

CASTLEGAR

centre of attention



Hello!!!

Castlegar's location squarely in the middle of Vancouver and Calgary has produced today's investment opportunity. Castlegar's competitive advantage lies in its central location, low business costs/cost of living, and cultured outdoor lifestyle.

The West Kootenay has a distinct cultural flavour and warmth of humanity that will bring a quick smile to your face... and a lingering feeling of contentment. Lifestyle is not urban rush, but a relaxed mix of outdoor rugged and urban cool. There is a creative undertow to the human tide. Business is important, but the lifestyle dog still wags the business tail.

Sited midway between Vancouver and Calgary, the West Kootenay has received less Vancouver/Calgary region investment than the Okanagan and the East Kootenay. This creates a business opportunity and an affordable cost of living that supports the notion that entrepreneurs can both balance the books and balance life.

Castlegar's economic base is stable and diversified (forestry, mining, hydro, government services, retail, tourism). Business conditions are dynamic and affordable. The City is big enough to support full services. But Castlegar knows it can do more and its commercial service centre vision is ambitious. Diversification has two key thrusts: commercial anchors (we affectionately call this the 'Big Kahuna Strategy'), and independent entrepreneurs (we affectionately call this the 'Dilbert Escape' strategy).

MAYOR'S LETTER

Welcome to Castlegar and the West Kootenay. Having been born and raised in the Castlegar area, it's easy for me to extol the virtues of Castlegar living. I would prefer to tell you about Castlegar through the eyes of newcomers and Valley explorers I talk to – those who see our culture and geography as tourists, or potential future residents and/or investors.

I'm told we are indeed mountain landscapes, big trees, the confluence of our rivers, Arrow Lakes, and hot summer, snowy winter climate. We're the downhill skiing, championship golfing, boating, hiking and biking....all of the outdoor stuff that makes recreation much more than a couch and TV. But most people also quickly add that what sticks in the memory is the warmth of people. There's a 'realness' of human spirit that is refreshing in a world that some might say has become a bit somber.

People and place are nurtured by a third pillar of living life well: opportunity. Castlegar's economic base is stable and diversified. The City is big enough to support full services. However, we believe the West Kootenay's population of 60,000 is underserved, and we are working hard to accelerate local and regional economic development. We do have very suitable (and rare) flat land available for new commercial development. Sited midway between Vancouver and Calgary, the West Kootenay has received less Vancouver/Calgary region investment than the Okanagan and the East Kootenay. This creates a business opportunity and an affordable cost of living that supports the notion that entrepreneurs can both balance the books and balance life.

Best wishes for the time you spend in Castlegar.

MAYOR LAWRENCE CHERPOFF



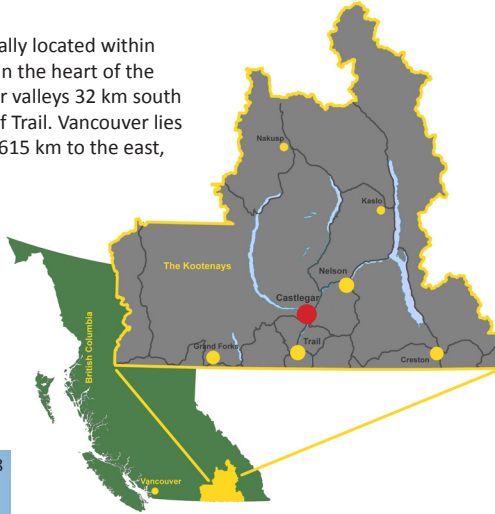
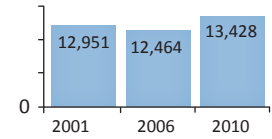
LOCATION

The City of Castlegar is centrally located within the Selkirk Mountain Range in the heart of the Columbia and Kootenay River valleys 32 km south of Nelson and 40 km north of Trail. Vancouver lies 615 km to the west, Calgary 615 km to the east, and Spokane, Washington 230 km to the south.

POPULATION*

Castlegar's population has grown 8% since 2005.

* includes City of Castlegar (pop. 7259), and census areas CKI and CKJ immediately surrounding Castlegar.



TRADE AREA

Commercial Trade Area: 60,000

Interior Health Service Area: 82,000

TRANSPORTATION

Road: Highway 3 (E/W)

Highway 3A/3B (north – Nelson)

Highway 22 (south – Trail/Rossland)

Air: West Kootenay Regional Airport - www.wkairport.ca

Spokane International Airport (2.5 hours)

Kelowna International Airport (3.5 hours)

Calgary and Vancouver International Airports (7 hours)

Bus: B.C. Transit – City service with connectivity to Nelson and Trail

Scheduled Greyhound service

EMPLOYMENT BASE

Forestry, Education, Government/Public Sector, Retail, Tourism Services

INDUSTRIAL/COMMERCIAL LANDS

"West Kootenay Centre" – Castlegar has 37 Acres of land (largest and most accessible tract of raw, flat commercial land in the West Kootenay) available for a Big Box Retail/Service Centre to serve a trade area of 60,000 people.

