



AGENDA
COUNCIL OF THE CITY OF CASTLEGAR

Special Meeting – 4:45 p.m. August 19, 2008

Call To Order

Adoption of Agenda

As presented

Bylaws:

- 1** Bylaw 1062, Zoning Amendment Bylaw (Airport Zone Gaming Center)
(Consider Adoption)

Adjournment:

Given under my hand this 18th day of August, 2008 and posted in accordance with Section 127 of the Community Charter.

A handwritten signature in cursive script that reads "CRempel".

Carolyn Rempel
Director of Corporate Services

City of Castlegar

Bylaw 1062

A bylaw to amend Zoning Bylaw 800.

WHEREAS it is deemed expedient and in the public interest to amend Zoning Bylaw 800;

NOW THEREFORE the Council of the City of Castlegar, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Zoning Amendment Bylaw 1062".
2. Schedule "A" to Zoning Bylaw 800, being the Zoning Map, is amended by:
 - (a) adding a new zoning designation, (C-3C) Airport Development Zone, to the Legend;
 - (b) changing the zoning designation of Lot 1 District Lot 4598 Kootenay District Plan NEP86529 from C-3B (Airport Zone) to C-3C (Airport Development Zone).
3. The Table of Contents of Zoning Bylaw 800 is amended by adding "Division 4.7 Airport Development Zone (C-3C)" after "Division 4.6 Downtown Commercial Zone (C-4)".
4. Section 1.0.3 is amended by adding sentences
"Community Gaming Centre means a gambling facility regulated by the British Columbia Lottery Corporation and permitted by Section 207 of the Criminal Code R.S.C. 1970 Ch. 34 that provides for slot machines, bingo, Keno, lottery products and off-track horse betting. Restaurants and lounges for private functions, would also be allowed as part of the Community Gaming Centre concept to provide comfortable seating, and food and drink options to patrons;"
after the sentence "Frontage means the length of a front lot line; (also read: front lot line)".
5. Section 2.1.1 is amended by adding "C-3C Airport Development Zone;" after "C-3B Airport Zone;".
6. Zoning Bylaw 800 is amended by adding the following after Division 4.6:
"Division 4.7 Airport Development Zone (C-3C)

Division 4.7 Airport Development Zone (C-3C)

Standards

4.7.1 Uses permitted in C-3C Zone shall comply with the provisions of Part 1, Part 2, Division 4.7, Part 7, Part 8 and Part 9.

Permitted Uses

4.7.2 Lands, *building*, and *structures* in C-3C Zone may be used for the following purposes only:

- (a) *hotels, motels;*
- (b) *restaurants, neighbourhood pubs;*
- (c) *gaming centres, entertainment;*
- (d) *assembly halls, convention centres;*
- (e) recreational vehicle park;
- (f) *office uses associated with the operation of the uses permitted under Sentence 4.7.2(a) to Sentence 4.7.2(e)*

Lot Sizes

4.7.3 (1) *Lots* to be created through subdivision in C-3C Zone shall conform to Table 4.7.3 (a) that forms a part of this Bylaw.

Table 4.7.3 (a) Lot Sizes, C-3C Zone

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
C-3C	1,620 m ² (17,438 ft ²)	36.0 m (118.1ft)	36.0 m (118.1 ft)	30.0 m (98.4 ft)
Column A	Column B	Column C	Column D	Column E

4.7.3 (2) *Lots* to be created through subdivision in C-3C Zone shall be large enough to encompass a horizontal rectangle which is 36.0 m (118.1 ft) wide and 30.0 m (98.4 ft) long.

