



City of Castlegar
 Development Services
 460 Columbia Avenue
 Castlegar BC V1N 1G7
devserv@castlegar.ca

Application File No: DVP-2/23
 Date of Referral: May 26, 2023
 Date for Response: June 9, 2023
 Attachments: Location Map
 Applicant Submission
 Relevant Land Use Regulations

You are requested to comment on the attached Development Application for potential effect on your agency's interests. We would appreciate your response **WITHIN 14 DAYS** or the above referenced date for response. If no response is received within that time, it will be assumed that your agency's interests are unaffected. This referral notice has also been provided to adjacent property owners within 60 meters or greater of the subject property for review and comment.

PURPOSE OF THE APPLICATION

An application has been received to place a 90 square metre (965 square feet) modular building (labelled 'Proposed Portable' on attached Site Plan) at 649 7th Avenue with a 1.5 metre (4.9 feet) setback from the front property line, rather than the 6.0 metres (19.7 feet) required by Zoning Bylaw 8090. For the project to proceed, Council must approve a Development Variance Permit.

PROPERTY DETAILS

Civic Address	649 7 th Avenue
Legal Description	LOT A, PLAN NEP74720, DISTRICT LOT 181, KOOTENAY LAND DISTRICT; 025-830-147
OCP Designation	Institutional
Zoning Designation	Public and Institutional (P-1)

REFERRAL AGENCIES

INTER-DEPARTMENTAL

- ENGINEERING
- CIVIC WORKS
- FIRE DEPARTMENT
- BUILDING
- FINANCE
- ADVISORY PLANNING COMMISSION

EXTERNAL AGENCIES

- TRANSPORTATION West Kootenay District
- HABITAT BRANCH
- FRONT COUNTER BC
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH HBE Team,
- SCHOOL DISTRICT NO. 20
- CANADIAN PACIFIC RAILWAY (CPR)
- FORTIS BC
- SHAW CABLE
- TELUS
- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- WASTE MANAGEMENT

FIRST NATIONS

- KTUNAXA NATION COUNCIL
 YAQAN NU?KIY (LOWER KOOTENAY)
 ?AKINK'UM?ASNUQ?IT (TOBACCO PLAINS)
 ?AQ'AM (ST. MARY'S)
 ?AKISQNUK (COLUMBIA LAKE)
- OKANAGAN NATION ALLIANCE
 K?K'ER'MIWS (LOWER SIMILKAMEEN)
 SNPINTKTN (PENTICTON)
 SUKNAQINX (OKANAGAN)
 SWIWS (OSOYOOS)
 SPAXOMEN (UPPER NICOLA)
- SHUSWAP NATION TRIBAL COUNCIL
 KENPESQT (SHUSWAP)
 SEXQELTQIN (ADAMS LAKE)
 SKEMTSIN (NESKONLITH)
- QWELMINTE SECWPEPMC
 SPLATSIN FIRST NATION
- SINIXT NATION (COLVILLE CONFEDERATED TRIBES)

The feedback being collected as part of this referral is pursuant to *City of Castlegar Planning and Development Procedures and Fees Bylaw 1336* 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 City's Privacy Officer.

PLANNING AND DEVELOPMENT APPROVAL APPLICATION DEVELOPMENT VARIANCE, BOARD OF VARIANCE

SUBMISSION REQUIREMENTS:

- A. Pre-Development Meeting
 - a. Occurred February 1st at 2pm with Shannon Marshall
- B. Completed Application Form
 - a. Included with submission
- C. Application Fee
 - a. \$500
- D. State of Title Certificate
 - a. Attached (title- 1439729)
- E. Not required as per meeting with Shannon Marshall
- F. Not required
- G. **Proposal Summary**
 - a. The plan is to add an additional portable classroom to address the growth of the Twin Rivers/Castlegar Primary school populations. The school was built with an operational capacity of 300. The current population is 351 and projected to grow. Valuable space in the building has been converted to classroom space leaving shortages for special education including a lack of space for students with unique needs, lack of space for exploratory classes like music and art, lack of space for students that need additional help. If we are unable to add an additional classroom space, we may need to transfer students to other schools within the district that have capacity.
 - b. We are requesting a variance to the front lot setback (north side of property)
- H. Site Plan
 - a. Attached. Completed by WSA Engineering.

