



Development Permit Application

Referral Form – RDCK File DP2310J

Date: June 2, 2023

You are requested to comment on the attached DEVELOPMENT PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO July 3, 2023). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

25 Old Mill Road, Raspberry, BC, Electoral Area 'J'

LOT 3 DISTRICT LOT 237 KOOTENAY DISTRICT PLAN EPP71075 (PID: 030-632-447)

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property is a 1 hectare lot that is bordered by Robson Access Road, Old Mill Road, and adjacent Industrial properties to the west. The property is currently being used as a Trucking Depot.

The proposed improvements considered by this Development Permit Application include placement of a mobile office trailer, construction of an accessory structure for water and hydro infrastructure, on-site fuel tanks, installing yard lighting and yard surfacing to reduce dust.

The overall objective of this development permit area is to ensure that new commercial, industrial or multi-family development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.

AREA OF PROPERTY AFFECTED

1.0 hectare (2.47 acres)

ALR

STATUS

N/A

ZONING

Light Industrial (M1) in
Zoning Bylaw No. 1675,
2004

OCP

Industrial (I) in Kootenay-Columbia
Rivers Official Community Plan Bylaw
No. 1157, 1996

APPLICANT: Sutco Contracting Ltd.

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

**ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

☒ MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE

☒ HABITAT BRANCH (Environment)

☒ FRONTCOUNTER BC

☐ AGRICULTURAL LAND COMMISSION

☐ REGIONAL AGROLOGIST

REGIONAL DISTRICT OF CENTRAL KOOTENAY

DIRECTORS FOR:

☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H ☐ I ☒ J ☐ K

ALTERNATIVE DIRECTORS FOR:

☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H ☐ I ☒ J ☐ K

☒ AREA 'J' APHC

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4

Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

<input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING <input checked="" type="checkbox"/> INTERIOR HEALTH, HBE TEAM <input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS) <input type="checkbox"/> SCHOOL DISTRICT NO. <input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO)	<input checked="" type="checkbox"/> RDCK FIRE SERVICES <input type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input checked="" type="checkbox"/> RDCK UTILITY SERVICES <input type="checkbox"/> RDCK RESOURCE RECOVERY <input type="checkbox"/> RDCK REGIONAL PARKS INSERT COMMENTS ON REVERSE . . .
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The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* 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 Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
FILE: DP2310J APPLICANT: SUTCO CONTRACTING LTD.

Name:

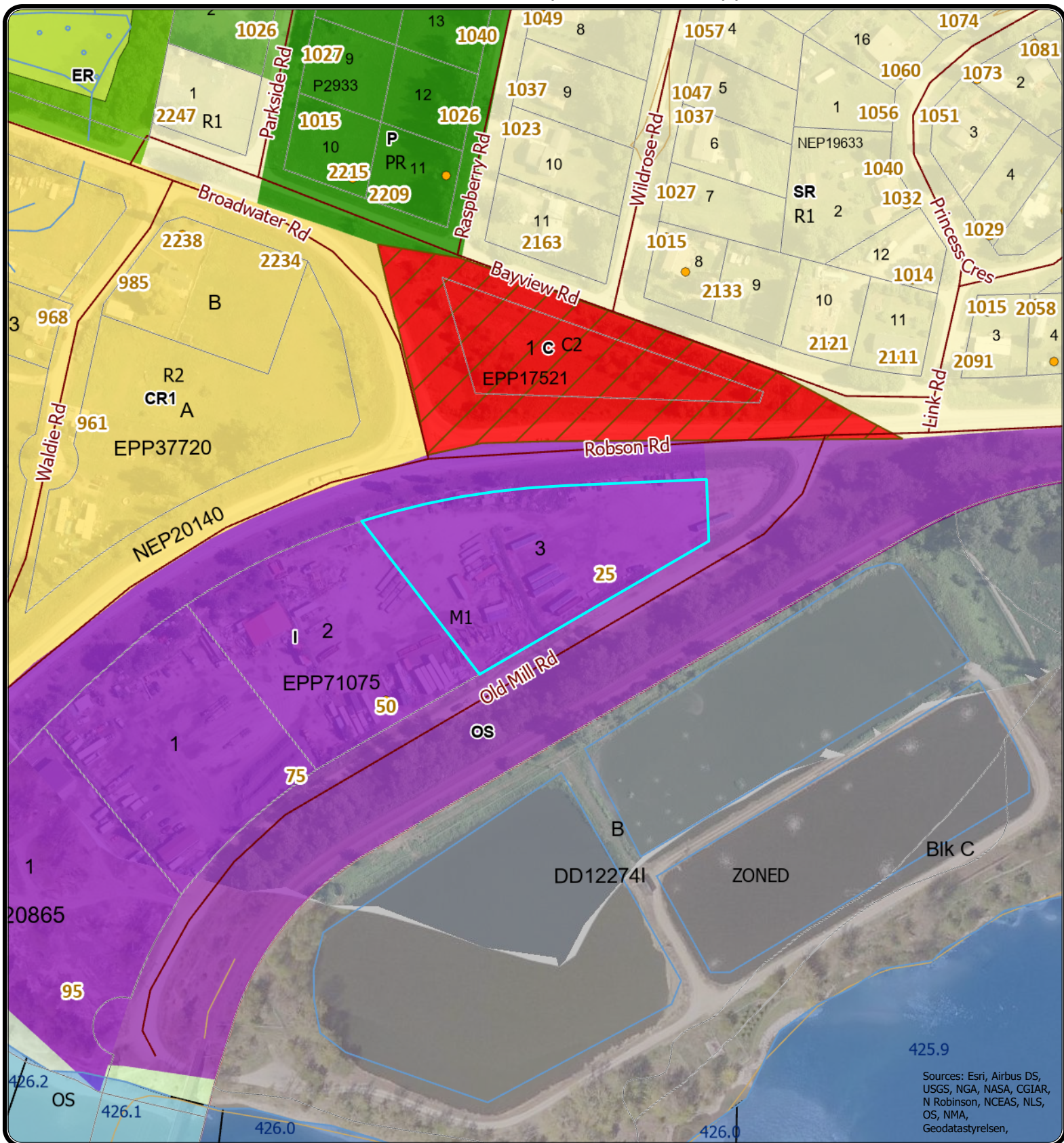
Date:

Agency:

Title:

RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
Email: plandept@rdck.bc.ca

DP2310J - Industrial Development Permit Application



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

Development Permit Areas

- Commercial, Industrial, Comprehensive
- Development, Gravel Extraction (Quarry) and High Density Residential
- Non Standard Flooding Erosion Area
- Flood Construction Levels - 1990
- Commercial
- Country Residential
- Environmental Reserve
- Industrial
- Open Space
- Parks and Recreation
- Suburban Residential

Official Community Plan

Zoning Class

- Commercial
- Industrial
- Open Space
- Parks and Recreation
- Residential 1
- Residential 2
- Zoned

Map Scale:

1:4,000

Date: June 2, 2023



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.



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Development Permit Areas

Commercial, Industrial, Comprehensive
Development, Gravel Extraction (Quarry) and High Density Residential

Legend

- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

1:2,000

Date: June 2, 2023



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

PID- 030-632-447



- yard light

yard light

- yard light

office trailer

- power shed

OLD MILL RD

~~- Proposed~~

~~- New fuel tanks~~

- ~~Future office trailer, well and septic~~

- lot lines with dimensions shown

- No pre existing services

- Road access noted

- Parking noted

- Yard lighting

-yard surface $\frac{3}{4}$ " road base gravel with calcium chloride for dust control