UTILITIES

Electricity: FortisBC: 1.866.436.7847 or www.fortisbc.com

Natural Gas: FortisBC Energy Inc. (formerly Terasen Gas): 1.888.224.2710 or www.fortisbc.com

Municipal Rates (2011): Residential (single family, annual flat rate):

- Water - \$356.92
- Sewer - \$300.00
- Garbage - \$119.00

Municipal Rates (2011) Commercial/Industrial:

- Water (metered): flat rate \$35.00 per quarter + \$0.35/cubic metre consumption rate; (unmetered) – range of commercial rates depending on land use (rate and connection fee information - http://castlegar.ca/pdfs/703_con_2.pdf).
- Sewer (metered): flat rate \$35.00 per quarter + \$0.35/cubic metre consumption rate; (unmetered) – range of commercial rates depending on land use (rate and connection fee information - http://castlegar.ca/pdfs/704_con_2.pdf)
- Garbage: commercial/industrial enterprise is responsible for arranging private sector pick-up.

COMMUNICATIONS

Newspapers Castlegar News (weekly)

www.bclocalnews.com/kootenay_rockies/castlegarnews/

Castlegar Source (online) castlegarsource.com

Note: Daily papers from larger centres also available.

Radio

Mountain FM 99.3 - www.mountainfm.net

KBS FM 90.3 - www.kbsradio.ca

Telephone

TELUS: 1.888.811.2323 (residential), 1.800.268.6680 (business), or www.telus.com

TV

Shaw: 1.866.356.6666 or www.shaw.ca

Internet

High speed Internet is available through Shaw or TELUS.

Note: Shaw and TELUS both offer phone, TV, and Internet services.

EMERGENCY SERVICES

Castlegar has a fully integrated police, fire, ambulance and emergency response service (911).

Police – RCMP Detachment in Castlegar: 250-365-7721 (non-emergency)

Fire – Chief, Deputy Chief, and 40 on-call paid firefighters 250-365-3266 (non-emergency)

EDUCATION

Public education system (www.sd20.bc.ca/) has roughly 1700 students from K-12 in one primary school (K-2), three elementary schools (K-7), and one high school (8-12).

Post-secondary: Selkirk College (Main Campus) www.selkirk.ca – 750 students at Castlegar campus. Offers two-year university transferable associate degree and diploma programs in many disciplines, and four year degrees in selected disciplines.

MEDICAL

- Castlegar & District Community Health Centre (Mon-Fri 8 am to 4:30 pm) http://lab.interiorhealth.ca/site_gi.aspx?id=20

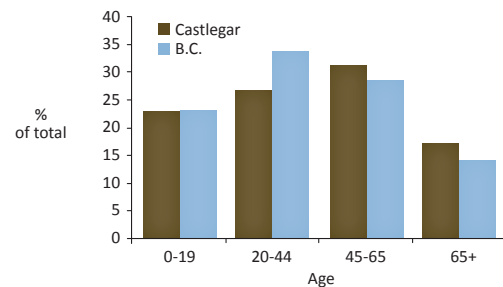
- Kootenay Boundary Regional Hospital (Trail) – 30 minutes south www.kbrh.ca/index.html

- Full range of medical service clinics

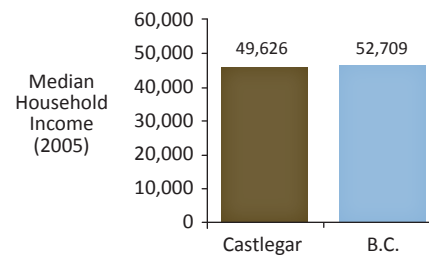
FUTURE GROWTH SECTORS

Big box retailers, tourism services, professional services, independent entrepreneurs, retirees, home-based business, relocations motivated by lifestyle choice.

POPULATION AGE STRUCTURE (2006)



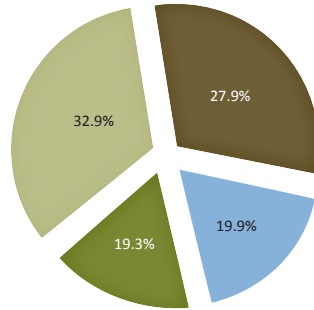
HOUSEHOLD INCOME (2005)



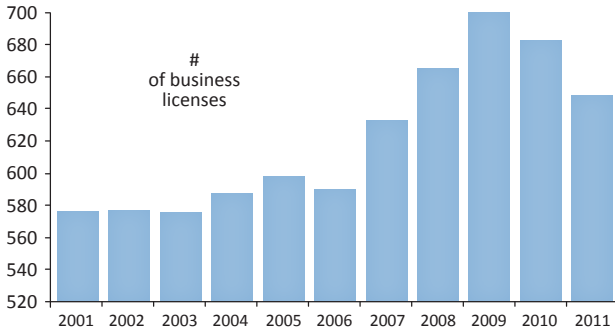


EDUCATION (2006)