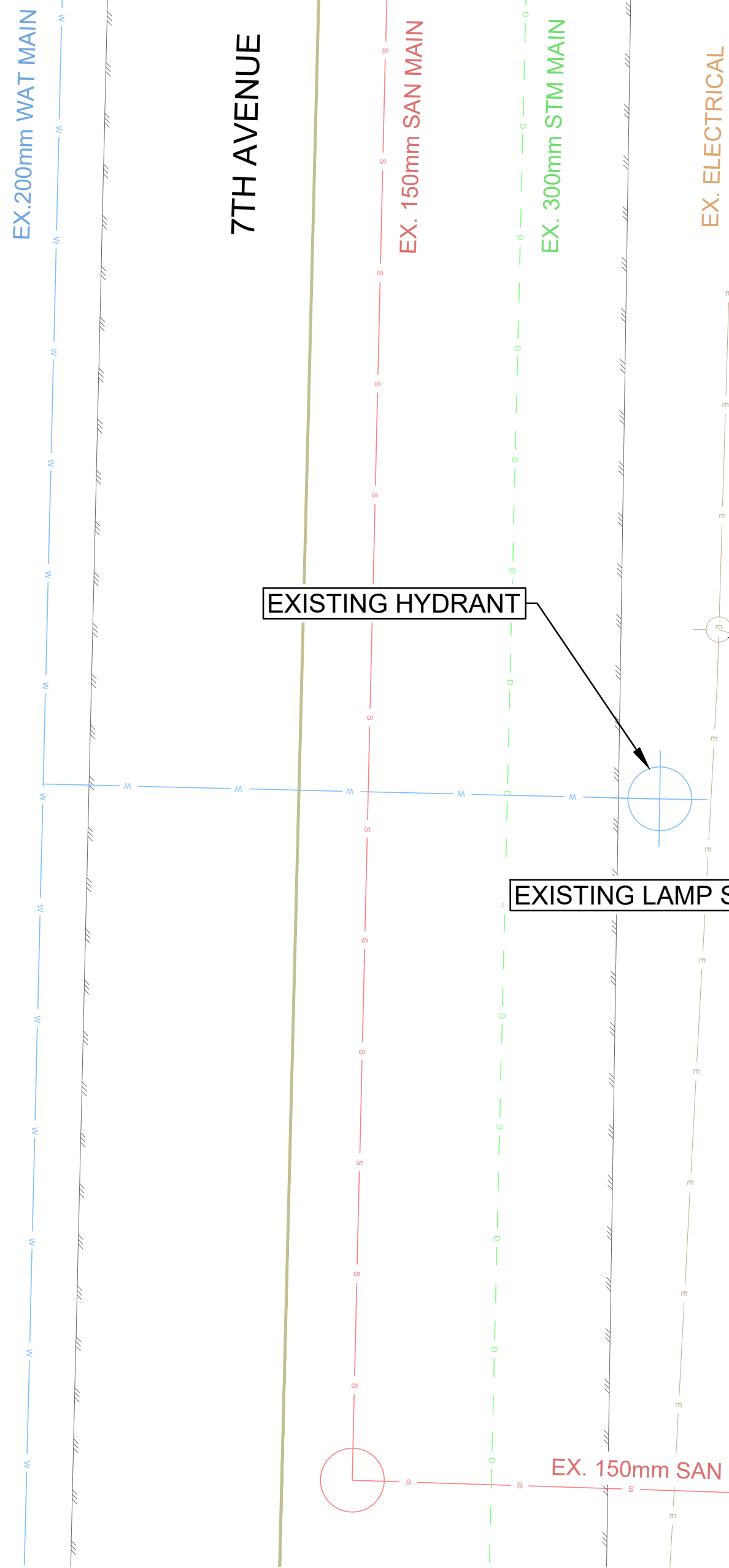
ADDITIONAL DOCUMENTS AS REQUESTED

- A. Architectural building drawing
 - a. Attached
- B. Details regarding colours and exterior finishes
 - a. Specifications attached
 - b. Pictures attached



GENERAL NOTES:

1. ALL MEASUREMENTS AND DIMENSIONS ARE IN METRIC UNLESS NOTED OTHERWISE.
2. HYDRO, TELEPHONE, CABLE AND GAS UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS FOR EACH UTILITY.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES AND PROPOSED CROSSINGS PRIOR TO CONSTRUCTIONS. THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR OMISSIONS AT LEAST 48 HRS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONDUCT A BC ONE CALL PRIOR TO CONSTRUCTION. ALL APPROPRIATE PARTIES SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. PARTIES INCLUDE AND ARE NOT LIMITED TO THE CITY OF CASTLEGAR, BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC.
5. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS, IF REQUIRED, FOR THE INSPECTION OF ALL REQUIRED UTILITY CONNECTIONS.
6. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES DURING CONSTRUCTION.



