

August 30, 2024

File: 3090-20-DVP-2-24

Dear Resident,

Re: Development Variance Application – 1680 Columbia Avenue

The City of Castlegar has received an application from the owners of 1680 Columbia Avenue for a Food & Beverage Service with Drive-Through. The owner has requested variances to the zoning and sign bylaws as follows:

City of Castlegar Zoning Bylaw No. 1428, 2024:

- 7.10.5.Iv)b) Minimum Setbacks, Rear Setback to Lot Line for Accessory Building or Structure: from 1.5m to 0.36m for a Drive-Through;
- 7.9.6.III)b) Minimum Setbacks, Interior Side Setback to Lot Line: from 1.5m to 0.65m for a garbage enclosure.
- 7.10.5.Iv) Minimum Setbacks, Rear Setback to Lot Line: from 1.5m to 0m for a **retaining wall** over 1.2m in height, along the length of the north lot line.
- 7.10.5.II) Minimum Setbacks, Exterior Side Setback to Lot Line: from 3.0m to 0m, for that portion of a **retaining wall** over 1.2m in height along the north portion of the east lot line.

City of Castlegar Sign Bylaw No. 1254:

- Table 13.1 – Type of Signs allowed in a Commercial Zone or Industrial Zone: Maximum Number of **Commercial Signs** from 2 per premises to 5 for the proposed Food & Beverage Service.
- Table 13.1 – Type of Signs allowed in a Commercial Zone or Industrial Zone: Maximum **Sign Area** for Commercial Signs from a total maximum of 20.2m² to 30.88m²;
- Table 16.1 – Form of Sign Restrictions by Zoning Designation: **Fascia Sign** in a Commercial Zone from 1 for each premises to 4 for the proposed Food & Beverage Service;
- Table 18.1 – Setback of Free-standing Signs and Kiosks: Minimum Front Lot Line Setback from 3m to 0.52m for a Free-standing sign.

As property owned or occupied by you is located within a 100-metre radius of **1680 Columbia Avenue**, you are hereby given notice that Council will review this Development Variance Permit application at the Committee of the Whole Meeting to be held on:

Monday, September 23rd, 2024

Additional information for this Development Variance Application can be found by visiting www.castlegar.ca/development, or can be picked up from City Hall, located at 460 Columbia Avenue, Castlegar, B.C. between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, inclusive (excepting holidays) from the date of this Notice.

Should you have questions or concerns with respect to the above, please contact the City's Policy Planner at devserv@castlegar.ca or call 250-304-0218 by **Monday, September 16th**

Nikki Watson
Development Services Clerk