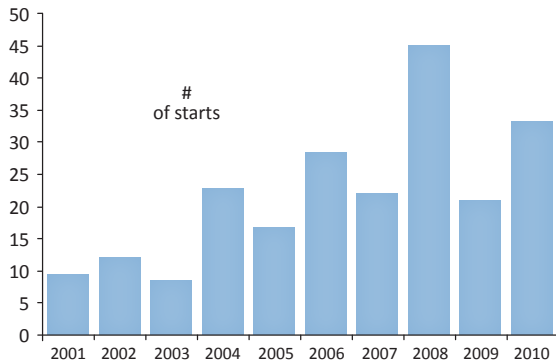
- Without high school certificate
- With high school certificate
- With trade or non-university certificate/diploma
- With university diploma, certificate or degree



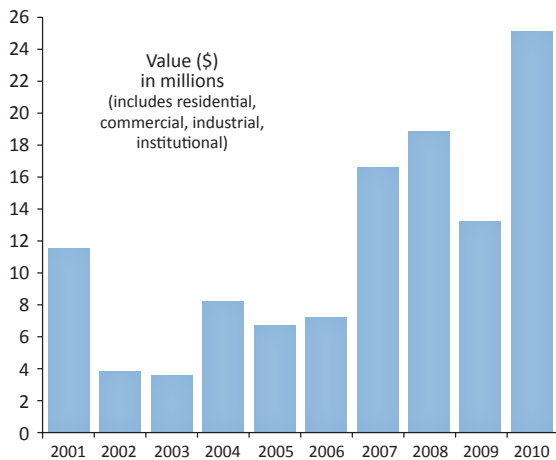
BUSINESS DEVELOPMENT



HOUSING STARTS



TOTAL CONSTRUCTION VALUE



RECREATION & AMENITIES

- Castlegar & District Community Complex – 1050 seat arena, 6 lane pool, community centre
- Castlegar Rebels - KIJHL Junior "B" hockey team
- 18 hole golf course (Castlegar Golf Club), www.golfcastlegar.com
- 9 hole golf course (Little Bear), www.littlebeargolf.net
- Boating/fishing - Arrow Lake
- Marinas – "Scotties," Syringa Creek
- Pass Creek Regional Park – 84 acres – incl. swimming, beach, picnic, camping, recreation fields, trails, equestrian
- Syringa Creek Provincial Park – 20 km west (incl. camping/beach) <http://www.env.gov.bc.ca/bcparks/explore/parkpgs/syringa/>
- Events: Sunfest (June), Bluegrass Jamboree (July), Sculpture Walk (summer), Farmer's Market (summer), Art Walk (summer), Fall Fair (September), Winterfest (December)
- Mountain biking (both sides of Columbia and Kootenay Rivers): incl. Beaver Trail, Merry Creek Trails, Selkirk Trails, Kettle Valley Railway (Columbia & Western Railway connector) <http://www.kettlevalleyrailway.ca/>
- Hiking: incl. Mel Deana Trail, Dove Hill Trail, Waldie Island Trail http://www.friendsoftrails.org/pages/CFPT_Home.html
- Castlegar Station Museum, www.stationmuseum.ca
- Kootenay Gallery of Art, History and Science, www.kootenaygallery.com
- Zuckerberg Island Heritage Park
- Doukhobor Discovery Centre, www.doukhobor-museum.org
- Castlegar & District Public Library, www.castlegar.bclibrary.ca
- Downhill skiing – Rossland (Red Mountain Resort, www.redresort.com)– 35 mins, Nelson (Whitewater Ski Resort, www.skiwhitewater.com) – 20 mins
- Snowmobiling – 100's of km of groomed/ungroomed trails around Castlegar
- Cat/Heli Skiing (Valhalla Powder Cats, Baldface Lodge, Wildhorse Catskiing, Snowwater Lodge)

LODGING

- 8 hotels, motels and B&Bs (325 rooms)
- 4 campgrounds in immediate area with 187 sites (dry to full hook-up)

TAX RATES (2010)

Rates are per \$1,000 of taxable assessment and are the total of Municipal, Regional District, School, Hospital and B.C. Assessment Authority levies.

- Residential: 7.1439
- Utilities: 57.9396
- Major Industry: 39.5020
- Light Industry: 22.2849
- Business Other: 21.7750
- Recreation/Non Profit: 12.4514
- Downtown Revitalization: 2.4879

Example - \$500,000 commercial property assessment x 22.2849 (light industry tax rate)/1000 = \$ 11,142.45 property taxes.



