

# CASTLEGAR

---

## REPORT TO COUNCIL

**MEETING DATE:** January 12, 2026 **REPORT NO.:** 26-04  
**SUBMITTED BY:** Planner - Policy **FILE NO.:** 3040-20-TUP-2-25  
**SUBJECT:** Temporary Use Permit 2-25 Arrow Building Supplies

---

**RECOMMENDATION:**

***THAT Council approve Temporary Use Permit 2-25 to allow 'Industrial - Light' use at 2240 6<sup>th</sup> Avenue within the C3: Corridor Mixed Use zone for furniture manufacturing for a three-year term.***

---

**PURPOSE:**

Report to seek Council endorsement of Temporary Use Permit 2-25 to allow 'Industrial - Light' use at 2240 6<sup>th</sup> Avenue for furniture manufacturing by Kootenay Beds for a three-year term.

This report is for consideration at the January 12, 2026, Committee of the Whole Meeting, and for adoption at a future Regular Council Meeting.

**SUMMARY/BACKGROUND:**

Location	2240 6 <sup>th</sup> Avenue
Legal Description	Parcel A (See 167683I) of Lot 16 District Lot 7174 Kootenay District Plan 2043 Except Part Included in Plan 13201; Lot A District Lot 7174 Kootenay District Plan 8857; AND Amended Lot C (See 211136I) District Lot 7174 Kootenay District Plan 9124
OCP Designation	Columbia Avenue Corridor (CAC)
Zoning Designation	C3: Corridor Mixed-Use (C3)
Development Permit Area	Regional Mixed-Use DPA

The City has received an application from Arrow Building Supplies to allow Kootenay Beds to manufacture furniture at 2240 6<sup>th</sup> Avenue. This proposal requires a Temporary Use Permit (TUP) which allows non-permitted uses on a trial basis before permanent approval through zoning amendment is considered. A TUP can be issued for a period of up to 3 years and extended an additional 3 years upon further Council approval.

Staff recommend that issuance of the permit be contingent upon submission of a complete building permit application for tenant improvements. This condition provides some certainty to the applicant while ensuring that the proposed use can be safely accommodated within the existing multi-tenant building in compliance with BC Building Code requirements.

The property is on the west side of 6th Avenue with direct access from the street. It is bordered by residential lots to the south and west, situated opposite the new shelter site and adjacent to mixed-use commercial and warehouse developments. Previously occupied by Arrow Building Supplies, the building now accommodates a newspaper and package delivery service.



### Proposed Use

The applicant requests a permit for light industrial use to accommodate Kootenay Beds' operations within the former Arrow Building Supplies building (RONA). The proposed lease area includes the older section of the building (Parcel A and a portion of Lot A) and would house an office, woodworking shop, finishing area, and lumber storage. Kootenay Beds, currently based in New Denver, has outgrown its existing location and seeks to relocate to Castlegar. The owners have already moved to the area and are securing a suitable site. While a small showroom may be added in the future, the business primarily operates through online sales.

Please refer to the draft permit and proposal summary attached for more information.

### Public Notification

If supported by Council, staff will notify property owners and tenants within 100 metres of the subject property in accordance with the Development Approval Procedures and Fees Bylaw 1418. Notification of application is also required to be placed in two consecutive issues of the local newspaper. Based on the feedback received, staff will work with the applicant to determine the appropriate date for further Council consideration.

Written submissions received by the Wednesday prior to Council, will be included in the next available Committee of the Whole agenda while later submissions will be presented verbally during the meeting.

**Attachment 1:** Draft Permit**Attachment 2:** Proposal Summary**ALTERNATIVES:**

1. Council may choose not to approve Temporary Use Permit 2-25.
2. Council may direct staff to make changes to Temporary Use Permit 2-25 prior to issuance.

