



Development Permit Application

Referral Form – RDCK File DP2315E

Date: December 11, 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 December January 12, 2023). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

730 Ogilvie Road, Harrop, Electoral Area 'E'

LOT 1 DISTRICT LOT 222 KOOTENAY DISTRICT PLAN EPP76112

PID: 030-487-323

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property is a 1.7 hectare lot that is bordered by agricultural land to the south, east and west and the CP rail line/Erindale Road to the north. A 0.8 hectare portion of the property is currently being used as a Sawmill.

The proposed improvements considered by this Industrial Commercial Development Permit (ICDP) Application include the construction of a new shelter for a work area and a renovation/addition for a wood processing structure. These works have been described by the applicants as a "resilience upgrade" project to ensure the long-term sustainability of the operation of the mill. On September 30, 1999 the ALC approved an application to allow the operation of a portable sawmill on the subject property (ALC Resolution #575/99), subject to the confinement of the mill site to the 0.8 hectare portion of the property that the applicant had indicated as "poor agricultural land".

0.8 ha of the property is designated Industrial (M) and the remainder is designated Agriculture (AG) by Official Community Plan Bylaw No. 2260, 2013. The 0.8 ha portion of the subject property that was approved by the ALC for the sawmill is consistent with the 0.8 ha portion of the lot that is currently designated Industrial (M). An ICDP Application is required because the proposed construction works are within the Industrial (M) designated portion of the lot.

AREA OF PROPERTY	ALR STATUS	ZONING	OCP
AFFECTED	Entirely within ALR	N/A	Official Community Plan Bylaw No. 2260
1.7 ha	(Mill use approved by ALC Resolution #575/99)		Industrial (M) and Agriculture (AG)

APPLICANT: Harrop-Procter Forest Products

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

REGIONAL DISTRICT OF CENTRAL KOOTENAY
DIRECTORS FOR:

<input checked="" type="checkbox"/> HABITAT BRANCH (Environment) <input checked="" type="checkbox"/> FRONTCOUNTER BC (MFLNRORD) <input checked="" type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <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, NELSON HYDRO, COLUMBIA POWER)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA E <input checked="" type="checkbox"/> RDCK FIRE SERVICES <input type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input 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: DP2315E APPLICANT: HARROP-PROCTER FOREST PRODUCTS

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

DP2315E - Location Map



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

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

Map Scale:

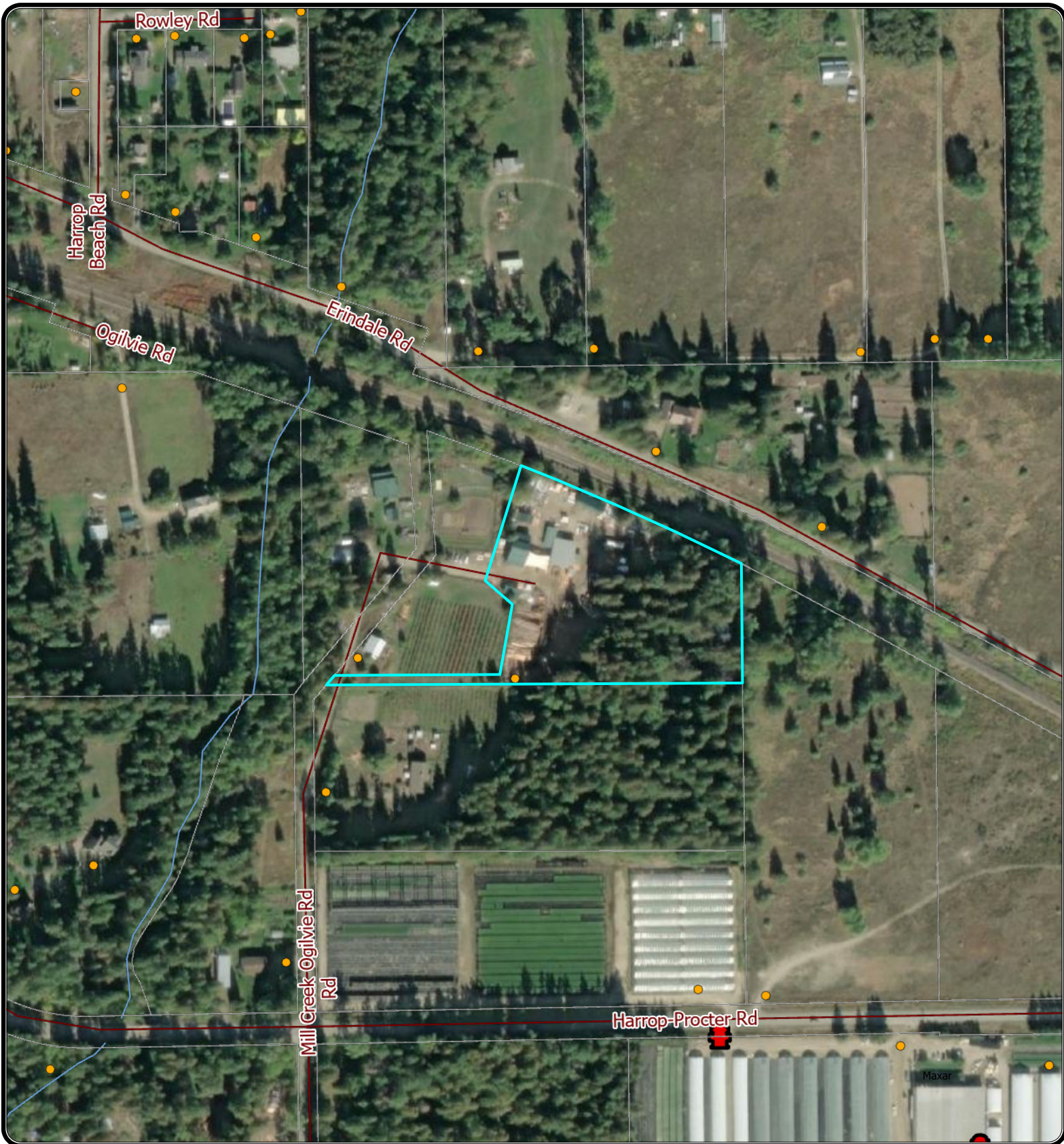
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Date: December 11, 2023