KEY INVESTMENT TARGETS

Castlegar's economic base is stable and diversified (forestry, mining, hydro, government services, retail, tourism). Business conditions are dynamic and affordable. The City is big enough to support full services. The City of Castlegar has an ambitious commercial service centre vision to build on this base. Key opportunities to diversify and leverage larger regional industry anchors include centralized commercial and professional services, and independent and creative entrepreneurial spirits attracted by the combination of soulful people, warm climate mountain geography, and critical mass of population that supports full services.

INDEPENDENT LIFESTYLE ENTREPRENEURS

For those who feel stifled by the anonymity and 'cold' of big city cubicle life....who yearn to express individuality and entrepreneurial spirit....who want to be re-inspired by purposeful life driven by strength of personal relationships and the explorer spirit let loose by outdoor spaces, we have a place for you. In Castlegar, happiness is grape vines and vivid backcountry. Places only the bears will hear you and places where human conversation feels like a group hug. High mountain peaks and low valley rivers and lakes are graced by hot summers and snowy, warm winters. A city big enough to have all amenities and small enough to know your neighbours (well, the neighbours will simply just invite themselves over). Castlegar is high on the list of low cost living locations with the richness of life to be pursued. In our contrasts lies our soul – a place that cares about living better not just more.

We're Looking For....You

- Objective: attract 410 independent entrepreneurs to Castlegar, the equivalent of the largest private sector employer in Castlegar (Zellstoff Celgar pulp mill).
- Target: Calgary and Vancouver metro region professionals yearning for life change.
- Activity: Professional/consulting services, home-based business, creative content producers (art, digital media, authors, graphic design, etc.), retailers/tourism services, Internet-enterprise
- Demographic: young retirees with 'bucket list' entrepreneurial aspirations, 'lone wolf' singles, family lifestyle seekers.

Business is important, but in Castlegar the lifestyle dog still wags the business tail. Life's an adventure. Start a new venture in Castlegar.

For today's independent, footloose entrepreneur who tethers business to an Internet connection, Castlegar's location at the mid-way point between Vancouver and Calgary is appealing to those with business in either or both locations. The creative types, artists, and designers will appreciate imagination unleashed by the usual splendor of mountain landscape.

Enterprise opportunity is varied, underpinned by Castlegar's role as the West Kootenay's commercial service centre for 60,000 people living in the Columbia and Kootenay River valleys. Castlegar is home to the West Kootenay Regional Airport (with daily flights to Vancouver and Calgary on Air Canada Express), and Selkirk College's main campus. The economic is stable, led by large regional forestry, hydro, and mining employers.



REGIONAL COMMERCIAL ANCHORS

The City of Castlegar is encouraging development of a big box retail/service centre to serve the Columbia/Kootenay Valleys on city-owned airport lands adjacent to the West Kootenay Regional Airport and the recently constructed Chances Gaming Centre (casino). The City will provide water and sewer services to the property boundary by 2012. The City is considering development options including arrangement with a commercial land developer for all lands and/or private developer(s) of a portion of the lands, and/or partnership with commercial real estate brokerage.

MARKET SIZE

Trade Area (2010)

Castlegar and immediate area*: 13,428

Commercial trade area**: 60,000

Interior Health service area: 82,000

70% of West Kootenay population is closer to Castlegar than other communities of size in Region.

* includes City of Castlegar (pop. 7259), and census areas CKI and CKJ immediately surrounding Castlegar.

** commercial trade area includes municipalities of Castlegar, Nelson, Trail, Rossland, Nakusp, and Kaslo, and census areas CKI, CKJ, CKH, CKE, CKF, CKD, CKA, CKG, CKK, Boundary A, Boundary B, and Boundary C (generally within 45-60 minutes drive).

Estimated Households (2010)*

Castlegar and immediate area: 6,245

Commercial trade area: 27,900

* trade area population/2.15 average persons per household average of Castlegar, Nelson, and Trail.

CHAIN/MULTINATIONAL PRESENCE IN CASTLEGAR

- Food - Safeway, Extra Foods
- Fast Food - A&W, Arby's, Boston Pizza, Dairy Queen, Subway, M&M Meats, Panago, Quiznos, Tim Hortons
- Accommodation - Quality Inn, Sandman, Super 8
- Auto - Kal Tire, OK Tire, Apple Auto Glass, Glacier Honda, Castlegar Toyota, Kalawsky Pontiac Buick GMC
- Big box - Shoppers, The Brick, Canadian Tire
- Finance - CIBC, BMO, Heritage Savings Credit Union, Kootenay Credit Union
- Other - Benjamin Moore
- Note: Wal-Mart has locations (not Supercentres) in Nelson and Trail
Castlegar business directory – <http://www.castlegar.com/business-listings>
Nelson business directory – <http://www.discovernelson.com/gottab/category.php>
Trail business directory – <http://www.trailchamber.bc.ca/business-directory/>

CHAIN GAPS

Clothing, home improvement, specialized retail services (e.g. kids, pets, bulk food, electronics, gardening, sports), accommodation, sit down chain restaurants, entertainment.



