

LCRB Referral (Proposed Liquor Retail Store)

Referral Form – RDCK File R2606J

Date: March 26, 2026

You are requested to comment on the attached Temporary Use Permit for potential effect on your agency’s interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO April 27, 2026). If no response is received within that time, it will be assumed that your agency’s interests are unaffected.

PRESENT USE AND PURPOSE OF THE APPLICATION:

The subject property is presently used as a service station/general store and a marina, collectively known to the public as Scotties Marina. The property is approximately 12 km west of Castlegar and 2 km east of Syringa Provincial Park. It is surrounded by Crown land and the nearest residence is approximately 1 km to the west on Broadwater Road.

The applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Rural Licensee Retail Store (RLRS) that would allow the existing General Store to sell “liquor unopened containers” to patrons from 7:00 am to 11:00 pm. The licence also allows licensees to sell or serve samples of liquor in the service area to patrons.

The C3 zoning for the subject property authorizes the use of “Service Station” which includes, among other uses, “convenience store facilities and the sale of liquor”. This referral is being sent to the relevant agencies for comments in accordance with Schedule ‘R’ of the RDCK’s Planning Procedures and Fees Bylaw No. 2457.

LEGAL DESCRIPTION & GENERAL LOCATION:

5220 BROADWATER ROAD, CASTLEGAR, BC
 LOT A DISTRICT LOT 4599 KOOTENAY DISTRICT PLAN NEP22963 (PID: 023-387-378)

PROPERTY SIZE:	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
0.79 hectares (1.96 acres)	Not applicable	Tourist Commercial (C3) in RDCK Zoning Bylaw No. 1675, 2004	Commercial (C) in Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 2996

APPLICANT/AGENT:

Scotties Marina c/o Natasha McCreight

Please provide your response via email.

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.

If you are an RDCK commission member, do not respond via email. Your response is the commission’s recommendation which staff will collect from the meeting minutes.

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

<input checked="" type="checkbox"/> TRANSPORTATION West Kootenay <input type="checkbox"/> HABITAT BRANCH <input type="checkbox"/> FRONT COUNTER BC (FLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input checked="" type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR:
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<input checked="" type="checkbox"/> RCMP	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H
<input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING	<input type="checkbox"/> I <input checked="" type="checkbox"/> J <input type="checkbox"/> K
<input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson	<input type="checkbox"/> APHC AREA 'J'
<input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP	<input checked="" type="checkbox"/> RDCK FIRE SERVICES (ROBSON FD)
<input checked="" type="checkbox"/> SCHOOL DISTRICT NO. 20	<input type="checkbox"/> RDCK EMERGENCY SERVICES
<input type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	<input checked="" type="checkbox"/> RDCK BUILDING SERVICES
	<input type="checkbox"/> RDCK UTILITY SERVICES
	<input checked="" type="checkbox"/> RDCK REGIONAL PARKS

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.

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



February 24, 2026

Job # 142736

Re: Application for a Rural Licensee Retail Store (RLRS)
Applicant Name: Natasha McCreight
Proposed RLRS Establishment Name: Scotties Marina Ltd
Proposed RLRS Establishment Site: 5220 Broadwater Rd, Castlegar, V1N4V8

The above-noted applicant has applied to the Liquor and Cannabis Regulation Branch (the Branch) for an RLRS licence at an existing general store located at the proposed establishment site.

The RLRS licence, if approved, will allow the authorized general grocery store to sell liquor unopened containers to patrons, from 7:00 AM to 11:00 PM. The licence also allows licensees to sell or serve samples of liquor in the service area to patrons.

The Branch has completed the initial review of the application to determine eligibility of the establishment type and location.

Having determined initial applicant eligibility, the application is now proceeding to the Community Input stage. If Central Kootenay Regional District opts to provide comments and recommendations on this application, you must complete the public input process, gathering the views of local residents, and comment in writing, on

- Whether the residents, First Nations (if within 10km of proposed location), and local government support the sale of liquor by the general store; and
- Provide a description of the method used to gather those views.

The written comments must be provided within 90 days after the Local Government or First Nation receives notice of the application. Additional time can be approved by the Branch if the request is received in writing prior to the end of the 90 day period.

