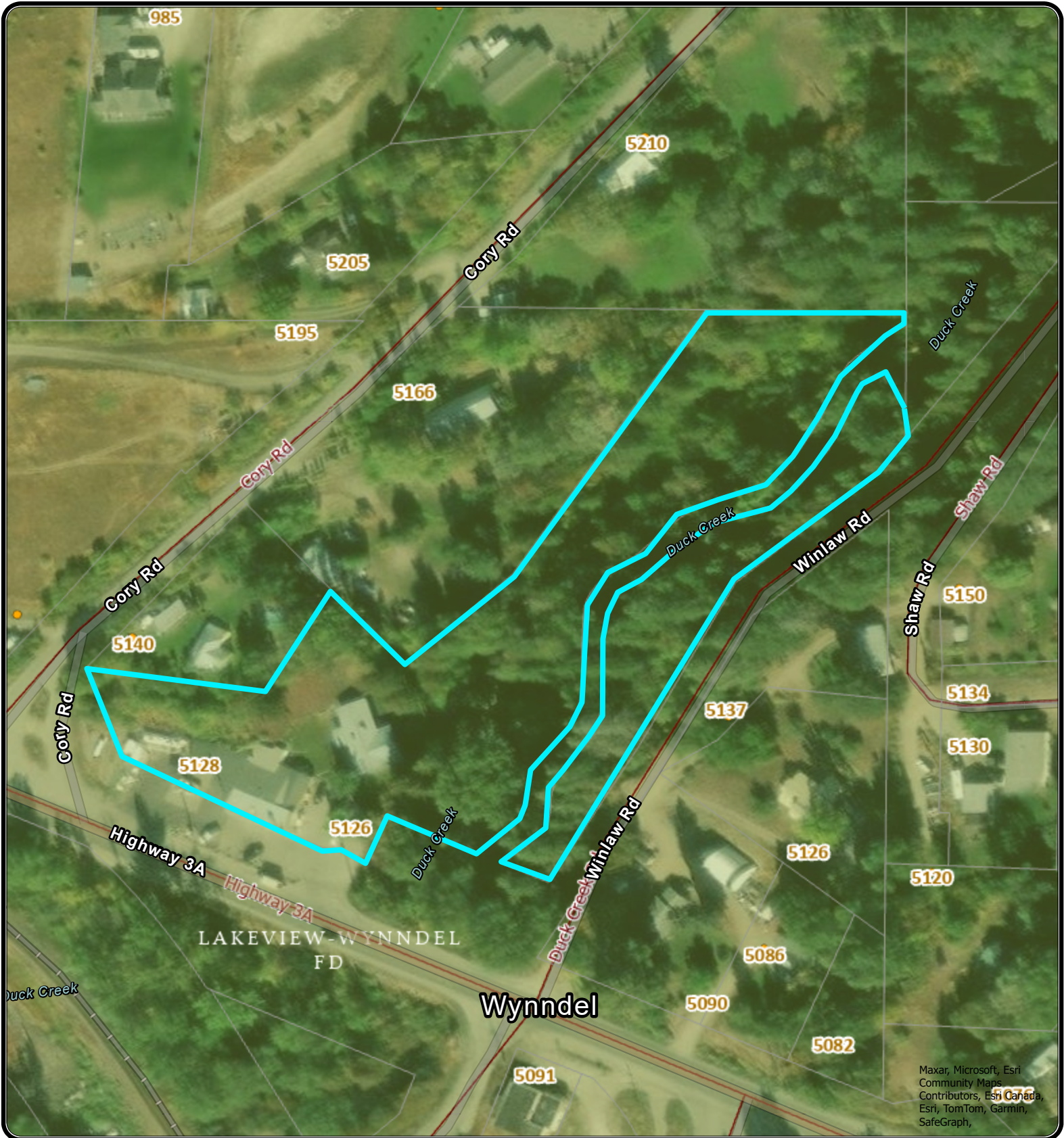
1:2,257

Date: June 24, 2024



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Legend

- Fire Service Areas
- RDCK Streets
- LAKEVIEW-WYNNDEL
- Cadastre - Property Lines
- Electoral Areas
- Address Points

Map Scale:

1:2,257

Date: June 24, 2024



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Signs

Unless otherwise prescribed in this bylaw, all signs are subject to the requirements that:

83. No sign shall be located within 1.5 meters of any lot line or on any portion of the lot subject to vision triangle requirements.
84. Signs shall be limited to the following:
 - a. a maximum height of 5.0 metres;
 - b. a maximum area of 6.0 square metres;
 - c. a maximum width of 2.5 metres; and
 - d. one (1) sign for each public road access.
85. *Removed by Bylaw 2686.*
86. Signs advertising community events or public service announcements or political campaign signs during an election are exempt from the requirements of sub-sections 83 and 84.
87. Signs associated with the operation of on-site businesses and activities such as parking, loading, vehicle movement, employee and visitor safety and other similar signs are exempt from the requirements of subsections 83 and 84.
88. Signs may be illuminated provided that glare is contained on-site when adjacent to any residential, agricultural, institutional, park and recreation zoned property.



www.fivestarpermits.com

July 11, 2024

Regional District of Central Kootenay
PO Box 590
Nelson BC V1L 5R4

Re: Development Variance Application
Canco Signage Proposal
5218 BC-3A, Wynndel, BC V0B 2N0
PID: 025-606-158

The branding for the gas station and convenience store at this address is changing from Fas Gas to Canco, and an upgrade to the signage is required.