COMMERCIAL SERVICE CENTRE VISION

Castlegar's desire to attract construction of a big box retail/service centre is supported by other anchors and initiatives that work to enhance Castlegar's commercial service centre role and vision:

- The City is a **transportation hub** for the Columbia Valley and the West Kootenay. Castlegar sits at the junction of Highways 3, 3B, and 22. The West Kootenay Regional Airport (75,000 annual passenger movements) is the main regional airport, with daily Air Canada Express flights to both Vancouver and Calgary.
- The City is a **regional commercial service centre** (650 businesses). 2010/2011 construction activity included Chances Gaming Centre (regional casino), and Credit Union, City Furniture and Job's Clothing buildings.
- The City is an **education hub** - Selkirk College's main campus in Castlegar has 750 students (2000 students total). School District #20 has an Operational Centre in Castlegar.
- The City is a **central service hub for West Kootenay tourism activity**.
- The City is aggressively pursuing a role as a **health care services hub** to enhance service to West Kootenay while improving efficiency of service provision. Castlegar has a property that meets all requirements for future regional hospital consideration.

- Regional industry anchors regional employment:
 - Zellstoff Celgar mill (Castlegar): one of the largest and most modern single line kraft pulp mills in North America. \$150 M capital upgrades since 2007
 - Interfor mill (dimensional lumber)- re-opened 2010 following shut-down during recession
 - Columbia Power Corporation (Castlegar) – currently in midst of \$900,000,000 hydroelectric capital project expansion
 - Teck (Trail) - largest regional employer (1500 people), and one of the world's largest fully-integrated zinc and lead smelting and refining complexes
- Castlegar's economic development objectives support regional service centre solidification and diversification: expand commercial base; open regional commercial base (i.e. new forms of regional enterprise); attract independent entrepreneurs (B.C./Alberta urban environments); strengthen forestry; enhance telecommunications network; expand/diversify industry base; enhance recreational, cultural and heritage potential
- Castlegar's brand development (new brand – 2008) is grounded in a lifestyle-based commercial service centre vision. Achievements to date include:
 - Renaming and rebranding of airport to West Kootenay Regional Airport to promote visibility of the Region
 - Sculpture Walk (annual commissioning/display of sculpture from across North America)
 - Vancouver Airport Community (video) Showcase: Castlegar one of B.C.'s feature communities
 - Regional Airport Advisory Committee formed to study airport improvements



The City of Castlegar is encouraging development of a big box retail and service centre to serve the West Kootenay

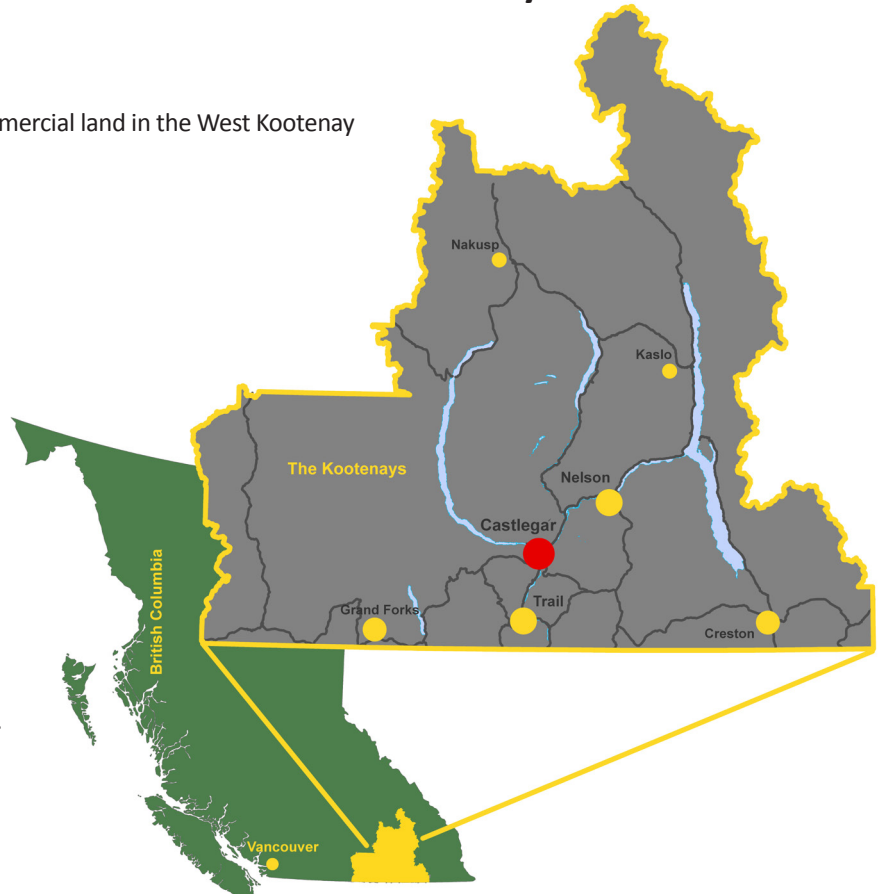
PROPERTY FEATURES

- The largest and most accessible tract of raw, flat commercial land in the West Kootenay
- City owned
- 37 Acres
- Municipally Serviced
- Land Use – C-3B (Regional Commercial Airport)