washed round rock
drought resistant landscape

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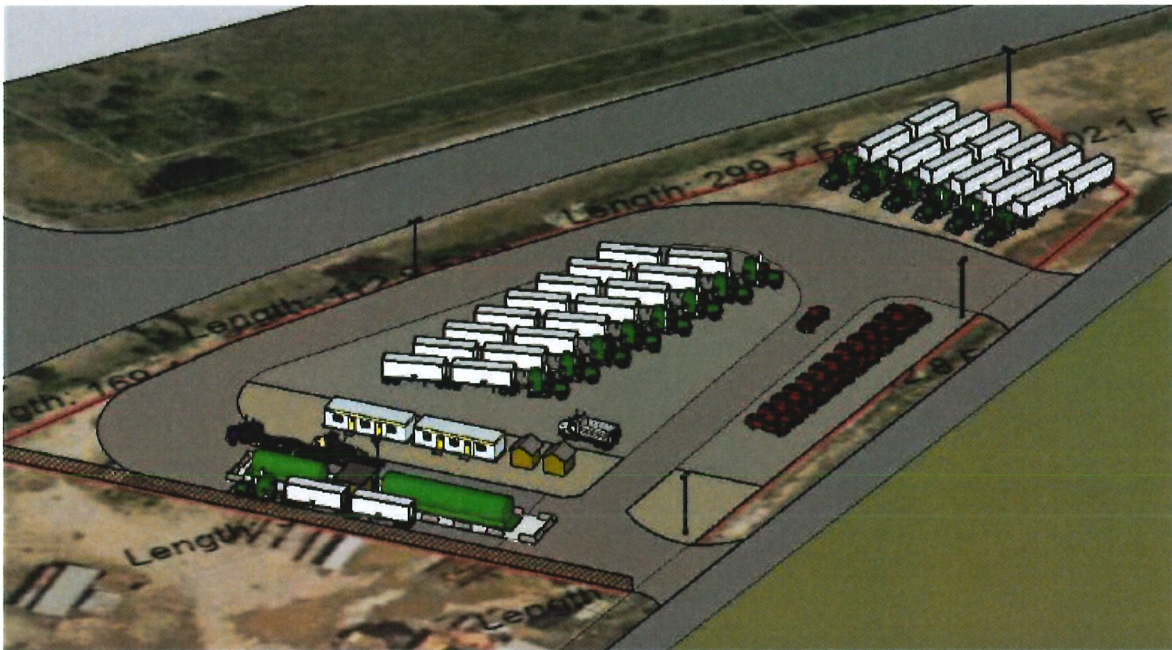
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washed round rock
drought resistant landscape

Development Permit Application for Sutco Transportation



Prepared for the RDCK by Sutco Transportation

April 13, 2023

Property Legal Description: LOT 3, PLAN EPP71075, DISTRICT LOT 237, KOOTENAY LAND DISTRICT

Civic Address: 25 Old Mill Road, Castlegar, BC V1N 4T7

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Property Information

Legal Description: LOT 3, PLAN EPP71075, DISTRICT LOT 237, KOOTENAY LAND DISTRICT

Civic Address: 25 Old Mill Road, Castlegar, BC V1N 4T7

Current Use: IC&I Light Industrial (M1) – Trucking Depot

Proposed Use: Light Industrial (M1) – Trucking Depot Stated in Division 40 Permitted uses

Summary:

Sutco Transportation Specialists (Sutco Contracting LTD) has utilized the described lot as a trucking depot under a lease agreement with the property owner. Recently the lease was renewed with the addition of allowing Sutco to undergo site improvements for operations. As such Sutco is applying for a development permit as required under Section “J” Electoral district guidelines for light industrial development. Included in this submission are the required attachments:

- A – Certificate of Title
- B – Agent Authorization
- C – Application Fee
- D – Site Disclosure Statement
- E – Site Plan
- F – Proposal Summary
- G – Landscape Plan (3D Site Map)
- J – Qualified Environmental Professional’s Report (Omitted based on RDCK feedback on application based on current zoning and no request to change or need for variance)
- N – Additional Information (PDFs of site Maps)

Current Site Overhead:



Figure 1: Current Satellite View overlaid with Proposed changes

Proposed Site Map

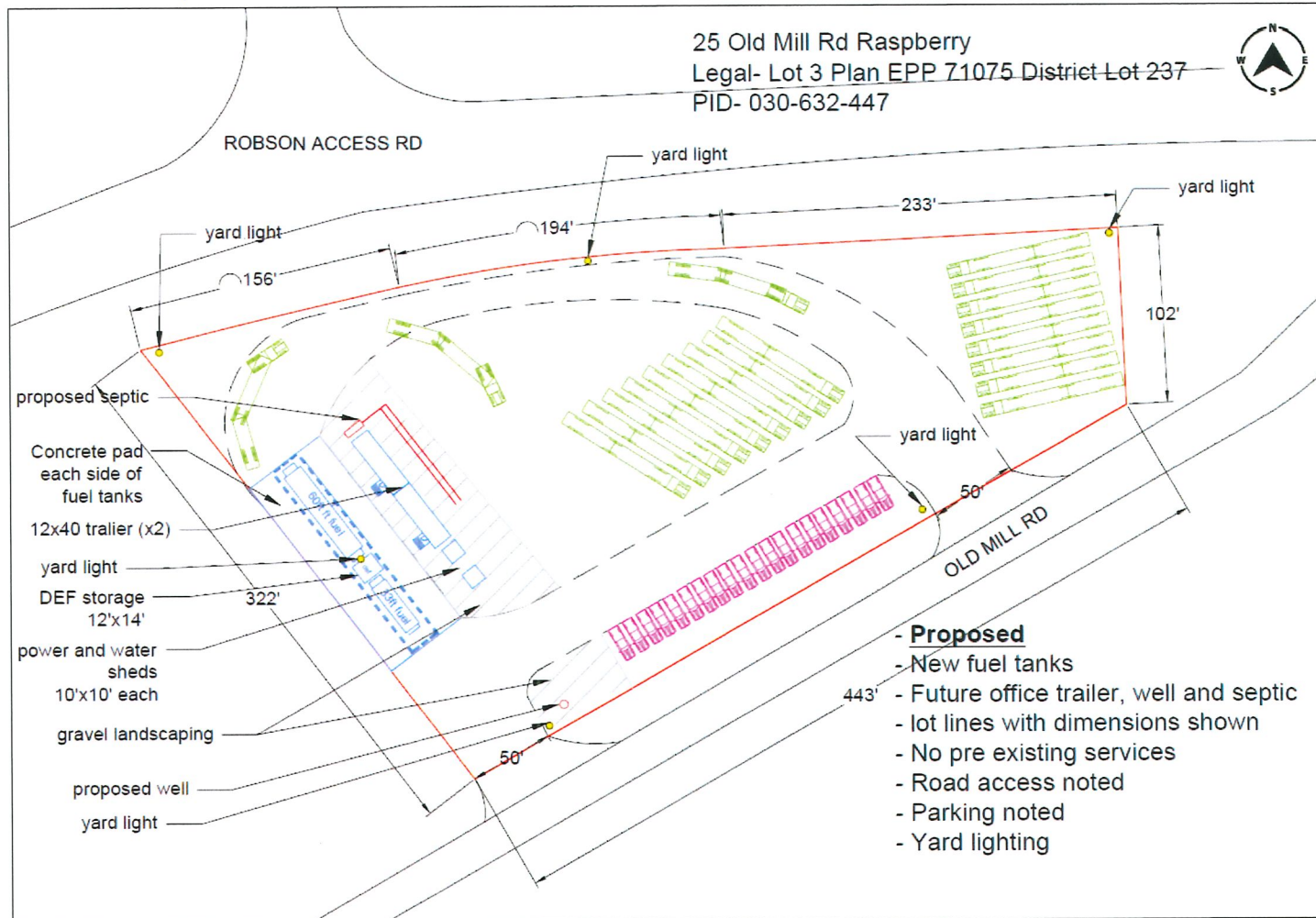


Figure 2: Site Layout Proposed

Proposed site specific Improvements:

Above Ground Fuel Tanks

- Sutco would like to install a pair of above ground fuel tanks (75,000L for clear diesel and 25,000L for marked diesel) for use ONLY by Sutco Fleet assets (no resale).
- Tanks to be new builds from AGI Envirotank, a reputable manufacture of fleet/industrial tanks. Tanks meet/exceed regulations for self contained fuel storage with secondary containment as required, overfill/pressure protection, electrostatic discharge protection.
- Tanks are on steel skids requiring no additional foundation work.
- Tanks will be surrounded by concrete barricades to prevent incidental contact and protecting of storage containers as required by BC Fire code.
- Tanks will follow all National/Provincial/municipal guidelines laid out in BC Fire Code.
 - This includes Emergency shut downs located in prime areas for quick response.
 - Spill management SOP, Training and containment kits on site.
 - Regional setback regulations exceed BC Fire code tank setbacks of 3 meters, the 5 – 15 meter setbacks required in Electoral Section J will be observed.
 - While tanks are mounted to steel skids the ground underneath will be compacted, gravel added and sloping to address waterfall.
 - Tank fill stations will be poured concrete pads (3 total as there are 3 fill stations, 2 on the 75kL tank and one of the 25kL tank). These pads are part of the stormwater collection and management system at stated by the Environmental Management Act.
 - Stormwater is collected by catch basins and directed to fuel/water separator designed and certified by a professional engineer registered in the province of BC.
- Tanks locked and controlled by a card lock system (GIR) with no unauthorized access



Figure 3: 25000L skidded tank example. Exact tank designed upon approval

DEF Storage

- Used in diesel emissions systems DEF is a consumable of the trucking industry. Sutco would like to manage bulk distribution for its owned fleet assets (no resale).
- Proposed 22,712L (6000 USG) vertical storage tank built for DEF. Dimensions of the tank are 119" Diameter x 140" height.
- The tank will be housed in a purpose built enclosed shed that is skidded, again no permanent structure. The shed will house the entire system, meter, hose, reel. It will be insulated and temperature controlled as DEF can freeze.
- On the same card lock system so no unauthorized access



Figure 4:6000 USG vertical tank, to be housed in skidded enclosure with all pumps, reels, hose internal with a small heater.

Atco Trailer

- Prefabricated trailer to be used as a field manager office space as well as break/change room for drivers.
- Trailer to be sourced upon approval. Trailers are built to typical size specifications based on transportation regulations. Trailer will be 12 feet by 60 feet in envelope dimensions.
- Trailer will be skidded non-permeant structure supported by concrete and wood blocks based on manufacture specification.



Figure 5: Skidded 12 x 60 Mobile office and Driver Lounge Example

Electrical Shed

- Power is currently not run to the property but along side on Old Mill Road. Application has been submitted to Fortis with connection quote in hand. 400Amp single phase connection from the power pole in front of the lot.
- Shed is a skidded 10 foot by 10 foot non-permanent structure.
- Electrical on site will be trenched and run to each individual tank/shed/trailer and light stand (Underground).
- Electrical run from the pole to the shed on property will be underground.
 - Underground electrical is preferred for the use case of a trucking depot, open area without obstruction is ideal.
- All electrical work being done by a certified and registered electrical firm based out of the Kootenay area. All work will follow Provincial/municipal guidelines and regulation.

Well Shed

- Sutco proposes having water on site for operations. The ATCO trailer will require connection.

- The property has no water supply from the district, Sutco proposes a drilled water well and filtration.
 - Drilling and install of system to be done by a certified and registered contractor. Testing to be done by a certified lab and results submitted to Interior Health for approval.
- Proposed shed to be skidded with a 10-foot by 10-foot dimension.

Wastewater

- With the proposed Atco trailer addition to the property Sutco would like to propose a septic system to be designed and installed by a registered wastewater practitioner (ROWP) on the approved list of active members upon approval.
 - Sutco is prepared for several different options of install/system based on the professionals opinion and use case (Secondary treatment options to limit the size of the leach field if applicable).

