



REGIONAL DISTRICT OF CENTRAL KOOTENAY

Development Permit Report

Date of Report: June 6, 2019
Author: Darcy Roszell, Planner
Subject: DEVELOPMENT PERMIT (ETELAMAKI – 7701 HOLT ROAD)
File: DP1903E – ETELAMAKI – DP000087
To: GENERAL MANAGER OF DEVELOPMENT SERVICES

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to recommend that the General Manager of Development Services issue a Industrial and Commercial Development Permit (ICDP) for a steel industrial building at 7701 Holt Road in Electoral Area E. A Development Permit is required by the Electoral Area 'E' Rural Official Community Plan Bylaw No. 2260, 2013, as the proposal is for an industrial use on Industrial (M) designated property. The objective of this Industrial and Commercial Development Permit is to "to protect the natural environment and form and character of industrial uses within the Plan area."

SECTION 2: BACKGROUND / ANALYSIS

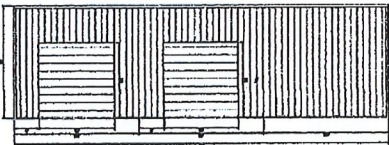
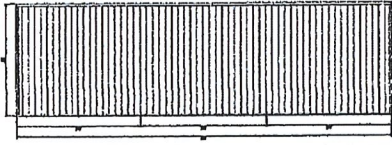
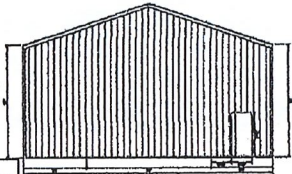
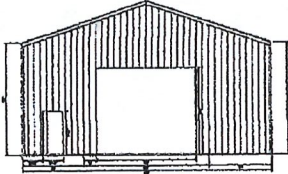


Owner:	Eric Etelamaki	Parcel size:	5.5 hectares (13.56 acres)
Legal description:	Block 14, District Lot 192, Plan NEP762 (PID: 016-066-511)		
OCP designation:	Industrial (M)	Zoning:	n/a