Variances to the Sign Section of the Electrical Area A Comprehensive Land Use Bylaw are required:

Number of signs:

- The number of signs allowed is two: one for each public road access
 - o Number of signs proposed is three: one freestanding, one fascia, and one roof sign.
 - o These signs are currently existing, and we are proposing to update them

For the freestanding sign:

- Maximum height allowed is 5.0 m
 - o Height Proposed is 6.3 m
- Maximum sign area allowed is 6.0 m²
 - o Area proposed is 9.03 m²
- Minimum 1.5 m setback from any lot line
 - o Setback proposed is 0 m. The sign abuts the property line.

For the fascia sign on the store:

- Maximum width allowed is 2.5 m
 - o Width proposed is 5.5 m

We believe that the proposed sign areas are reasonable to the scale of the property and the convenience store building. We hope that you agree and will grant this variance.

Thank you for your consideration.

Sincerely,

Cy Leah Atkinson
Co-Founder / Permit Specialist



Callout box 1: [Illegible text]

Callout box 2: [Illegible text]

Callout box 3: [Illegible text]

1:1,128
-116.555 49.182 Degrees

Maxar, Microsoft | Esri Community Maps Contributors, District of East Kootenay, Esri Canada, Esri, Tom

24_WYNNDEL_CANCO_24-6644_P01

P:\24-6644_Canco_Wynndel, BC\Design



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CORPORATE PROGRAM

Description

Photo Overlay

Quantity: 1

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Date: _____

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

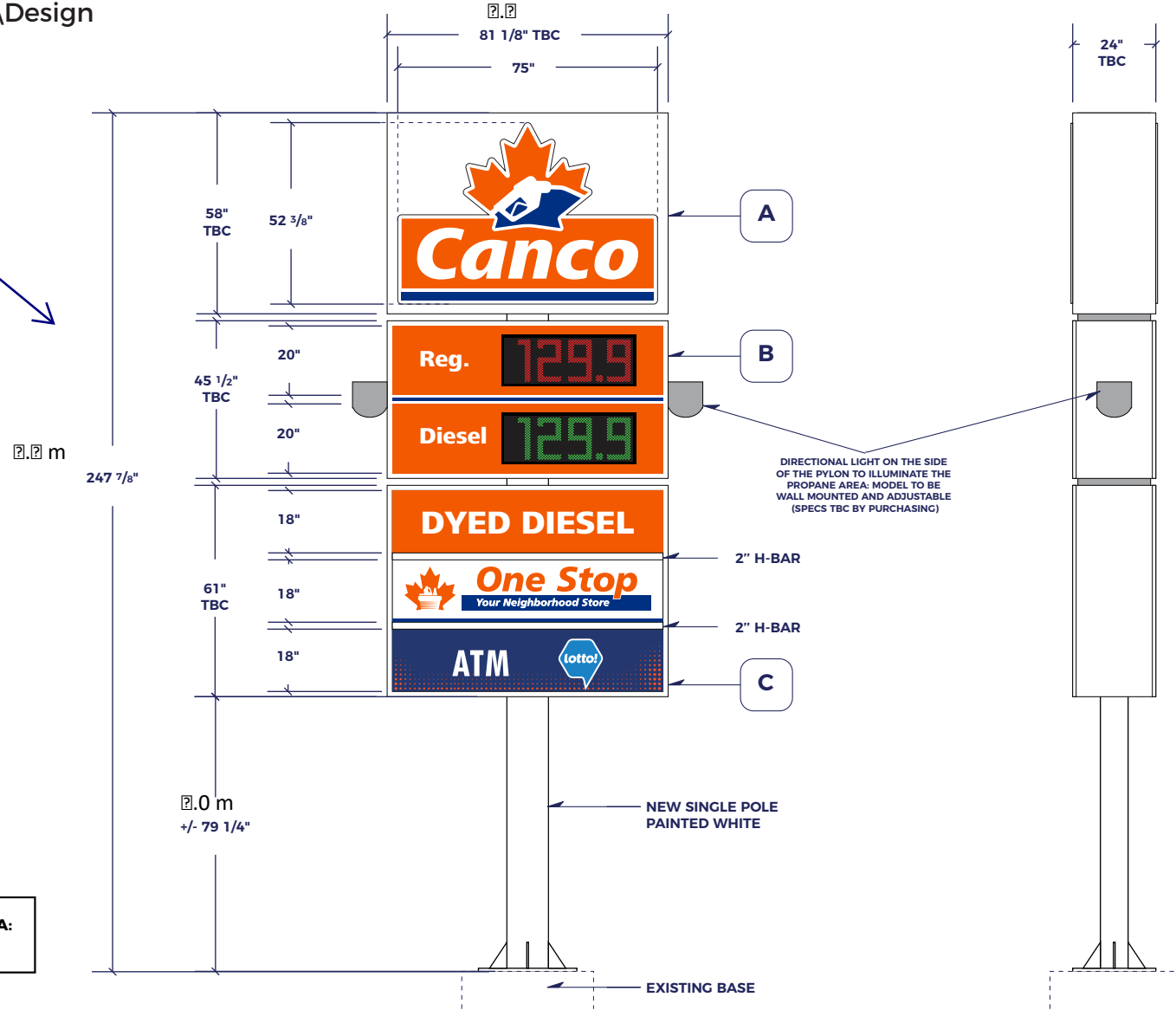
Date: 03/07/24

24_WYNNDEL_CANCO_24-6644_P01

P:\24-6644_Canco_Wynndel, BC\Design

9.00 m

5.0 m
2.0 m



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Page: 1 of 2



CORPORATE PROGRAM

Description

New D/S Pylon /w existing base

Quantity: 1

Scale: 1/4"=1'-0"