SERVICE AREA

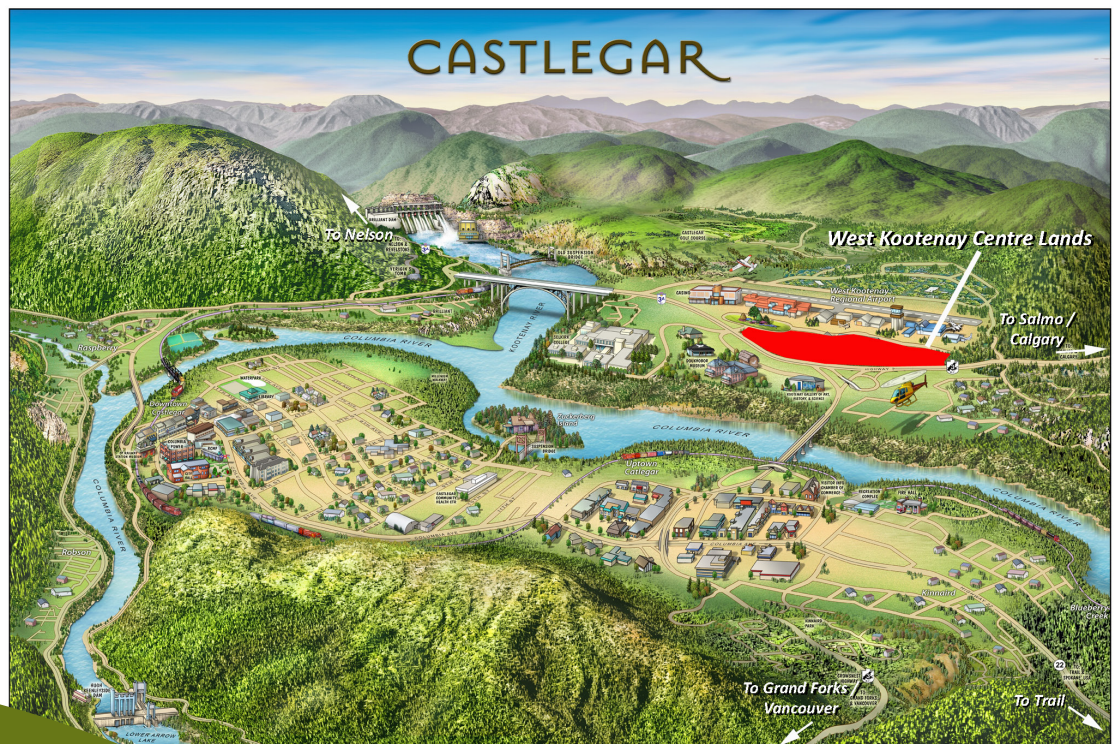
- Castlegar population (2010): 13,428*
- Commercial trade area within 40 minutes (Columbia and Kootenay River valleys incl. Trail and Nelson): 60,000
- Interior Health service area within 1 hour (includes Grand Forks to west and Salmo to east): 82,000
- 70% of West Kootenay population is closer to Castlegar than other communities of size in Region.

* includes City of Castlegar (pop. 7879), and census areas CKI and CKJ immediately surrounding Castlegar.



LOCATION

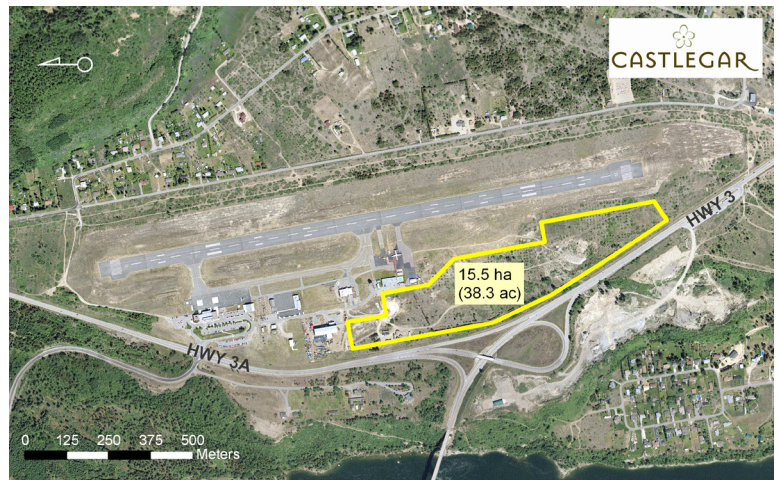
The property is adjacent to: the West Kootenay Regional Airport – the primary regional airport in the West Kootenay with 75,000 annual passenger movements and daily Air Canada Express flights to both Vancouver and Calgary; and the recently constructed Chances Gaming Centre (casino).