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.

DP2315E - Location Map



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Legend

Hydrants



Hydrant

Streams and Shorelines

Electoral Areas

RDCK Streets

Cadastre

Address Points

Map Scale:

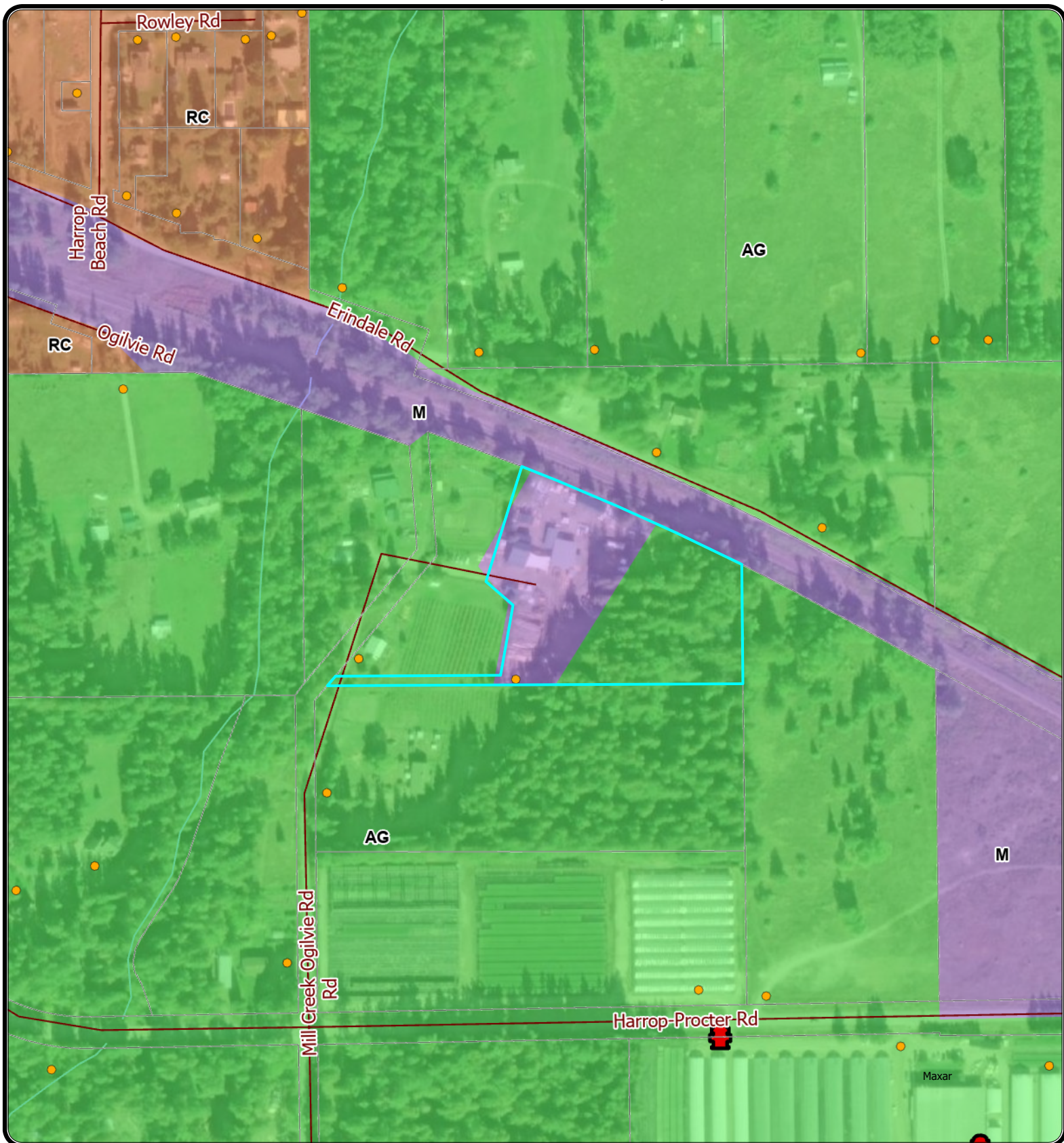
1:5,000

Date: December 11, 2023