If the Central Kootenay Regional District chooses to “opt out” of providing input, please advise in writing by March 24, 2026, to avoid unnecessary delays for the applicant. Where a local government opts out of the process, the Branch will complete the community input process, including notification of any nearby First Nations.

Liquor and Cannabis
Regulation Branch

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
400-645 Tyee Rd.
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
www.gov.bc.ca/liquorregulationandlicensing

Upon receipt of the written comments, the Branch will review the comments to determine if all regulatory criteria have been met in accordance with section 71 of the *Liquor Control and Licensing Regulations* and, if recommended by Local Government, assess whether the granting of the licence would be contrary to the public interest.

Upon decision of the general manager as to whether to grant approval in principle (AIP), the applicant and the Local Government will be advised in writing.

Following the AIP stage, the Liquor Inspector conducts a final inspection and if the establishment passes the inspection, the existing general store will be approved for an RLRS licence.

Further details of the liquor licensing application process can be found in Section 11 of the Liquor Policy Manual available on the Branch website at <https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/liquor-licence-permits/liquor-law-policy/liquor-licence-terms-conditions-manuals>.

If you require any further assistance, please do not hesitate to contact me by email at demi.henderson@gov.bc.ca.

Sincerely,

Demi Henderson

Demi Henderson
Licensing Analyst | Liquor and Cannabis Regulation Branch


RDCK Map






Vantor



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

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines

Map Scale:

1:18,056

Date: February 27, 2026







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.

RDCK Map



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Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:4,514

Date: February 27, 2026



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Official Community Plan

- Commercial
- Open Space

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

Date: February 27, 2026






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Zoning Class

-  Commercial
-  Open Space
-  Electoral Areas

Legend

-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

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Legend

- ParcelMap BC - Crown Land
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

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Legend

-  Flood Construction Levels - 1990
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

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 maps@rdck.bc.ca

Legend

- | | |
|---|---|
|  ROBSON |  RDCK Streets |
|  Electoral Areas |  Cadastre - Property Lines |
| |  Address Points |

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RDCK Map



Vantor



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Legend

Development Permit Areas

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

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

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DIVISION 32 TOURIST COMMERCIAL (C3)

Permitted Uses

3200 Land, buildings and structures in the Tourist Commercial (C3) zone shall be used for the following purposes only:

- Artisan Crafts Production and Sales
- Campgrounds
- Farmer’s Market
- Golf Courses
- Horse Riding Arenas and Boarding Stables
- Marinas
- Mixed Use Developments
- Museums
- Personal Service Establishments
- Pubs
- Restaurants
- Service Stations
- Tourist Accommodation
- Zoos
- Accessory Uses to Tourist Accommodation:
 - laundromats
 - curio shops
 - convenience stores
- Accessory Uses:
 - Accessory Buildings and Structures
 - Caretaker Suite

Development Regulations

3201

1 The minimum site area shall be provided as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
Hotel, Motel, Lodge and Similar Uses	0.2 hectares (first unit), 200 square metres for each additional sleeping or housekeeping unit	0.4 hectares, 300 square metres for each additional sleeping unit, 400 square metres for each additional housekeeping unit	1.0 hectare (up to 10 units), 600 square metres for each additional sleeping unit, 0.1 hectares for each additional housekeeping unit

Campgrounds	2.0 hectares	2.0 hectares	2.0 hectares
All Other Uses	0.4 hectare	0.4 hectare	1.0 hectare

For Mixed Use Developments, the minimum site area restrictions identified above apply for each permitted principal use within the Mixed Use Development.

- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 Landscaping shall comply with the requirements of sections 621 and 622.
- 4 Campgrounds adjacent to properties zoned for residential use must provide screening and buffering as follows:
 - a. Where a proposed campground is located adjacent to a R1, R2, R5, R6, R7, MFR-F or HRI zone, a minimum 7.5 metre wide buffer zone must be established.
 - b. Where a proposed campground is located adjacent to a R3 or R4 zone, a minimum 5.0 metre wide buffer zone must be established.

In each case landscaping within the buffer zone shall comply with the requirements of sections 621 and 622.