PROPERTY DEVELOPMENT

- **Parcel Size** - the City is open to proposals for all or part of the land. Subdivision size is flexible but any subdivision must consider most efficient use of entire property. The City reserves the right to refuse proposals that do not efficiently use land or meet intent to develop a regional services centre.
- **Servicing** - the City extended water and sewer lines across the bridge (Columbia River) in 2011. Phase 2 construction planned for 2012 will extend potable water and sewer to the boundary of the airport lands.
- **Land Use** - the site is designated as Regional Commercial Airport. Appropriate uses include: department stores, medium and large sized retail, service commercial, tourist entertainment and accommodation, auto dealers and service stations, professional offices and services, institutional (utilities) offices, work yards, and storage areas, and retail commercial including building, garden and nursery services and accessory yards.
- **Access** – the City is undertaking a traffic study with the Ministry of Transportation and Infrastructure to determine best layout for intersection access.
- **On-Site Utilities** - utility hook up costs are the responsibility of the purchaser.
- **Building Commitment** - given the importance of the lands to the City's vision of enhancing services for the region, and the reality that this is the last flat geography, large block commercial land holding in the region, building commitment timeframes will be contractually required (including land ownership transfer back to the City and financial (deposit) implications associated with non-performance of construction within negotiated timeframes).
- **Realtors** - Finder's fees for real estate agents will be paid at the time of closing for all agents that bring forward buyers. Agents must not be directors or owners of the land in order to receive the Finder's Fee. Finder's Fees of 3% on the first \$100,000 and 1% on the balance will be paid at time of closing.



PRICING

Pricing is negotiable based on scope of proposal, and how closely it fits with the City's intent to develop regional uses that enhance/expand services for the West Kootenay. As a general ballpark, serviced commercial land is roughly \$300,000/acre, and commercial lease rates are roughly \$10/sq. ft.

CONTACT

For more information about this rare opportunity, contact the City of Castlegar at economicdevelopment@castlegar.ca or phone the City of Castlegar, Chief Administrative Officer at 250.365.7227.

Castlegar Commercial/Industrial Listings

www.clslink.ca – search term “Castlegar”

www.icx.ca – search term “Castlegar”



Supplementary Land Use Information

OFFICIAL COMMUNITY PLAN (OCP) - REGIONAL COMMERCIAL AIRPORT GUIDELINES

11.4.2 Regional Commercial Policies

1. Direct automobile oriented commercial and institutional (utilities) development that requires large parcels of land to the lands designated as Regional Commercial Airport. Direct small and medium scale, pedestrian oriented commercial uses that provide office and retail activities to areas other than the lands designated as Regional Commercial Airport.
2. Attract large retail commercial development that will improve the position of Castlegar as a regional commercial centre.
3. Ensure the differing objectives of each commercial area in the City are recognized.
4. Appropriate Regional Commercial Airport uses include the following:
 - a) department stores;
 - b) medium and large sized, automobile-oriented retail commercial;
 - c) service commercial;
 - d) tourist entertainment and accommodation;
 - e) automobile dealerships and service stations;
 - f) professional offices and related services;
 - g) institutional (utilities) offices, works yards and storage areas;
 - h) retail commercial including building, garden and nursery services; and,
 - i) yards for storing or growing items related to building, garden and nursery services.
5. Require innovative parking solutions that help create a safe pedestrian environment.
6. Ensure that commercial establishments maintain a high quality facade and street signage.
7. Ensure that all development and activity near the airport adheres to aviation safety guidelines such as Transport Canada's Aerodrome Standards and Recommended Practices.



Division 4.5 Airport Zone (C-3B)

Standards

4.5.1 Uses permitted in C-3B Zone shall comply with the provisions of Part 1, Part 2, Division 4.5, Part 7, Part 8 and Part 9.