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DP2315E - Land Use Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
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Legend

Official Community Plan

- Agriculture
- Country Residential
- Industrial

Hydrants

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

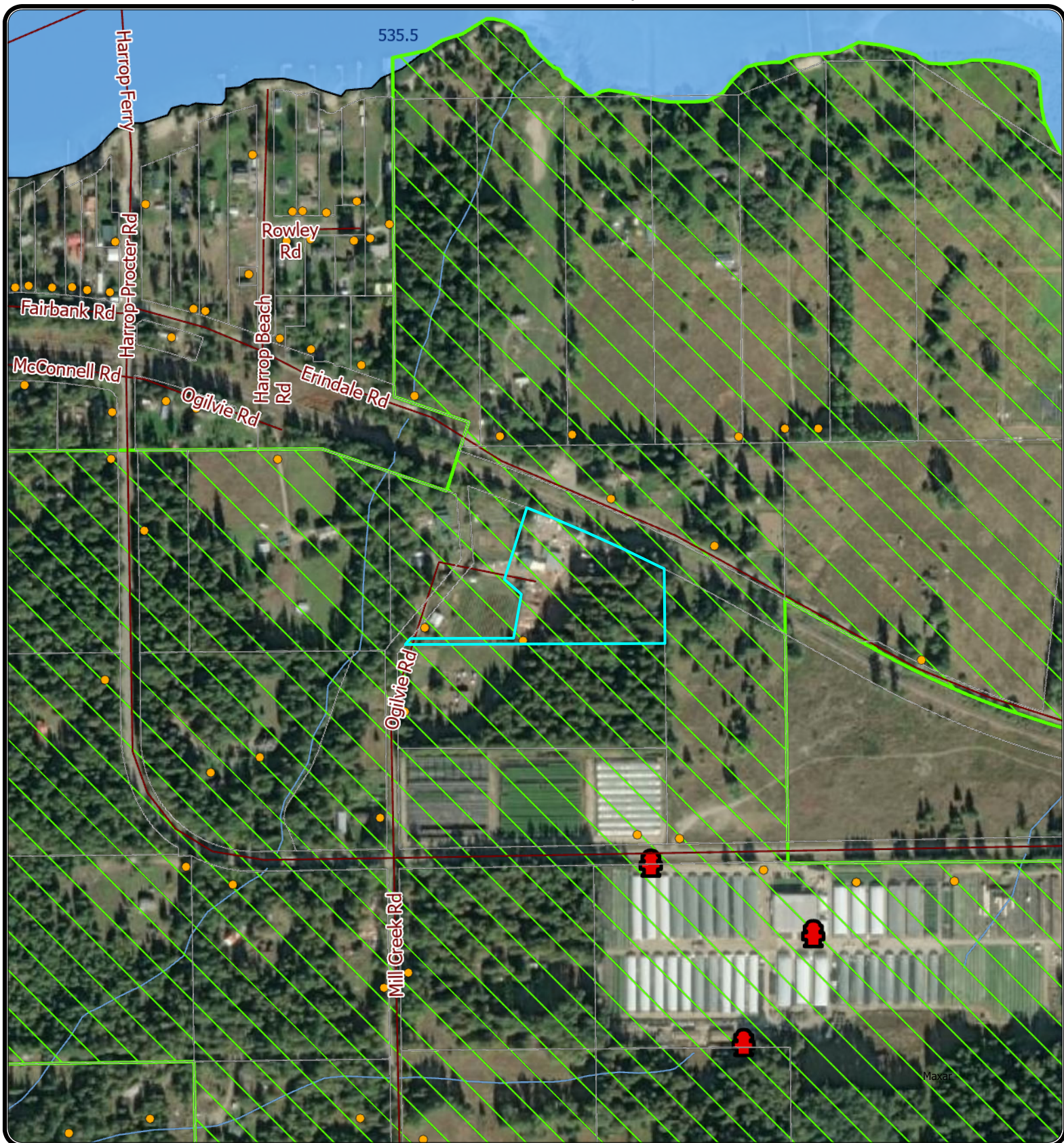
Map Scale:

1:5,000

Date: December 11, 2023



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maps@rdck.bc.ca

Legend

- Agriculture Land Reserve
- Lakes and Rivers
- Flood Construction Levels - 1990
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Hydrants



Hydrant

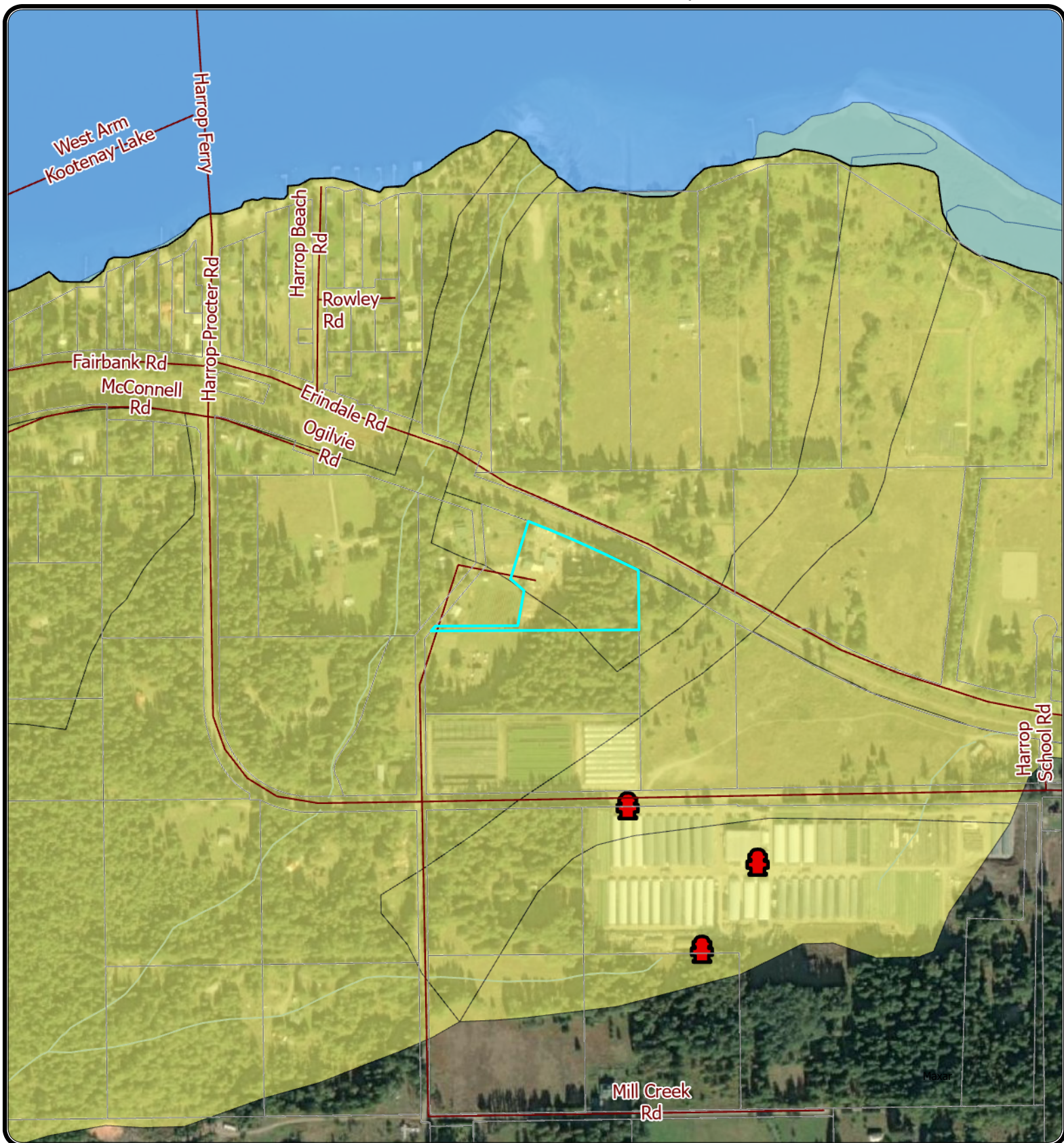
Map Scale:

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Date: December 11, 2023



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maps@rdck.bc.ca

Legend

- Non Standard Flooding Erosion Area
- Lakes and Rivers
- Flood Construction Levels - 1990

Hydrants

- Hydrant
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre

Map Scale:

1:10,000

Date: December 11, 2023



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HARROP - PROCTER FOREST PRODUCTS

Wood with a conscience

730 Ogilvie S. Road, Nelson BC V1L 6P9
(250) 551-5452

Development Permit Application Proposal Summary

November 20, 2023

To Whom It May Concern:

We hereby write to request approval to proceed with the construction of two new shelter structures for our sawmill.

1. A new shelter structure for sawmill work area – BP 28138
2. A renovation and addition for a wood processing structure – BP 28142

Harrop Procter Forest Products is undertaking a “Resilience Upgrade” project to ensure the long-term sustainability of the operation with the following:

- Reconfiguring the operational workflow
- Adding electrical capacity
- Replacing aging equipment
- Adding waste collection
- Upgrade processing machinery

Purchasing up to date equipment, providing protection from the elements, and separation of by-products will improve employee safety, reduce our carbon footprint, and will continue to add value to our local forest resource.

Three angle parking spaces are proposed in front of, and directly north of, the existing office. An additional six spaces are proposed near the NE corner of the property screened by existing conifer and deciduous trees along the CP Rail line.

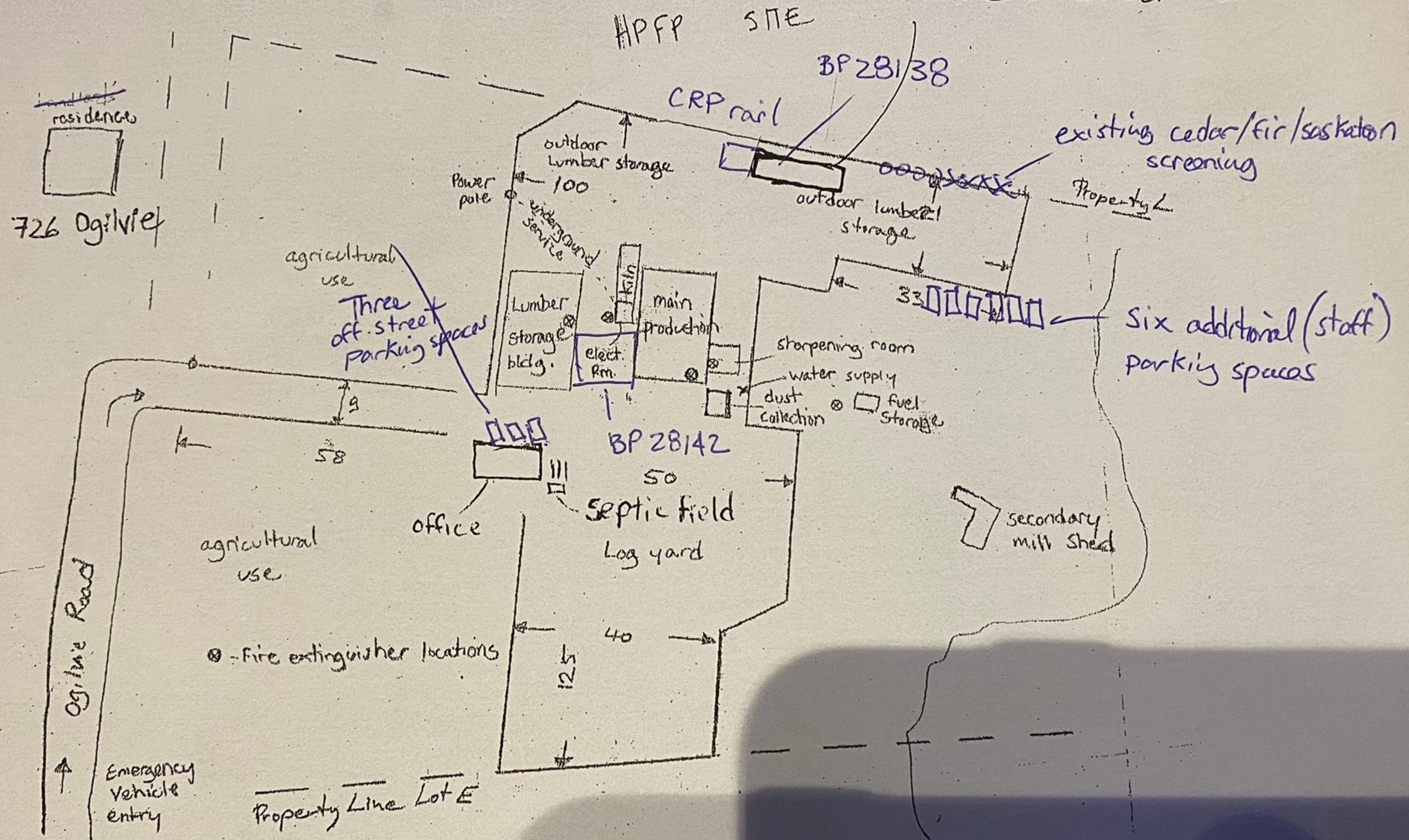
If there is anything else we can do to assist in the approval process, please let us know.

