



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

Application File No: DVP 26-01
Date of Referral: January 19, 2026
Date for Response: January 26, 2026
Attachments: Location Map
 Applicant Submission

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 date for response. If no response is received within that time, it will be assumed that your agency’s interests are unaffected.

PURPOSE OF THE APPLICATION

The City has received an application for a Development Variance Permit to allow for the development of an over-height fence in the front yard of the property. The owner proposes to erect a 1.82m (6ft) privacy fence constructed of a wood frame with corrugated metal panels around the boundaries of the northern portion of the property. The subject property is located on a no-through road on the east side for the CPR Rail Line, adjacent to the new emergency shelter on 6th Avenue. The applicant has been experiencing negative impacts to their property from the lack of a safe injection site and shelter.

PROPERTY DETAILS

Civic Address	2309 5 th Avenue
Legal Description	Lot 10 Block 5 District Lot 4598 Kootenay District Plan 2407
OCP Designation	Residential Neighbourhood (RN)
Zoning Designation	R1: Low Density Residential

REFERRAL AGENCIES

INTER-DEPARTMENTAL

- ENGINEERING
- CIVIC WORKS
- FIRE DEPARTMENT
- BUILDING
- FINANCE

EXTERNAL AGENCIES

- TRANSPORTATION West Kootenay District
- FRONT COUNTER BC
- AGRICULTURAL LAND COMMISSION
- INTERIOR HEALTH HBE Team,
- SCHOOL DISTRICT NO. 20
- CANADIAN PACIFIC RAILWAY (CPR)
- FORTIS BC
- SHAW CABLE
- TELUS
- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- WASTE MANAGEMENT
- OTHER _____

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’?R’M?IWS (LOWER SIMILKAMEEN)
 SNP?NTKTN (PENTICTON)
 SUKNAQ?INX (OKANAGAN)
 SW?IWS (OSOYOOS)
 SPAXOM?N (UPPER NICOLA)
- SHUSWAP NATION TRIBAL COUNCIL
 KENP?SQT (SHUSWAP)
 SEXQELTQ?IN (ADAMS LAKE)
 SKEMTSIN (NESKONLITH)
- QWELMINTE SECWEPENC
 SPLATS?IN FIRST NATION
- SINIXT NATION (COLVILLE CONFEDERATED TRIBES)

The feedback being collected as part of this referral is pursuant to *City of Castlegar Development Procedures & Fees Bylaw 1418, 2024* 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 Legislative Services.

Proposal Summary

We are requesting to have a 6ft fence on the street side property line. We do not have any neighbouring residences on the side where the fence is proposed, and there are no homes directly across the street, as the property borders the street and then a railway.

We have experienced ongoing issues with people camping nearby and vehicles parking in the cul-de-sac. More recently, the soon opening of a safe injection site and shelter in the area has increased these concerns, as the facility will allow drug use and attracts both users and others who gather nearby.

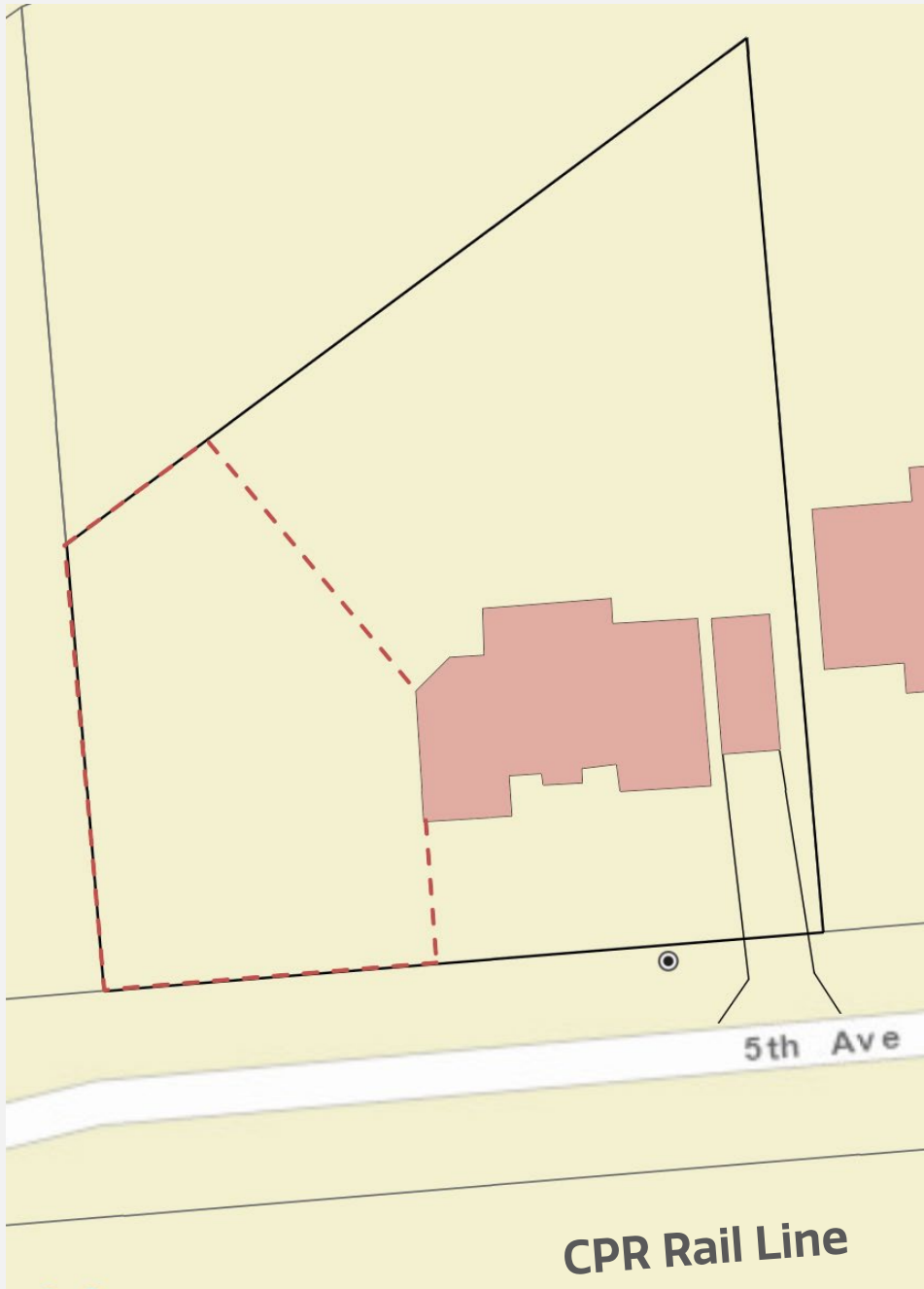
On more than one occasion, we have found dangerous drug paraphernalia left in our yard. This creates a serious safety concern, especially as I have very young children who regularly use the yard and would be at risk.

The proposed fence would not impede traffic accessing the dead-end street and would not block any sightlines or views for vehicles or neighbours.




Thank you,

Mason & Kyla Oglow

Site Plan



CASTLEGAR

-  Proposed Fenceline
-  Parcel Boundary
-  Building Footprint