7TH AVENUE

EX. 150mm SAN MAIN

EX. 300mm STM MAIN

EX. ELECTRICAL

EXISTING HYDRANT

EXISTING LAMP STANDARD

PP

7.0m

12.3m

3.1m

12.3m

1.5m

EXISTING UTILITY POLE WITH SERVICE CONNECTION

REMOVE EXISTING GAT

RELOCATE GAT

EXISTING PORTABLE

PROPOSED PORTABLE

PROPOSED STAIRS

PROPOSED PLATFORM THAT CONNECTS PORTABLES

EXISTING STAIRS

PROPOSED STAIRS

TWIN RIVERS ELEMENTARY

EXISTING TELUS TO BE RELOCATED BY OTHERS IF NECESSARY

EX. TELUS

Front Lot Line (Zoning Bylaw 800) - "means the lot line common to the lot and an abutting street, or where there is more than one lot line common to an abutting street, the shortest of these lines shall be considered as the front line"

H AVENUE

6TH AVENUE

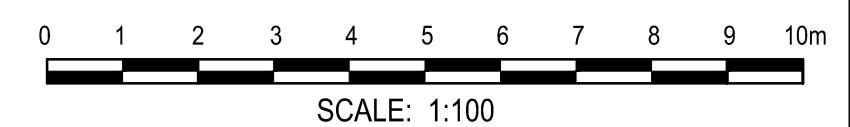
5TH AVENUE

TWIN RIVERS ELEMENTARY

PROJECT LOCATION

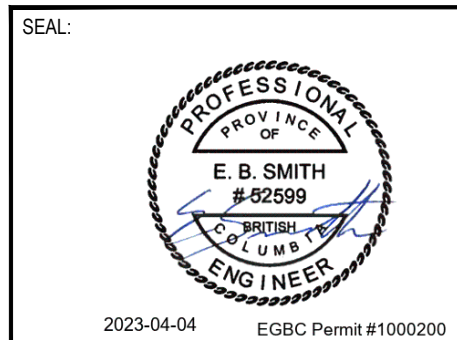
7TH STREET

1:750



C:\Users\jsh\OneDrive\Documents\2023\03\2023-03-16\Twin Rivers Elementary School\05_tech\05_tech.dwg
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 2023-04-03 10:14:17 AM

REV	DATE	DESCRIPTION	BY
0A	2023-04-03	ISSUED FOR DEVELOPMENT VARIANCE PERMIT	KU



DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

ORIGINAL SCALE: 1:100	DATE: 2022-03-16
APPROVED BY: ES	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
CHECKED BY:	
DRAWN BY: KU	25mm
DESIGNED BY:	
DISCIPLINE: CIVIL	

wsp
 WSP Canada Inc.
 Suite 700-1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
 T 250.980.5500 | www.wsp.com

