

June 23, 2025

File: 3060-20-DPV-3-25

Dear Resident,

Re: Development Permit with Variance Application – 2241 6th Avenue

The City of Castlegar has received an application from the owner of property located at 2241 6th Avenue to construct a small warehouse building with 4 off-street parking stalls. For the project to proceed, Council must approve a development variance to:

- Reduce the required rear lot line setback from 6 metres to 1.6 metres, on the east side of the building;
- Reduce the required landscaping between the parking area and the front lot line from 2 metres to 0.8 metres at the narrowest;
- Reduce the number of parking stalls required for a warehousing and storage facilities from 12 to 4.

As property owned or occupied by you is located within a 100 metre radius of **2241 6th Avenue**, you are hereby given notice that Council will consider approval of the Permit at the Council Meeting to be held on:

Monday, July 14, 2025

Additional information for this Development Permit with 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 at devserv@castlegar.ca or call 250-365-7227 by **Friday, July 11, 2025**.

Sarah Martin
Planner – Policy