Thank you,

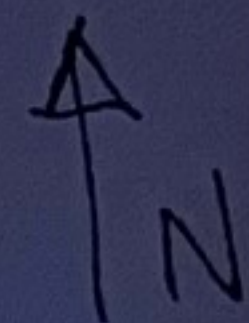
David Strom

Revised Landscape Plan

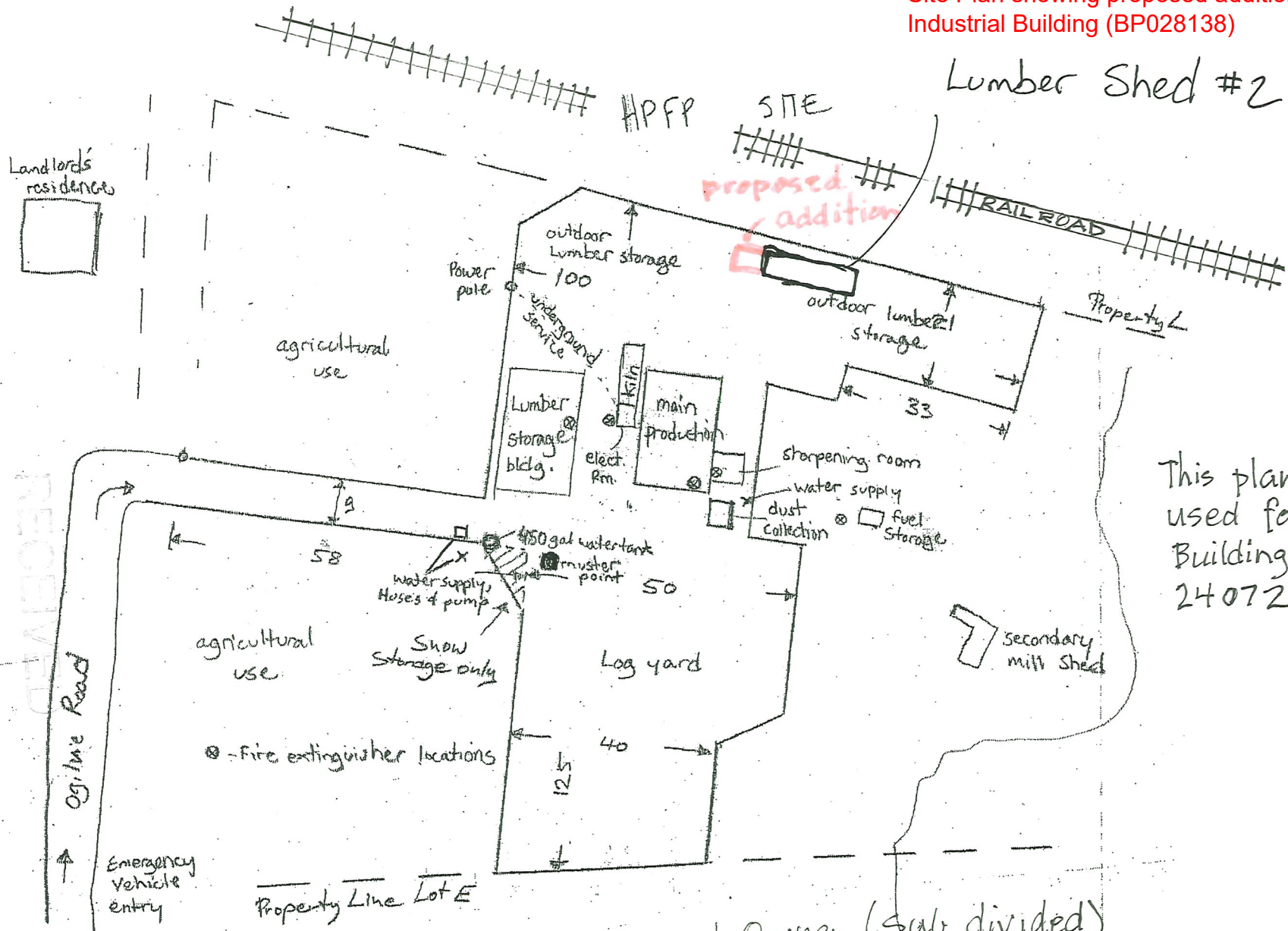
Lumber Shed #2



Owner: Harrop Procter Community Coop
 Lot E D/L 222 ~~NEP 895~~ EPP 76112
 730 Ogilvie Road 030 487 323



Site Plan showing proposed addition to
Industrial Building (BP028138)



This plan was
used for previous
Building Permit
24072

Previous
Owner: David Johnson
Lot E D/L 222 NEP 895
726 Ogilvie Road

Current Owner (Sub divided)
Harrop Procter Community Coop
730 Ogilvie Rd. N
Lot E DL222
K.D. Plan EPP 76112