Permitted Uses

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

- (a) *department stores, shopping centres, retail warehouses (Bylaw 966);*
- (b) *hotels, motels;*
- (c) *restaurants, neighbourhood pubs;*
- (d) *office uses;*
- (e) *arcades, billiard halls, bowling alleys;*
- (f) *automobile dealers, automobile rentals;*
- (g) *recreational vehicle dealers;*
- (h) *auto-repair shops, gasoline stations, car washes;*
- (i) *auto-body shops, truck repair shops;*
- (j) *aircraft fuel sales, gasoline key locks, bulk fuel depots;*
- (k) *driving schools, flight training schools, flying clubs;*
- (l) *taxi dispatchers, bus depots;*
- (m) *airports;*
- (n) *aircraft sales, repairs and rentals;*
- (o) *small warehouses;*
- (p) *retail stores (Bylaw 966).*

Lot Sizes

4.5.3 (1) *Lots to be created through subdivision in C-3B Zone shall conform to Table 4.5.3 (a) that forms a part of this Bylaw.*

Table 4.5.3 (a) - Lot Sizes, C-3B Zone

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



4.5.3 (2) *Lots* to be created through subdivision in C-3B 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

4.5.4 (1) *Buildings and structures* in C-3B Zone shall be sited and have heights in accordance with Table 4.5.4 (a) which forms a part of this Bylaw. *

Table 4.5.4 (a) - Setbacks and Building Height, C-3B 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-3B	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)
Column A	Column C	Column D	Column E	Column F	Column G

4.5.4 (2) Despite Sentence 4.5.4 (1), no *building* or *structure* except a fence may be located within 15 m (49.2 ft) of Highway #3 or Highway #3A. *

Lot Coverage and Density

4.5.5 The size of the *buildings* and *structures* shall conform to Table 4.5.5 (a), which forms a part of this Bylaw. *

Table 4.5.5 (a) - Lot Coverage and Density, C-3B Zone

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

*Note: In addition to Sections 4.5.4 and 4.5.5, the *buildings* and *structures* within C-3B 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

- 4.5.6 (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*.
- 4.5.6 (2) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
- 4.5.6 (3) Where a *lot line* forms a common boundary with Highway #3 or Highway #3A, a *buffer strip* shall be provided along the *lot line*.
- 4.5.6 (4) Landscaping required under Sentence 4.5.6 (1) to 4.5.6 (3) inclusive shall not include growing crops.



LOCAL INFORMATION RESOURCES

Castlegar Chamber of Commerce – www.castlegar.com

Community Futures Central Kootenay (Nelson) – www.futures.bc.ca

Invest Kootenay – www.investkootenay.com

Castlegar Profile

<http://www.investkootenay.com/pdf/CastlegarProfile.pdf>

BizPal (permit and license information)

<http://castlegar.ca/bizpal.php>

FINANCE

CIBC

1801 Columbia Avenue, www.cibc.com

Heritage Credit Union

100-630-17th Street, www.heritagecu.ca

BMO Bank of Montreal

1990 Columbia Avenue, www.bmo.com

Kootenay Savings Credit Union

101-1016, 4th Street, www.kscu.com

REAL ESTATE

Re/Max Home Advantage

1444 Columbia Avenue, www.kootenaysold.com

Castlegar Realty Ltd

1761 Columbia Ave, www.castlegarrealty.ca

Century 21 Mountainview Realty Ltd

1695 Columbia Ave, www.century21.ca

REAL ESTATE (ADDITIONAL RESOURCES)

Residential real estate listings – www.mls.ca

Castlegar commercial/industrial listings: www.clslink.ca or www.icx.ca with search term “Castlegar”

GUIDES, CHECKLISTS, REPORTS

The following sites offer useful guides and checklists for launching a business venture in British Columbia.

Ministry of Jobs, Tourism, and Innovation – Online Resource Center - <http://www.resourcecentre.gov.bc.ca/publications.html>

Small Business BC – Free Resources – <http://www.smallbusinessbc.ca/products-and-services/free-resources>

LOCAL PERMITS

For planning permits for new construction or renovation, business licensing, or utility hook-ups, contact: City of Castlegar

Phone: 250.365.7227, Online: www.castlegar.ca

For home based business regulations consult pages 25 – 27 of the Zoning Bylaw 800 document, located at:

<http://castlegar.ca/pdfs/Consolidated.800.pdf>

For development/building permit/business license forms and brochures, go to: http://castlegar.ca/services_devserv_documents.php

(note: applications include relevant fee schedules)





Happiness is....

Grape vines and vivid backcountry graced by hot summers and snowy warm winters. Places only the bears will hear you and places where human conversation feels like a group hug. In our contrasts lies our soul – a place that cares about living better not just more.

The tall rocks that hug us make us as unique as a snowflake in B.C. Our culture makes us different. Warmth, creativity, and openness bring an easy sense of belonging.

Castlegar is the West Kootenay's commercial service centre, including the West Kootenay Regional Airport and Selkirk College's main campus. Business is important, but the lifestyle dog still wags the business tail.

Castlegar is hub-central for exploring life's tickle trunk of outdoor activity in the West Kootenay. Camp, hike, shop, golf, fish, mountain bike, pursue arts and culture, or wildlife watch. Be an action hero. Life's an adventure. Start a new one in Castlegar.

WWW.CASTLEGAR.CA


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