**IMPLICATIONS:**

- |                          |   |
|--------------------------|---|
| <b>(1) Social</b>        | The proposal supports the Community Plan's Employment principle (Section 1.2) which promotes a strong, diversified local economy.   |
| <b>(2) Environmental</b> | Renovating an older building requires a Hazardous Materials Report as part of a building permit application.  |
| <b>(3) Personnel</b>     | Processing a TUP application typically requires up to 40 staff hours.   |
| <b>(4) Financial</b>     | TUP application fees are \$500 (Schedule A, Bylaw 1418). Development Cost Charges are not payable as the proposed improvements will not result in additional or new capital cost burdens to the City (Section 7.1, Bylaw 1197). |

**POLICY IMPLICATIONS:**

The proposal aligns with Council's 2023-2027 Strategic Plan Principal 6 of '*a prosperous city*'.

The Community Plan prioritizes creating a dynamic Columbia Avenue Corridor, reinforcing the Employment principle through its designated land use (Section 1.3, Bylaw 1427).

The Columbia Avenue Corridor (CAC) is intended to function as both a mobility route and a hub for commercial and residential activity, concentrating economic development and density along the corridor and its connected nodes (Section 5.8, Bylaw 1427). This proposal is compatible with these goals.

**IMPLEMENTATION:**

If approved, the City will register the TUP on the property title and ensure conditions of permit are met. The permit will be monitored to ensure timely follow up before expiry. The applicant may request an extension of the permit or a zoning amendment to permanently authorize the use.

**COMMUNICATION:**

Adjacent property owners and tenants within 100 metres will be notified of the proposed TUP.

The proposed development was referred to internal and external departments and agencies. Internal concerns will be addressed through the Building Permit process to the satisfaction of staff.

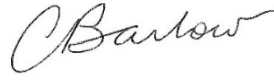
Development Applications are posted on the City's website at [castlegar.ca/dev](https://castlegar.ca/dev).

Respectfully submitted,

Approved by,

A handwritten signature in cursive script that reads "Sarah Martin".

Sarah Martin  
Planner - Policy

A handwritten signature in cursive script that reads "C Barlow".

Chris Barlow, A.Sc.T.  
Chief Administrative Officer

**TEMPORARY USE PERMIT NO. 2-25**

To: **Arrow Building Supplies LTD, INC No. BC1070342**  
2240 6<sup>th</sup> Avenue, Castlegar BC V1N 2V9

1. This Permit is issued subject to compliance with all the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the Municipality described below, and all buildings, structures, and other development thereon (the "Land") and located as shown on Schedule 1:

**Parcel A (See 167683I) of Lot 16 District Lot 7174 Kootenay District, Plan 2043 Except Part Included in Plan 13201 (PID: 014-334-640);  
Lot A District Lot 7174 Kootenay District Plan 8857 (PID: 013-192-914);  
AND Amended Lot C (See 211136I) District Lot 7174 Kootenay District Plan 9124**

**Temporary Use**

3. This Permit authorizes 'Industrial - Light' use (**the "Use"**) upon the Land in addition to the uses permitted in the C3: Corridor Mixed-Use zone, subject to this Permit.

**Conditions of Permit**

4. This Permit is subject to the following conditions:
  - a) The Use is permitted specifically for Kootenay Beds, which designs and manufactures furniture.
  - b) The Use may be located within the portion of the Land shown on Schedule 2, which comprises approximately 1,021.93 m<sup>2</sup>.
  - c) The Use shall comply with Noise Control Bylaw 622.
  - d) Any signage shall be erected in accordance with Sign Bylaw 1254.
  - e) Civic Addressing shall be assigned at the City's discretion, in accordance with best practices for NG-9-1-1.
  - f) **Expiry & Renewal** of this permit shall be subject to the following conditions:
    - i. this permit shall expire 3 years from the date of issuance; and
    - ii. this permit may be renewed once, subject to an application, for up to a further 3 years, at the discretion of Council.
    - iii. If the permit is not renewed or expires, the use must be discontinued as follows:
      - i) All manufacturing equipment must be removed from the site.
      - ii) The owner must request an inspection by the City to confirm that

conditions for discontinuing the use have been satisfied. A request for inspection shall be made in writing, outlining the steps that have been taken to discontinue the Use and include photo documentation demonstrating that the use has been discontinued.