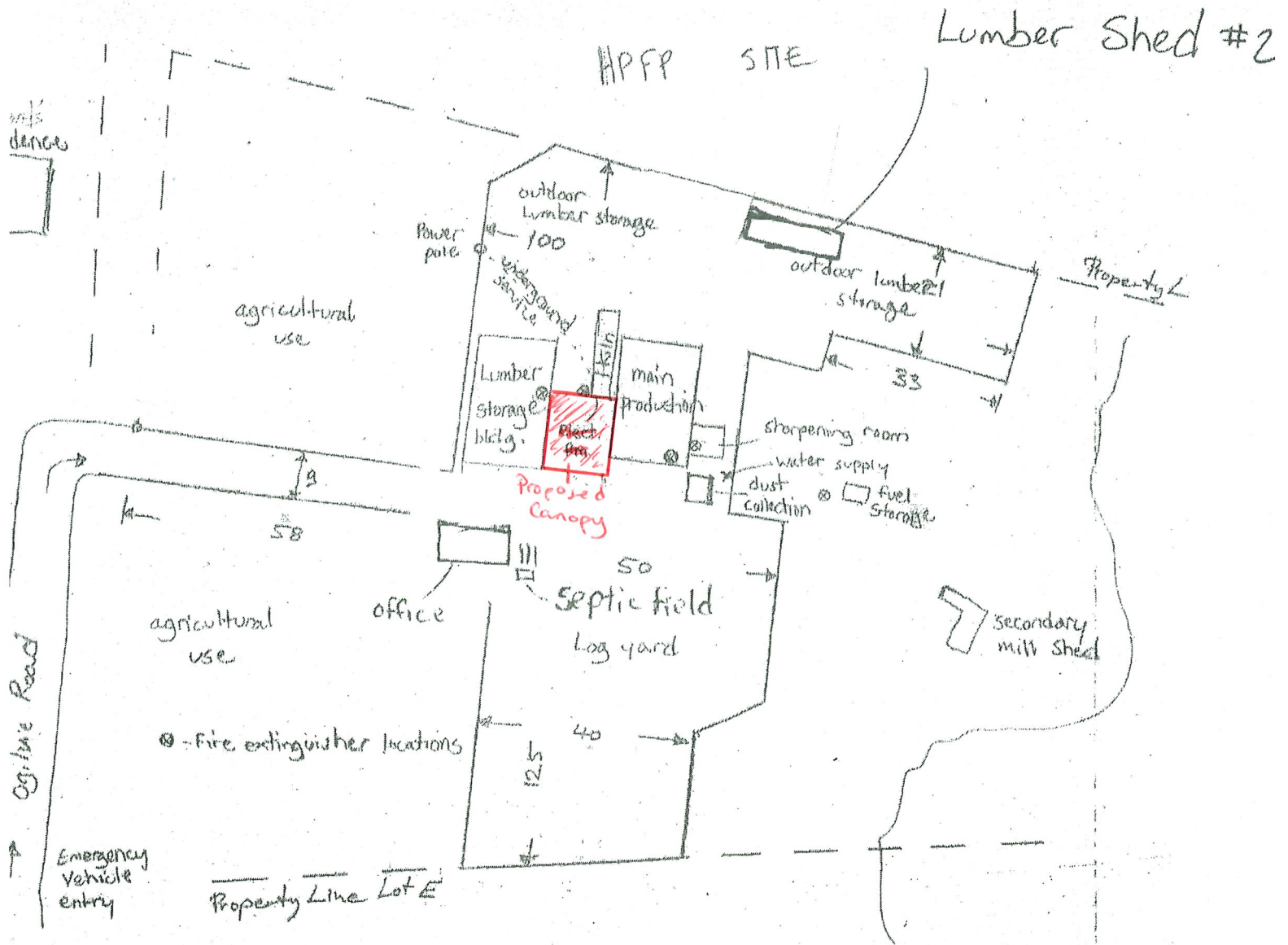


REGIONAL DISTRICT OF
CENTRAL KOOTENAY
KELLOWNA, B.C.

OCT 05 2023

RECEIVED

Site Plan showing proposed canopy structure (BP028142)



Harrop Procter Community Coop
Lot E D/L 222 NEP 895
730 Ogilvie Road

RECEIVED

OCT 10 2023

REGIONAL DISTRICT OF
CENTRAL KOOTENAY
NELSON, B.C.

2. Additions, alterations and accessory structures in pre-existing developments, where all of the following are demonstrated at the time of application for Building Permit:

- a. The parcel's strata, shared interest corporation, cooperative, or company has provided a letter of support for the proposal;
- b. It is clearly demonstrated that the proposal will not impact adjacent riparian areas; and,
- c. Proposed buildings and structures, with the exception of fences, are:
 - i. Sited a minimum of 7.5 metres from front or exterior side lot lines and 2.5m from any other lot line; and,
 - ii. Are screened from adjacent lands by a landscape screen.

Development Permit Area #3: Industrial and Commercial Area Permit (ICDP) Area

Category

The ICDP area is designated under Section 488 (1) (a) and (f) of the Local Government Act for the establishment of objectives for the protection of the natural environment and form and character of industrial and commercial uses within the Plan area.

Area

The ICDP area is comprised of all privately owned or leased lands designated as Industrial (M) and Commercial (TC and GC) on Schedule 'B'.

Justification

The primary objective of this development permit area designation is to ensure that industrial and commercial developments within the Plan area are compatible and considerate of the natural environment and the surrounding residential and rural character of the Plan area.

Guidelines

1. Any off-street parking area, exterior display area or loading area on a lot used for Commercial or Industrial purposes shall:
 - a. be provided with screening in the form of a fence not less than 1.5 metre in height or by a hedge not less than 1.5 metre in height at the time of planting where adjacent to a lot in any residential zone; such screening shall be planted or installed so that no person shall be able to see through it; and,

- b. be separated from any directly abutting lot in any residential zone and from any adjoining highway other than a lane, by a fully and suitably landscaped and properly maintained strip not less than 1.5 metres in width.
2. Where any lot is used for commercial, industrial and institutional purposes, any part of such lot that is not used for buildings, exterior display areas, parking or loading facilities shall be maintained as a landscaped area, or as undisturbed forest.
3. Where any off-street parking area for four (4) or more vehicles is located within 4.5 metres of a front or exterior side lot line, it shall be screened by an evergreen hedge not less than 1.5 metre in height at the time of planting. The minimum width of soil area for the hedge shall be 0.75 metres. The hedge shall be planted one (1) metre from curbs or wheel stops.
4. The design, installation and maintenance of any landscaping area or screen should be in conformity with the current specifications of the "British Columbia Landscape Standard" prepared by the B.C. Society of Landscape Architects and the B.C. Nursery Trades Association. These standards do not apply where endemic, native plantings are used for landscaping.

Exemptions

The ICDP area does not apply to the following:

5. Development associated with agricultural, residential or institutional land uses and activities; and
6. Existing construction, alteration, repair, demolition and maintenance of industrial or commercial buildings.