Lighting and Security

- Sutco Proposes adding lighting to the property to ensure the safety of our staff on site. We operate 24 hours a day 7 days a week depending on our clients needs. We aim to ensure safe operation of all equipment and the safety of our staff.
- Proposed lighting is located on the lot in such a way to avoid light contamination of the adjacent highway and neighboring industrial lots.
- In addition to the light stand Sutco would like to install surveillance cameras on the same light stands to ensure safe operations and for security/insurance purposes.
- Lighting/cameras and all associated electrical to be run underground in conduits based on the regulations and recommendations of the electrical contractor in line with regulations.
- Fencing of the perimeter of the yard is being proposed by Sutco. The fencing to be installed based on setback regulation of the regional district and installed by Sutco staff upon approval and completion of all above proposed development.
 - The entrance/exit of the property is not planned to be gated leaving access to the site. All assets are to be locked, controlled by card lock or otherwise inoperable by trespassers on the property. Security Cameras and signage to be installed at all entry/exit points.

Summary:

Sutco Transportation is requesting approval on the development permit for the stated lot. These additions set the foundation for future growth in the Kootenay region. Growing our ability to service more customers in the region along with creation of steady employment within our organization is crucial. In doing so we hold to our core values by focusing on the health and safety of our team members by addressing these yard improvements.

3.12.26 Encourages the investigation and development of renewable energy supply options such as district energy, ground source heat pumps, solar, heat recovery systems, etc., where opportunities might be present.

3.12.27 Supports the exploration of renewable energy opportunities in the agricultural and forestry industries, such as biomass energy production.

3.12.28 Supports the creation of a renewable energy service for the RDCK.

4 DEVELOPMENT PERMIT AREA

4.1 Development Permit Area #1

4.1.1 Designation Category

All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown on Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-family uses.

4.1.2 Justification

The portions of Electoral Area I and J – Lower Arrow/Columbia are subject to this Official Community Plan includes the communities of Blueberry Creek, Brilliant, Fairview, Ootischenia, Robson, Pass Creek, Thrums, Tarrys, Shoreacres, and Glade. The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multifamily development provided that such development is compatible with existing uses.

The overall objective of this designation then is to ensure that new commercial, industrial or multi-family development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.

4.1.3 Design Guidelines

4.1.3.1 Development permits issued in this area shall be in accordance with the following general guidelines and with the requirements of the applicable Zoning Bylaw.

4.1.3.2 Development proposals shall be articulated in a detailed development plan.

Form and Character of Building

- 4.1.3.3** Buildings and structures should be sited and shaped in such a manner as to be visually unobtrusive and aesthetically pleasing.
- 4.1.3.4** The shape, siting, roof line and exterior finish of buildings should be sufficiently varied to avoid a monotonous appearance
- 4.1.3.5** A residential component located above commercial or industrial development is encouraged
- 4.1.3.6** Parking should be in smaller clusters, screened from view from internal and adjacent residential uses and from adjacent streets.

Landscaping and Screening

- 4.1.3.7** Particular emphasis should be given to landscaping and the retention of natural vegetation. Obtrusive industrial uses shall be screened. Landscaping and screening shall comply with the requirements of any applicable zoning bylaw.
- 4.1.3.8** Outside storage and manufacturing areas shall be located to the rear of buildings and structures where appropriate and shall be adequately screened.
- 4.1.3.9** Landscaping along the street should be established so that it is sympathetic to the neighbourhood.

Utility Services

- 4.1.3.10** The Development of new structures may require a geotechnical report prepared by a Professional Engineer. The report shall address potential impacts to existing services and the natural environment with particular emphasis on potential impacts to water resources.
- 4.1.3.11** In-ground sewage disposal fields are discouraged for larger developments.
- 4.1.3.12** Signage should be low, visually unobtrusive and grouped whenever possible. Particular emphasis should be given to signage which is aesthetically pleasing and requires a minimal amount of lighting and boldness to be effective. Lighting should be unobtrusive and in scale with the surroundings.

4.1.4 Exemptions

A Development Permit will not be required for the following types of development:

- 4.1.4.1** subdivision;
 - 4.1.4.2** single family and two family dwellings and accessory buildings and structures;
 - 4.1.4.3** farm buildings;
 - 4.1.4.4** replacement of building exterior finishes;
-

- 4.1.4.5** alteration of colour;
 - 4.1.4.6** additions of canopies or other decorative building features such as mullions, windows, doors, etc.; and
 - 4.1.4.7** interior renovations and alterations
-