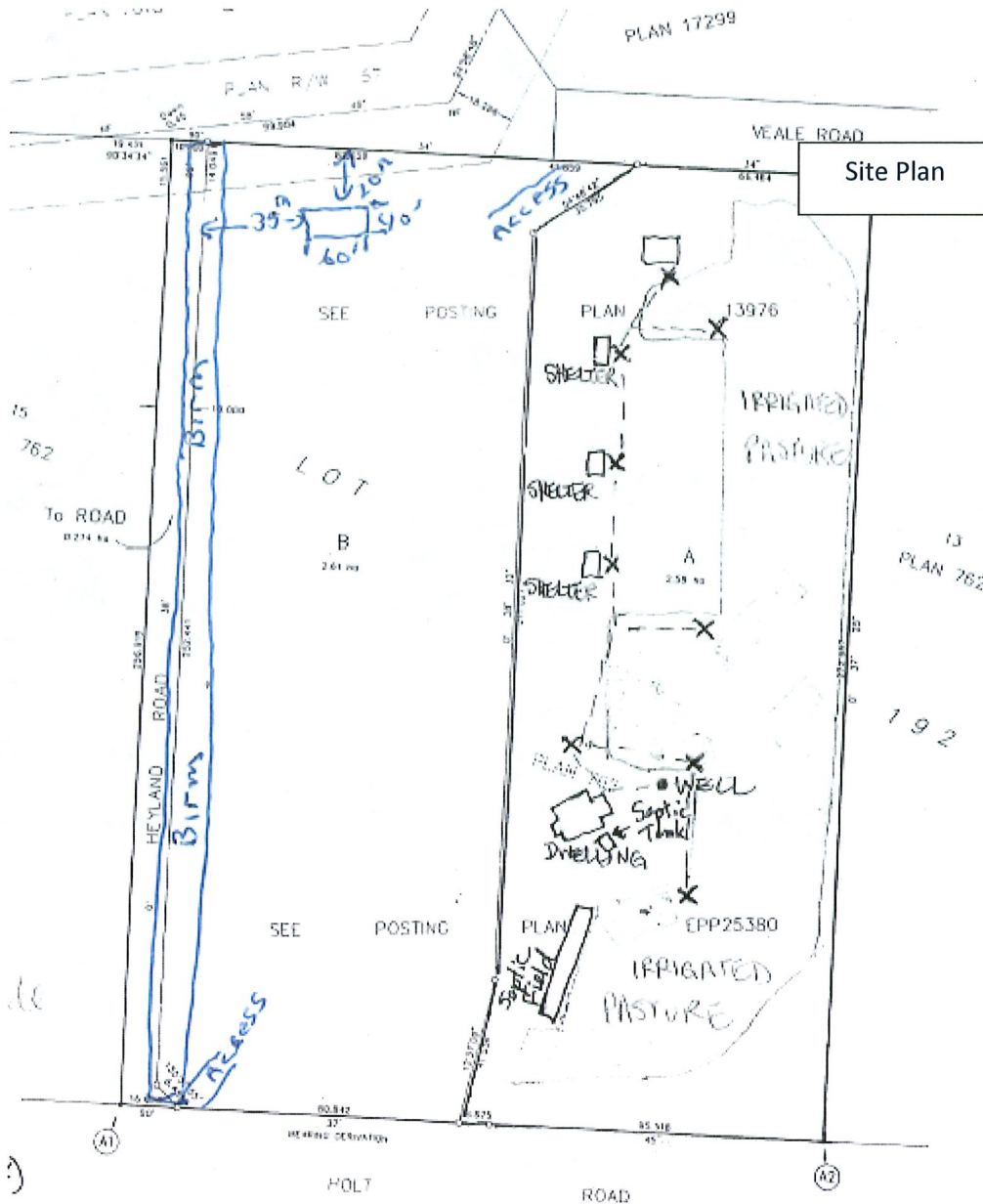


Proposal:

The subject property is located north of Balfour at 7701 Holt Road. The 5.5 hectare property is currently used for equipment and gravel storage on the western half, and has a dwelling and equestrian uses on the eastern portion. The industrial building is proposed to be located in the northwest corner of the property. Directly to the west of the property is an RDCK transfer station, and to the north is a Ministry of Transportation & Infrastructure gravel pit.

<p>Front wall</p> 	<p>Back wall</p> 	<p>Building Elevations</p>						
<p>Left wall</p> 	<p>Right wall</p> 							
<p>NOTE: This drawing is for informational purposes only. It is not intended to be used for construction without the approval of the architect.</p>								
<p>APPROVAL OF DRAWINGS</p> <p>One drawing set to be submitted to the Architect (A) 40 X 60 X 18</p> <p>Two drawings to be submitted to the Architect (A) 40 X 60 X 18</p> <p>Three drawings to be submitted to the Architect (A) 40 X 60 X 18</p> <p>Customer's acceptance of the Building</p> <p>approval of the contract Purchase of the Building</p> <p>pending the return of one set signed by Customer</p> <p><input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with revision(s)</p> <p><input type="checkbox"/> Disapproved</p>								
	<p>North</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Name</td> <td style="width: 33%;">Date</td> <td style="width: 33%;">Signature</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Name	Date	Signature				
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The applicant has proposed a 40'x60' steel industrial building for storage and a stone carving studio. The west side of the site has been used industrially for a long period of time and the area soils have been significantly disturbed. The ICDP requires screening from adjacent properties when used for industrial purposes. The proposed position of the industrial building has the required screening already in place in the form of an earthen berm along the entire western edge of the property, and mature trees and vegetation on the western half of the northern property line. Additionally, the elevation of the proposed building is significantly lower than the western and northern properties which provides further screening. Mature trees are in place running north-south, which visually separates the western and eastern sections of the property. There are residential properties located to the south of the site, but as the proposed location of the building is on the northern edge of the site building would be scarcely visible from Holt Road.





Looking north from Holt Road.



Proposed site of the building. Photo taken facing west.