PROJECT NUMBER: 231-XXXXX-00

CLIENT: SCHOOL DISTRICT NO.20 KOOTENAY-COLUMBIA

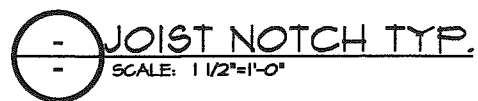
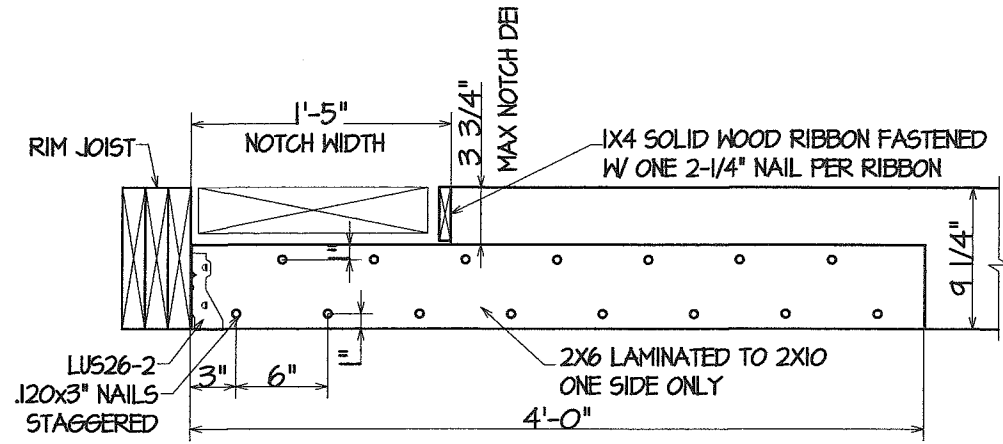
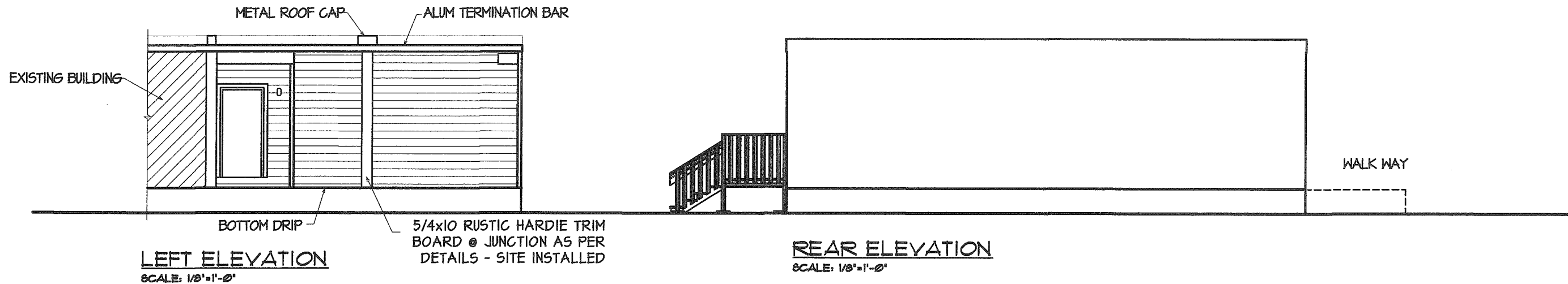
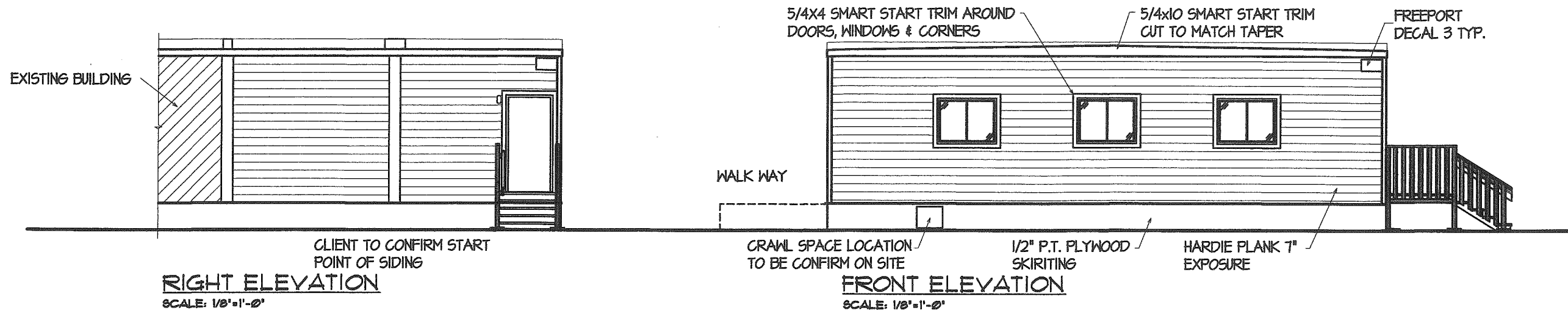
CLIENT REF. #:

TITLE: SITE PLAN

PROJECT: TWIN RIVERS ELEMENTARY

DRAWING NUMBER: C101

REV: 0A



REV.	DATE	DESCRIPTION
DJ	5/10/17	REVISED AS PER EMAIL 5/8/17
DJ	5/18/17	ISSUED FOR CLIENT APPROVAL
DJ	5/30/17	ISSUED FOR BUILDING PERMIT

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FREEPORT INDUSTRIES

FREEPORT INDUSTRIES
3522-B Red Cloud Way
Westbank, BC.
Tel. 250.707.3950
Fax 250.707.3951
www.freeportindustries.ca