Revisions

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Details:

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Date:
Details:

Client Approval

Signature: _____

Date: _____

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Customer: Canco Address: Wynndel, BC Project Manager: Cacey Byrd Designer: MI Date: 03/07/24

(A) CONSTRUCTION: ROUTER & PUSH - THRU LETTERS & SHAPES
SUBSTRATE: 0.125" WHITE ALUMINUM FACE & SIDES WITH 3/4" CLEAR ACRYLIC ROUTERED & PUSHED THROUGH FACE C/W GRAPHICS FIRST SURFACE & DIFFUSER SECOND SURFACE
ILLUMINATION: WHITE LED

(B) CONSTRUCTION: D/F CABINETS
PRICE CHANGERS: 12" UNITS 2 RED AND 2 GREEN
SUBSTRATE: 4.5MM WHITE POLYCARBONATE C/W APPLIED VINYL
CABINET: WHITE
RETAINER: EX-7 WHITE
ILLUMINATION: WHITE LED

(C) CONSTRUCTION: D/F CABINETS
SUBSTRATE: WHITE POLYCARBONATE C/W APPLIED VINYL GRAPHICS
CABINET: WHITE
RETAINER: EX-7 WHITE
H-BAR: 2" WHITE
ILLUMINATION: WHITE LED

COLOUR SPECIFICATIONS:
■ **CANCO ORANGE:** 3630-44 ORANGE
■ **CANCO BLUE:** 3630-157 SULTAN BLUE
■ **LOTTO LOGO:** DIGITAL PRINT

24_WYNNDEL_CANCO_24-6644_F01

P:\24-6644_Canco_Wynndel, BC\Design



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Signature: _____

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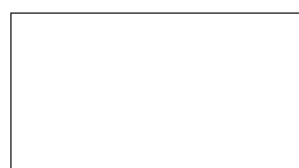
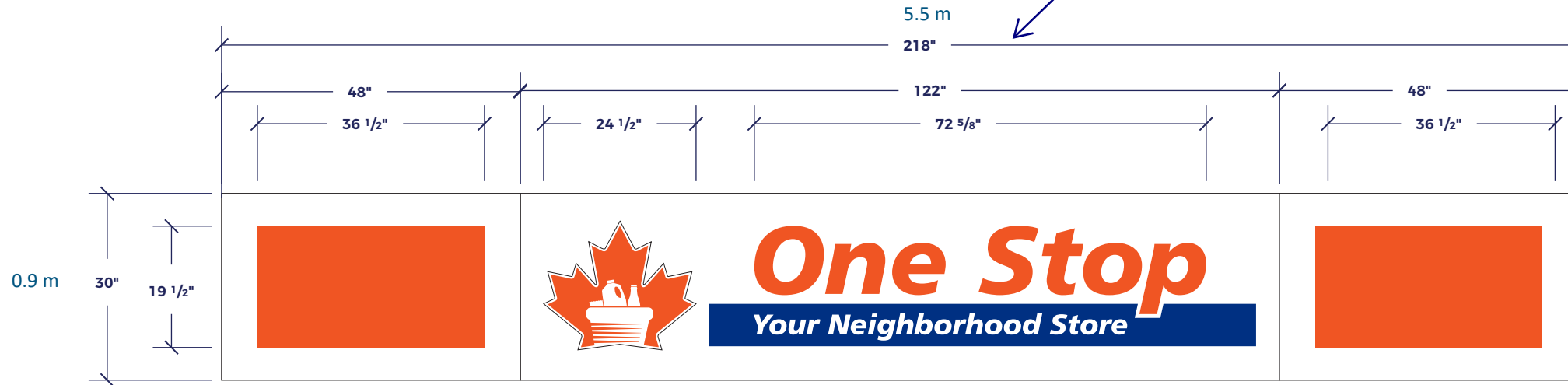


?????

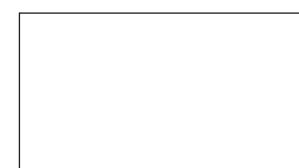
24_WYNNDEL_CANCO_24-6644_F01

P:\24-6644_Canco_Wynndel, BC\Design

21777 2m?? ? 21?? 222.5 m



One Stop
Your Neighborhood Store



ROUTERED & PUSHED - THRU LETTERS & SHAPES:



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CORPORATE PROGRAM

Description
S/F Pushed-Thru Cabinet

Quantity: 1

Scale: 1/2"=1'-0"

Revisions

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Date:
Details:

#2
Date:
Details:

Client Approval

Signature: _____

Date: _____

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

CONSTRUCTION: ROUTERED & PUSHED - THRU LETTERS & SHAPE

SUBSTRATE: 0.125" ALUMINIUM FACE & SIDES

WITH 1/2" CLEAR ACRYLIC ROUTERED & PUSHED THROUGH FACE

WHITE DIFFUSER FIRST & SECOUND SURFACE C/W 3M VINYL FIRST SURFACE

ILLUMINATION: LED

INSTALLATION DETAILS: MOUNT CENTERED TO EXISTING WOOD STRAPPING

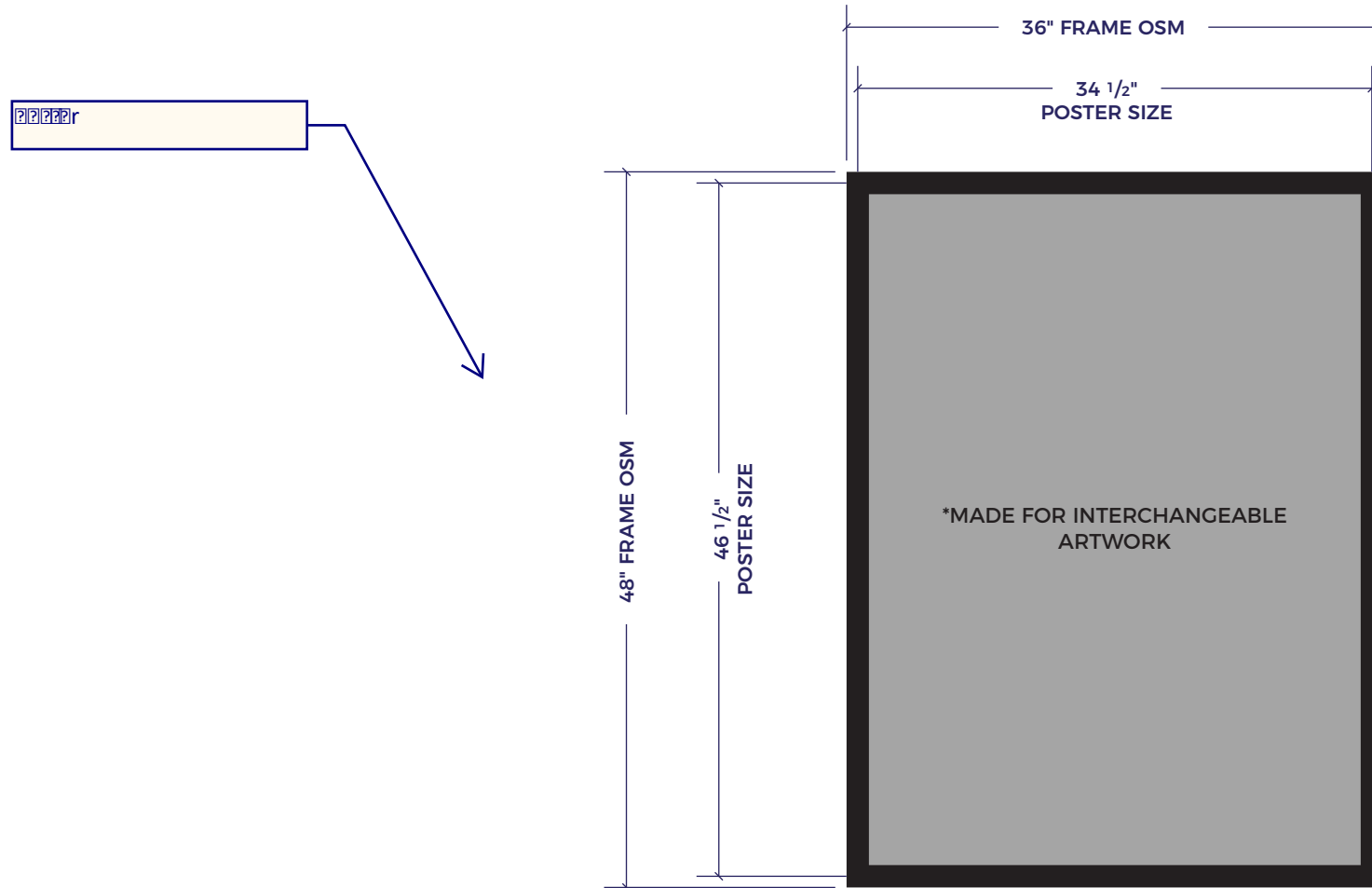
"Canco" COLOUR SPECIFICATIONS:

■ **ORANGE:** 3M 3630-44

■ **SULTAN BLUE:** 3M 3630-157

24_WYNNDEL_CANCO_24-6644_D06

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Page: 1 of 1



CORPORATE PROGRAM

Description
POP snap frame signs

Quantity: TBC

Scale: 1"=1'-0"

Revisions

#1
Date:
Details:

#2
Date:
Details:

Client Approval

Signature: _____

Date: _____

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

CONSTRUCTION: P.O.P. SIGN FRAME

RETAINER: BLACK MOUNTING FRAME, FACES TO BE INTERCHANGEABLE

BACKER: 3MM ACM BACKER PIECE

FACE: 3MM CLEAR ACRYLIC TO PROTECT POSTER

24_WYNNDEL_CANCO_24-6644_F02

P:\24-6644_Canco_Wynndel, BC\Design



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Description

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PROPOSED:



????????

EXISTING:



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CORPORATE PROGRAM

Description

Face & Frame replacement for
S/F Cabinet

Quantity: 1

Scale: 3/4"=1'-0"

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Date: _____

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achieved.

Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

CONSTRUCTION: FACE & FRAME REPLACEMENT FOR S/F CABINET

SUBSTRATE: POLYCARBONATE FACE C/W 3M VINYL

CABINET: EXISTING

RETAINERS: EX-7 PAINTED WHITE

ILLUMINATION: LED

INSTALLATION DETAILS: REPLACE EXISTING FACE & FRAME
/W EXISTING CABINET & STRUCTURE

"Canco" COLOUR SPECIFICATIONS:

■ **ORANGE:** 3M 3630-44

■ **SULTAN BLUE:** 3M 3630-157

24_WYNNDEL_CANCO_24-6644_D04

P:\24-6644_Canco_Wynndel, BC\Design



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Page: 2 of 2



Description
Photo Overlay

Quantity: 3 BLADES

Scale: NTS

Revisions

#1
Date:
Details:

#2
Date:
Details:

Client Approval

Signature: _____

Date: _____

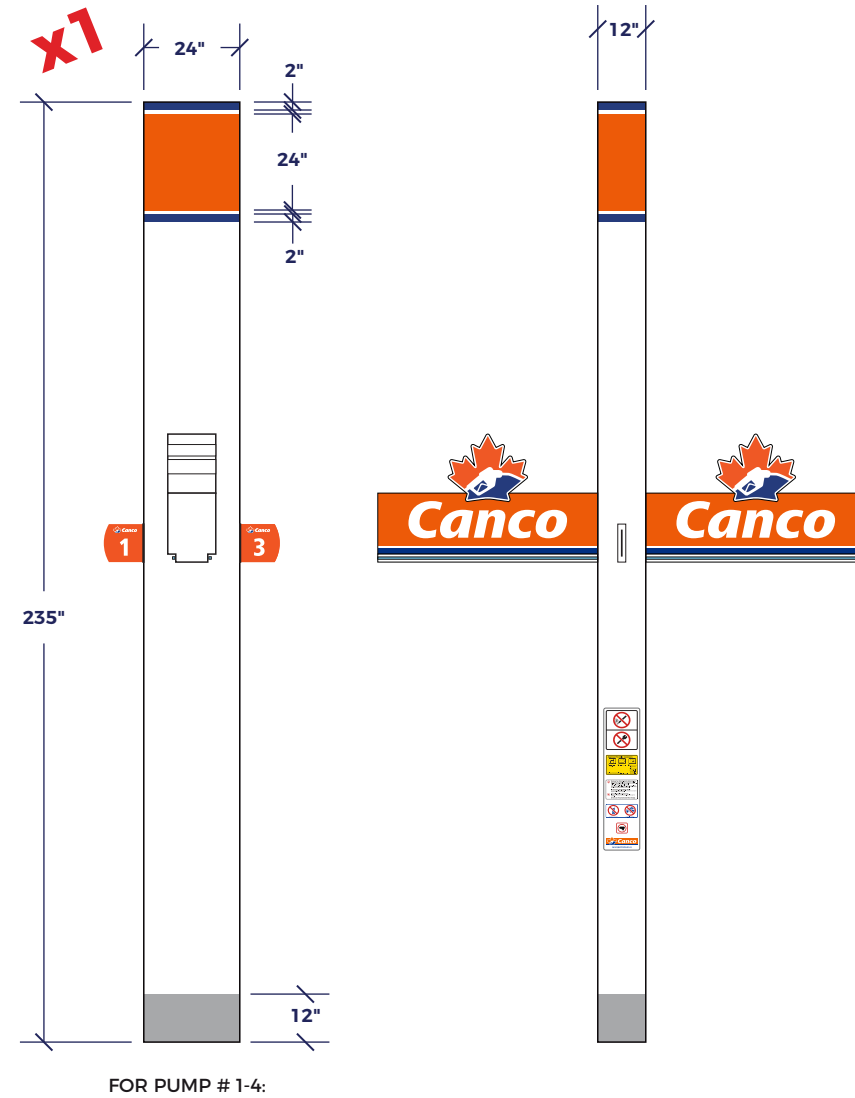
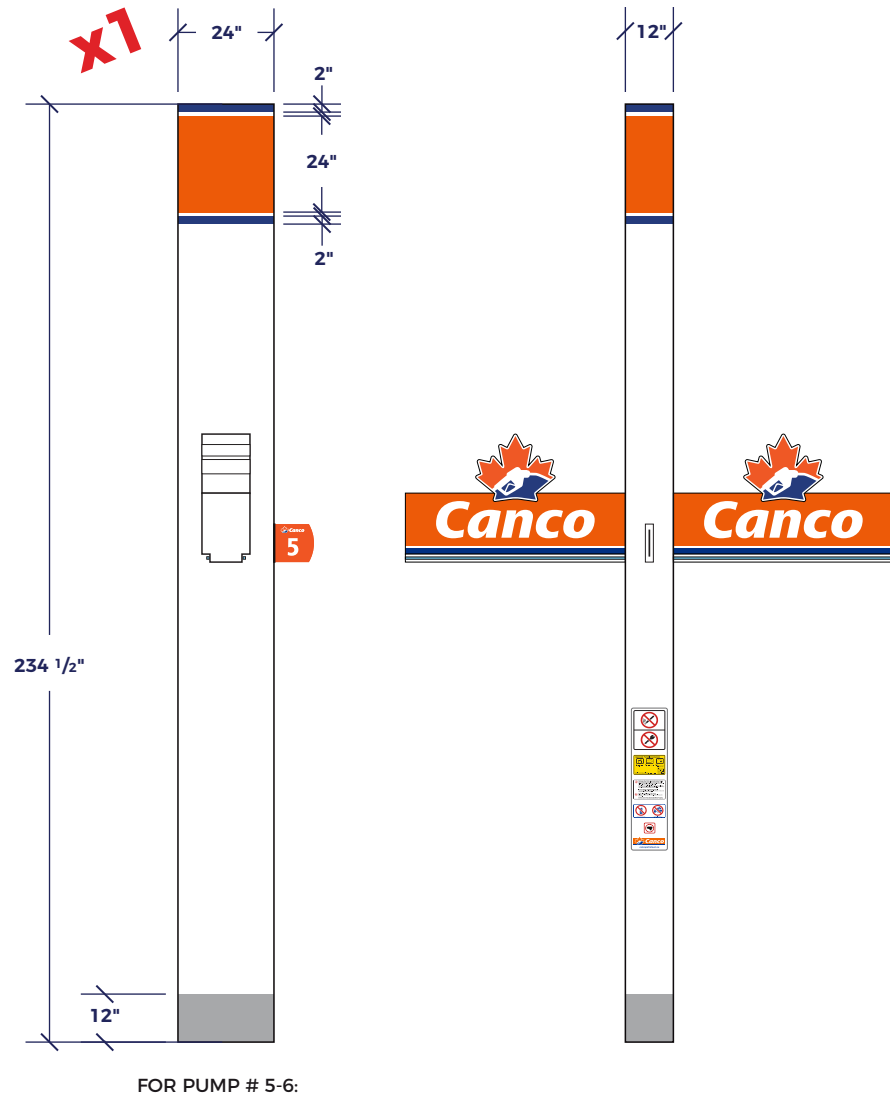
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Description
ACM CLADDING