5. **Water and sewer services** will be provided within the site; no additional connections will be provided.
6. Notice of this Permit shall be filed in the Land Title Office at Kamloops, B.C. under Section 503 of the *Local Government Act*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Land affected by this Permit.
7. If the Permittee does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
8. The Land shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached hereto which shall form a part hereof.
9. This Permit prevails over the provisions of the Bylaw in the event of conflict.
10. **This Permit is not a Building Permit or a Sign Permit.**

Approval of this permit by Resolution No. \_\_\_\_\_ of the Council of the City of Castlegar was given on the \_\_\_ day of \_\_\_\_\_, 2025.

This permit is issued on the \_\_\_ day of \_\_\_\_\_, 202..

This permit expires on the \_\_\_ day of \_\_\_\_\_, 202..

Except as specifically provided above, this permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation of the responsible authorities which may apply to the land.

Bree Seabrook  
Director of Corporate Services

Maria McFaddin  
Mayor

Schedule 1  
Location Map



# CASTLEGAR


-  Subject Property
-  Parcels



Schedule 2  
Site Plan




Portion of the Land subject to TUP-2-25, shown outlined in red.

	<p style="text-align: center;"> <span style="background-color: black; color: black;">[REDACTED]</span>  New Denver BC (@Rosebery), <span style="background-color: black; color: black;">[REDACTED]</span>    Ph: 250 800 8022  Support Cell: 604 753 7868 </p>	<p style="text-align: right;">Page 1 of 2</p>
---	--	---

November 6, 2025

<b>RELOCATION TO CASTLEGAR - 2240 6 AVE, CASTLEGAR, BC V1N 2V9</b>
<p>To: City of Castlegar</p> <p>SUBJECT: Application for Temporary Use Permit – Artisanal Furniture Production (Former Rona Site)</p> <p>Our family owned company designs and handcrafts high-quality Murphy beds and space-saving furniture, combining fine woodworking with thoughtful, functional design. Each bed is made with care by skilled artisans, and our products are currently shipped across Canada and into the United States.</p> <p>As we continue to grow, our goal is to establish Kootenay Beds as a nationally recognized Canadian brand—rooted right here in the Kootenays. This relocation is an important step in that journey, allowing us to expand responsibly, maintain our handcrafted standards, and continue producing unique furniture that reflects the spirit and creativity of this region.</p> <p>In the future, we plan to include a small showroom within the space so members of the community can visit, see our work in person, and take pride in a local company whose products are enjoyed nationwide. We believe this will help foster community connection, accessibility, and a sense of local ownership in our success.</p> <p>This relocation will also create meaningful long-term employment opportunities in Castlegar. We anticipate hiring approximately 6–8 local team members initially—including opportunities for young adults and students beginning their careers and building their futures here in Castlegar. Our goal is to become a long-term contributor to the local economy and a proud pillar of the community.</p> <p>Our operations are clean, quiet, and respectful of the surrounding area. We work at a small-scale, artisanal level, and we keep our working hours, deliveries and pickups, between the hours of 7:30am to 7:30pm. Our intent is to blend seamlessly with neighbouring businesses while bringing steady economic and creative activity to the city.</p> <p>We attach our floorplan of our planned operations in the existing building at 2240 6 Ave, Castlegar, BC V1N 2V9 (formerly the RONA Building Center) and we welcome the opportunity to answer any questions or provide further details as we seek to make this location our new “home” for the future. We don’t foresee the need for any structural changes or significant modifications to the existing building to allow us to begin operations.</p>

 <p><i>Kootenay Beds</i></p>	<p>[REDACTED] New Denver BC (@Rosebery), [REDACTED]</p> <p>Ph: 250 800 8022 Support Cell: 604 753 7868</p>	<p>Page 2 of 2</p>
---	--	--------------------

We have recently bought a new family home in Castlegar, and hope to begin business operations in the new year so our daughter can attend [REDACTED] school in the new semester.

Thank you for considering our request. With your support, we look forward to building our next chapter in Castlegar—strengthening local industry, creating skilled jobs, and showcasing our region as the home of one of Canada’s most distinctive furniture makers.

Allan Broom and Ramona Tomescu

Kootenay Beds Inc.