PROJECT :	TRAIL SD#20 24' x 40' CLASSROOM
TITLE :	ELEVATIONS

PROJECT NO.	SCALE :
J17324	AS NOTED
DRAWN :	DATE :
DJ	5/3/17

SHEET :
A3.1



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Modular Building Industries
www.freeportindustries.ca
1.877.707.3955



PART 6 PUBLIC ZONES

Public and Institutional Zone (P-1)

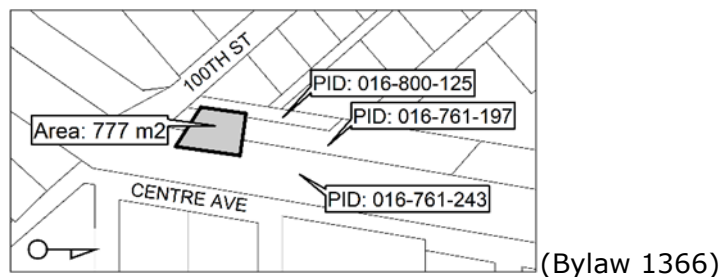
Standards

6.1.1 Uses permitted in P-1 Zone shall comply with the provisions of Part 1, Part 2, Division 6.1, Part 7, Part 8 and Part 9.

Permitted Uses

6.1.2 Lands, buildings, and structures within P-1 Zone shall be used for the following purposes only:

- a. schools
- b. hospitals
- c. arenas, curling rinks, public swimming pools, gymnasia
- d. assembly halls, convention centers, public theatres
- e. out-door recreational facilities, campgrounds
- f. sewage treatment plants, solid waste processing facilities
- g. government office uses, fire halls
- h. churches
- i. childcare centers
- j. community services
- k. museums, art galleries
- l. music, dance, and art studios
- m. public utility buildings, structures, and services (Bylaw 1136)
- n. non-profit emergency services facilities only on parts of parcels legally described as PID 016-800-125, 016-761-197, 016-761-243, as shown below:



Bylaw 800

Lot Size

6.1.3 (1) Lots to be used or created through subdivision in P-1 Zones shall conform to Table 6.1.3 (a) which forms a part of this Bylaw.

Table 6.1.3 (a) Lot Sizes, P-1 Zone

Zone	Type of Uses	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
P-1	Uses permitted under Clauses 6.1.2(a) to 6.1.2(f) inclusive	1,080 m ² (11,625 ft ²)	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
	Other Uses	540 m ² (5,812 ft ²)	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F

6.1.3 (2) *Lots* to be used or created through subdivision in P-1 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.

6.1.3 (3) Despite sentences 6.1.3 (1) and 6.1.3 (2) where a *lot* shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999, has an area, width, depth or *frontage* less than the minimum required, the *lot* may be used for the purposes permitted under Clauses 6.1.2 (g) to 6.1.2 (j) inclusive provided that all other requirements of this Bylaw are complied with.

6.1.3 (4) Despite sentences 6.1.3 (1) and 6.1.3 (2) the minimum lot area for a property I a P-1 Zone that is not connected to the City of Castlegar sanitary sewer system shall be one (1) hectare (10,000 m²). (Bylaw 1000)

Setbacks and Building Height

6.1.4 (1) Buildings and structures in P-1 Zone shall be sited and have heights in accordance with Table 6.1.4 (a) which forms a part of this Bylaw.

Table 6.1.4 (a) Setbacks and Building Height, P-1 Zone

Zone	Type of Uses	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
P-1	Uses permitted under Clauses 6.1.2 (a) to 6.1.2 (f) inclusive	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	12.0 m (39.4 ft)
	Other Uses	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	12.0 m (39.4 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

6.1.4 (2) Despite Sentence 6.1.4 (1), no *building or structure* shall be located within 19.5 m (64.0 ft) from the *center line of Columbia Avenue South*.

Lot Coverage and Density

6.1.5.1 The size of the *buildings and structures* shall conform to Table 6.1.5 (a) which forms a part of this Bylaw.

Table 6.1.5(a) – Lot Coverage and Density, P-1 Zone

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
P-1	40%	0.8
Column A	Column B	Column C

Bylaw 800

Outdoor storage and Landscaping

- 6.1.6 (1) Garbage containers, recycling bins or material not stored within a building, except automobiles, sporting equipment and playground equipment, shall:
- a. be enclosed by a barrier screen; and
 - b. not be piled higher than the barrier screen.
- 6.1.6 (2) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 6.1.6 (3) Where a lot line forms a common boundary with another lot zoned primarily for residential uses, a barrier screen shall be provided along the lot line.