Quantity: 2 Sets

Scale: 1/4"=1'-0"

Revisions

#1
Date:
Details:

#2
Date:
Details:

Client Approval

Signature: _____

Date: _____

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Perspective renditions in this drawing are by the designer. Only approximate sizes and perspectives of the signs are being achieved.

Customer: Canco Address: Wynndel, BC Project Manager: Cacey Byrd Designer: MI Date: 03/07/24

CONSTRUCTION: 4 SIDED ACM CLADDING 24" X 12"
SUBSTRATE: 3MM WHITE ACM C/W C/W ORANGE & BLUE VINYL STRIPS AT THE TOP OF THE CLADDING, AND PAINTED /W DARK GREY - BOTTOM PART (AKZONOBEL SIGN 871 - SATIN FINISH)

COLOUR SPECIFICATIONS:
■ **ORANGE:** 3M 3630-44
■ **SULTAN BLUE:** 3M 3630-157
■ **DARK GREY:** PAINTED - AKZONOBEL SIGN 871 - SATIN FINISH

24_WYNNDEL_CANCO_24-6644_F03

P:\24-6644_Canco_Wynndel, BC\Design



Ph. 250.426.8131 Fax 250.426.8852
421 Patterson St. W. Cranbrook, BC V1C 6T3
www.selkirksigns.com



Page: 1 of 2



Description
CHANNEL SHAPED CABINETS

Quantity: 2 D/S / 2 S/S

Scale: 3/4"=1'-0"

Revisions

#1
Date:
Details:

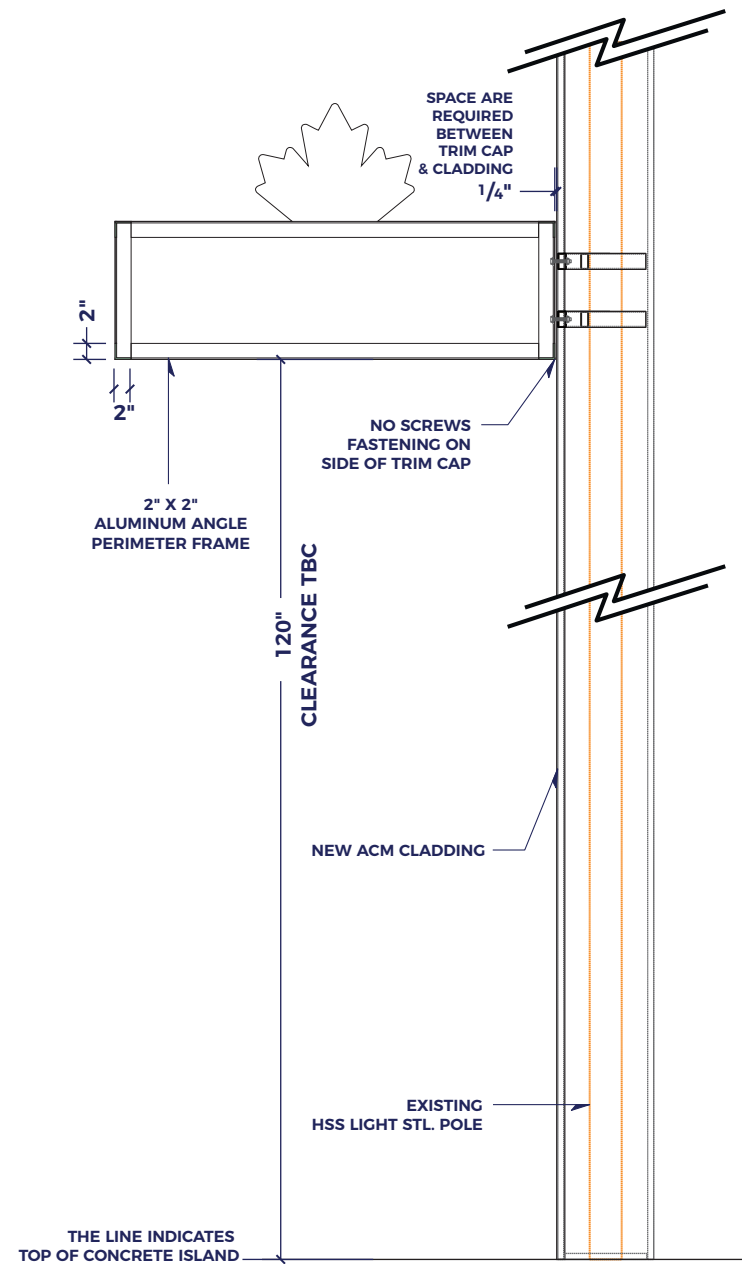
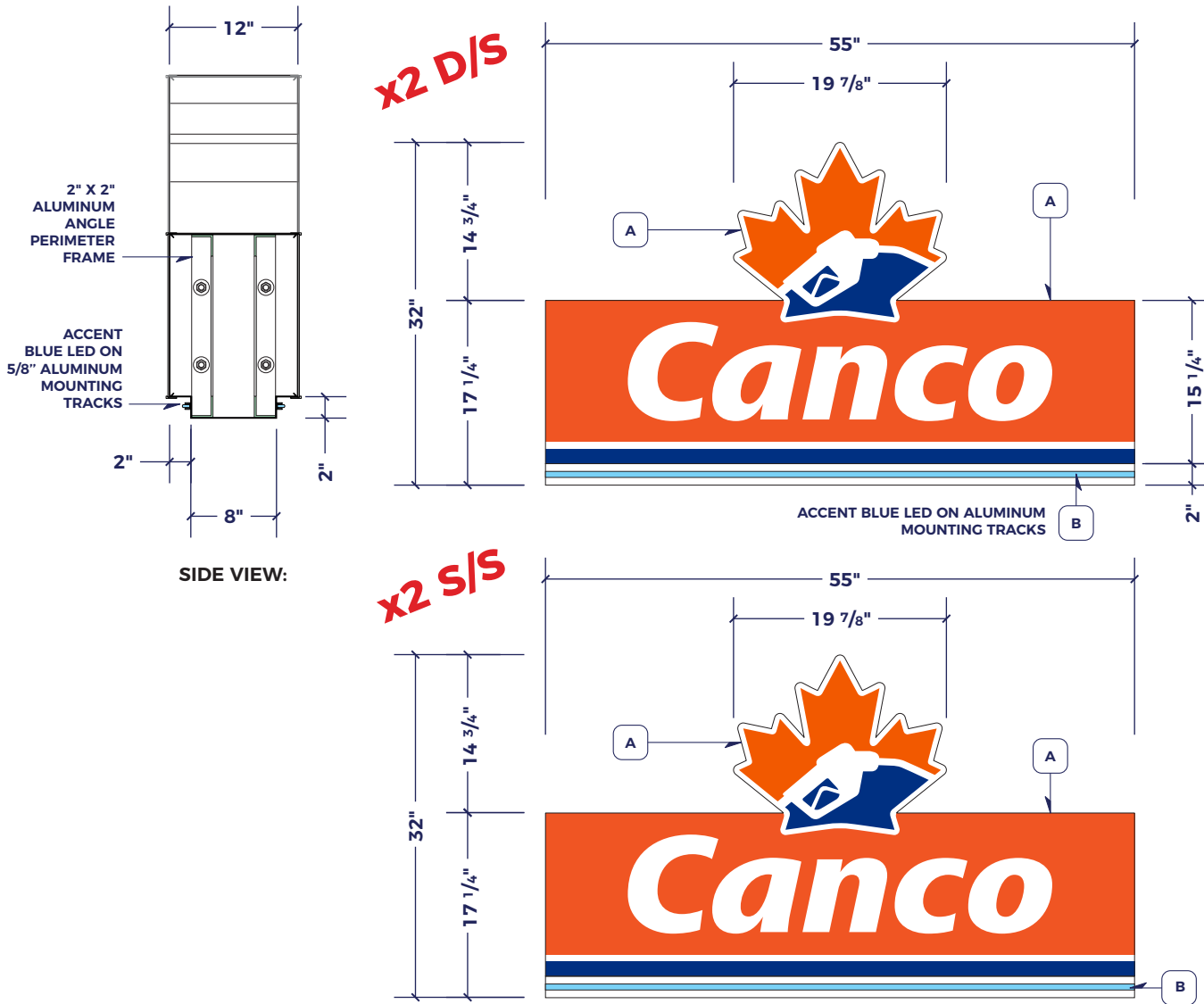
#2
Date:
Details:

Client Approval

Signature: _____
Date: _____

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

(A) CONSTRUCTION: 2 x D/S CHANNEL SHAPED CABINET / 2 x S/S CHANNEL SHAPED CABINET

SUBSTRATE: WHITE ACRYLIC 4.5MM 2447 SG C/W VINYL

TRIM CAP: 1" WHITE TRIM CAP

SIDE: PAINTED WHITE

FILLER: .060" ALUMINUM FILLER

PERIMETER: 196" / **ILLUMINATION:** WHITE LED

INSTALLATION DETAILS: MOUNTED ON POLES

(B) CONSTRUCTION: BLUE LED TUBE

ACCENT BOTTOM BLUE LED

ON 5/8" ALUMINUM MOUNTING TRACKS

COLOUR SPECIFICATIONS:

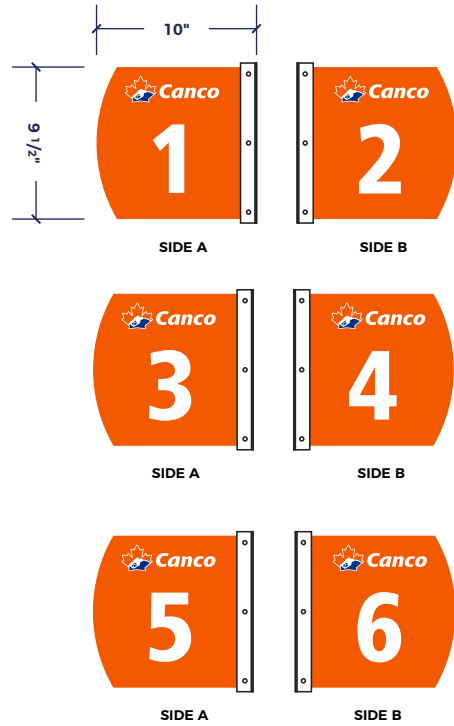
■ **ORANGE:** 3M 363030-44

■ **SULTAN BLUE:** 3M 3630-157

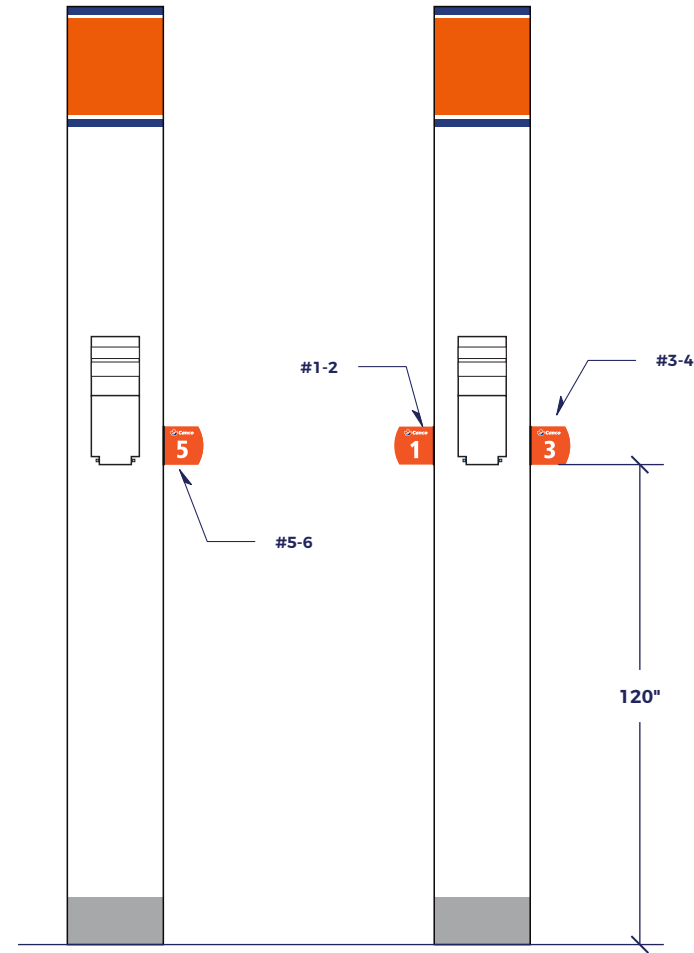
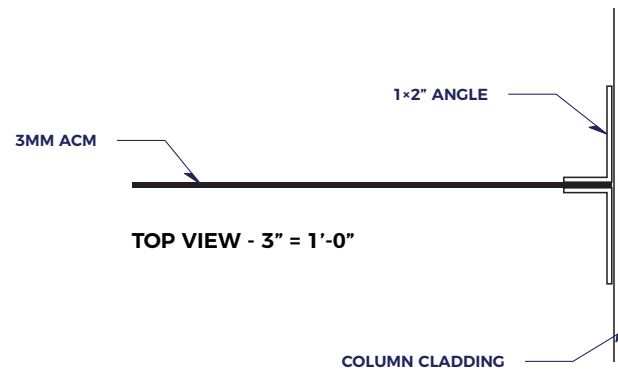
□ **CABINET:** PAINTED WHITE

24_WYNNDEL_CANCO_24-6644_D04

P:\24-6644_Canco_Wynndel, BC\Design



Scale: 1"=1'-0"



Scale: 1/4"=1'-0"



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Page: 1 of 2



CORPORATE PROGRAM

Description
Blade Signs

Quantity: 3 BLADES

Scale: As Noted

Revisions

#1
Date:
Details:

#2
Date:
Details:

Client Approval

Signature: _____

Date: _____

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

CONSTRUCTION: BLADE SIGNS

SUBSTRATE: 3MM WHITE ACM

GRAPHICS: DIGITAL PRINT W/ UV LAMINATE

MOUNTING BRACKET: ALUMINUM ANGLE, PAINTED WHITE

COLOUR SPECIFICATIONS:

CANCO ORANGE: MATCH 3630-44 ORANGE

CANCO BLUE: MATCH 3630-157 SULTAN BLUE