Photo taken facing south. Shown is the vegetation screening the subject property.



In 2011 the applicant submitted a subdivision application to separate the western and eastern halves. That application has not been completed. RDCK Staff provided the Ministry of Transportation with a Notice of Approval on January 29, 2019. To date, no additional information has been received from the Ministry of Transportation regarding the finalization of subdivision. Should the applicant complete the subdivision in the future, construction of an industrial building in the proposed location would not impact that process.

Referral Comments:

Ministry of Transportation & Infrastructure, District Development Technician, May 27, 2019

- MOTI has a pending subdivision application (MOTI #2011-05275) (RDCK#4420-20-E-00921.000) for this property. The proposal appears to have been drawn up based on this subdivision. A commercial access permit may be required for the new use. The applicant should contact our office for further consultation. MOTI has no concerns with this ICDP.

Fortis BC, Property Services Supervisor, May 17, 2019

- There are FortisBC Inc (Electric) ("FBC(E)") transmission facilities crossing the northwest corner of the subject property. It should be noted that proposals for any construction within the existing right of way, including, but not limited to, water, sewer and other utilities must be reviewed and approved by FBC(E) prior to installation for safety and operational purposes. No elevation changes are permitted within all right of way areas without review and approval by FBC(E). It is recommended that the applicant contact FBC(E) as soon as possible to discuss their plans to place a berm within the right of way area at the northwest corner as shown on the plans provided. Typically, only crossings will be permitted subject to appropriate conditions. Parallel construction within the right of way will not likely be approved. The applicant is responsible for costs related to the detailed review of their proposal in addition to any other costs which may arise or be required related to this development's potential or actual impact on the transmission corridor. Otherwise, FBC(E) has no concerns with this circulation.

Neighbourhood Comments

The application was referred to ten adjacent land owners. No feedback was received.

SECTION 3: DETAILED ANALYSIS

a. Financial Considerations – Cost and Resource Allocations:

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

The \$500 fee for the Development Permit application was received.

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

This application was reviewed in accordance with the Planning Procedures and Fees Bylaw, which delegates the authority for consideration of DPs to the General Manager of Development Services.

c. Environmental Considerations:

None anticipated.

d. Social Considerations:

None anticipated.

e. Economic Considerations:

None anticipated.

f. Communication Considerations:

Staff will inform the applicant should the permit be issued.

g. Staffing/Departmental Workplan Considerations:

Should the GMDS approve the permit, staff would issue the permit upon receipt of security, and register Notice with the Land Title Survey Authority.

h. Board Strategic Plan/Priorities Considerations:

Not applicable.

SECTION 4: OPTIONS & PROS / CONS

The industrial building that is being proposed would be well situated, as the appropriate screening and berming is already in place to minimize the impacts on adjacent sites. The Draft Development Permit states that the applicant shall maintain the berm and natural screening already in existence. The uses of the closest adjacent properties as a transfer station and gravel pit are conducive to the intended use of the building. The pre-existing screening on site, and distance from residences on the south side of Holt Road strongly minimize the potential impacts of the proposed building. For these reasons, Planning Staff recommend approval of the Development Permit. The options presented for consideration of the General Manager of Development Services (GMDS) are:

Option 1: Approve the proposed Development Permit. This is staff recommendation, as the applicant has met the guidelines as stated in the Official Community Plan.

Option 2: Deny the proposed Development Permit. Staff has not identified any grounds for the Approval Authority to deny the permit.

SECTION 5: RECOMMENDATION(S)

That the General Manager of Development Services APPROVE the issuance of Development Permit DP1903E for the property at 7701 Holt Road, Balfour and legally described as Block 14, District Lot 192, Plan NEP762 (PID: 016-066-511).

Respectfully submitted,



Darcy Roszell, Planner

CONCURRENCE

Initials:

Planning Manager
General Manager of Development Services

Handwritten initials, possibly 'SL', in black ink.

ATTACHMENTS:

Attachment A – Application

Attachment B – Proposed Development Permit