Setbacks and Building Height

4.7.4 (1) *Buildings* and *structures* in C-3C Zone shall be sited and have heights in accordance with Table 4.7.4 (a) which forms a part of this Bylaw.*

Table 4.7.4 (a) - *Setbacks and Building Height, C-3C Zone*

Zone	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
C-3C	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	15.0 m (49.2 ft)
Column A	Column B	Column C	Column D	Column E	Column F

- 4.7.4 (2) Despite Sentence 4.7.4 (1), no *building* or *structure* except a fence may be located within 7.5 m (24.6 ft) of Highway #3A.*
- 4.7.4 (3) Despite Sentence 4.7.4 (1) the maximum building height shall not exceed the limits identified by Table 4.7.4(b) Code 3 Non Instrument Standard with respect to the proximity of the airport runway.
- 4.7.4(4) The requirements to protect the runway from obstacles being erected/constructed too close and affecting aircraft operations is site specific. Table 4.7.4 (b) illustrates the current requirements around the runway at Castlegar.

What this means is that from a line running parallel to the runway and 45 m from the runway (both sides) a transitional surface begins at ground level and rises (uniformly along that line) at 14.3%. The City of Castlegar is obligated to prevent anything from being erected/built that would violate that surface.

The ends of the runway are more restrictive - they start 60 m from the end of each runway at a width of 90 m (45 m either side of extended runway centreline) and diverge 10% as they extend out from the runway. The slope of this take-off/approach surface is 2.5% on the north end and extends out 2500 m to the north.

Table 4.7.4(b) Code 3 Non Instrument Standard

Castlegar Airport - CYCG				
Code 3 Non Instr. Standard Applies.				
O.L.S. Table	Runway 15 (Non Instr.)		Runway 33 (Non Instr.)	
Take Off Approach				
Length of Inner Edge; distance from Centerline	148 ft	45 m	148 ft	45 m
Distance from Threshold	197 ft	60 m	197 ft	60 m
Divergence		10%		10%
Length	8202 ft	2500 m	8202 ft	2500 m
Slope		2.5%		5%
Transition Surface				
Slope		14.3%		14.3%

Lot Coverage and Density

4.7.5 The size of the *buildings* and *structures* shall conform to Table 4.7.5 (a) which forms a part of this Bylaw.*

Table 4.7.5 (a) - Lot Coverage and Density, C-3C Zone

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
C-3C	70%	1.4
Column A	Column B	Column C

*Note: In addition to Sections 4.7.4 and 4.7.5, the *buildings* and *structures* within C-3C Zone shall obtain an approval from the Ministry of Transport regarding their location, size and material prior to the construction.

Out-door Storage and Landscaping

4.7.6 (1) Garbage containers, recycling bins or material not stored within a *building* except aircraft, automobiles and *recreational vehicles* shall:

- (a) be enclosed by a *barrier screen*; and
- (b) not be piled higher than the *barrier screen*.

- 4.7.6 (2) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
- 4.7.6 (3) Landscaping required under Sentence 4.7.6 (1) to 4.7.6 (3) inclusive shall not include growing crops."

READ A FIRST TIME this 20th day of May, 2008.

READ A SECOND TIME this 20th day of May, 2008.

PUBLIC HEARING HELD on the 9th day of June, 2008.

READ A THIRD TIME this 9th day of June, 2008.

APPROVED BY THE MINISTRY OF TRANSPORTATION on the 16th day of August, 2008.

ADOPTED this ____ day of _____, 2008.

Rajeeta Bains
Ministry of Transportation
Approving Officer

Mayor

Director of Corporate Services

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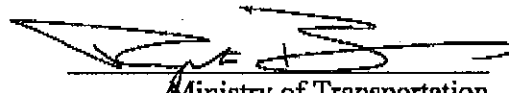
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ADOPTED this _____ day of _____, 2008.



Ministry of Transportation
Approving Officer
District Development Technician

Mayor

Director of Corporate Services

<p>I hereby certify that this is a true and correct copy of City of Castlegar <u>Zoning</u> Amendment <u>Airport Dev. Zone</u> <u>Gaming Centre</u> Bylaw No. <u>1062</u> as Adopted by the Castlegar City Council <u>3rd Reading</u> on the <u>9th</u> day of <u>June</u> 20<u>08</u> Signed this <u>11th</u> day of <u>June</u> 20<u>08</u></p> <p>_____ Director of Corporate Services</p>
