

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT VARIANCE PERMIT

TAKE NOTICE THAT an application has been made for a Development Variance Permit (DVP).

TAKE NOTICE ALSO THAT the application affects the property and land within the REGIONAL DISTRICT OF KITIMAT-STIKINE SHOWN IN HEAVY OUTLINE ON THE ACCOMPANYING DRAWING and located at **5280 Arthur Road**.

The property is legally described as **Lot E District Lot 1118 Range 5 Coast District Plan PRP14984**

PURPOSE:

The subject property is zoned R2 – Low Density Rural and subject to the *Regional District of Kitimat-Stikine Greater Terrace Zoning Bylaw No. 37*. Section 2.7.4.(b)(i) states that no accessory building or structure shall exceed 233 square meters in gross floor area. The applicant wants to construct two accessory buildings for storage purposes measuring 268 square meters each in gross floor area. If approved, this DVP will grant a variance 35 square meters per building beyond the gross floor area permitted by Bylaw 37.

DVP 212:

Bylaw Requirements	Variance Requested	Results if Approved
233 square meters (gross floor area)	35 square meters	268 square meters

DVP 214:

Bylaw Requirements	Variance Requested	Results if Approved
233 square meters (gross floor area)	35 square meters	268 square meters

The purpose of the application for **Development Variance Permit No. 212 & 214** is to request a variance of 35 square meters from the Bylaw requirement for each accessory building.

The proposed Development Variance Permit may be inspected between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding holidays, in the office of the Regional District of Kitimat-Stikine, 300 - 4545 Lazelle Avenue, Terrace, B.C., or at www.rdks.bc.ca. For enquiries concerning this application, contact the Development Services department at 250-615-6100.

The Development Variance Permit application will first be reviewed at the Planning Committee meeting held virtually, commencing at 3:00 p.m., Friday, October 22, 2021. The Development Variance Permit application will then be considered for approval by the Regional District Board at its regular meeting held virtually, commencing at 7:00 p.m., Friday, October 22, 2021. Any person(s) wishing to voice their opinions regarding this application may do so in writing to the Regional District Board via email at planning@rdks.bc.ca or by letter, mailed or delivered to 300-4545 Lazelle Avenue, Terrace, B.C., V8G 4E1 no later than 4:30 p.m., Thursday, October 21, 2021. and please quote "DVP No. 212 & 214, 2021", in your written submission. If you wish to observe the Planning Committee Meeting at 3:00 p.m. and/or the Regional District Board Meeting at 7:00 p.m., the links to the webcast can be found at https://www.rdks.bc.ca/government/board/board_meeting_webcasts.

THIS NOTICE IS GIVEN IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT, R.S.B.C 1996, UNDER SECTION 499.
DIRECTOR, DEVELOPMENT SERVICES, REGIONAL DISTRICT OF KITIMAT-STIKINE

NOTE: Site drawing is on the back of this page



Regional District of
Kitimat-Stikine

**Development Variance
Permit No. 212
Development Variance
Permit No. 214**

Legal Description:

**Lot E
District Lot 1118
Range 5 Coast District
Plan PRP14984**

File: 3090 20 212
PID: 023-697-369
JUROL: 788-11264.065

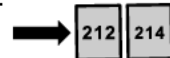
Date: October 2021

Building location supplied by DVP applicant.

5645 Oscar Road
Lot G
Plan PRP11712
DL 1119

5635 Oscar Road
Lot F
Plan PRP11712
DL 1119

Bylaw Requirements DVP 212:
(gross floor area): 233 sq.m.
Variance Requested:
(gross floor area): 35 sq.m.



Bylaw Requirements DVP 214:
(gross floor area): 233 sq.m.
Variance Requested:
(gross floor area): 35 sq.m.



5280 Arthur Road
Lot E
Plan PRP14984,
DL 1118

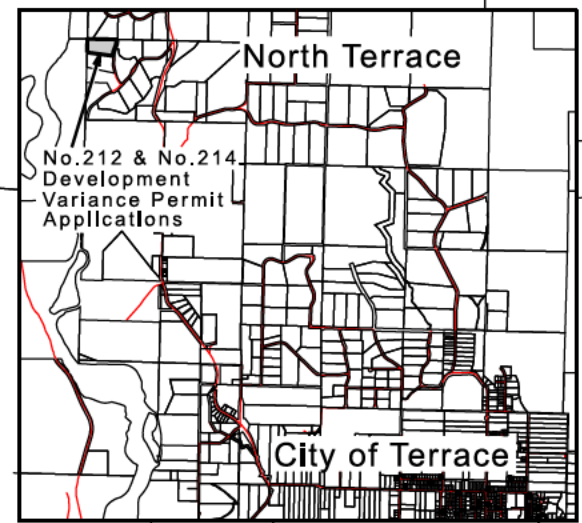
That part of DL1410A

5225 Arthur Road
Lot A
Plan PRP14984
DL 1118

5270 Arthur Road
Lot D
Plan PRP14984
DL 1118

Arthur Road

5275 Arthur Road
Lot B
Plan PRP14984
DL 1118



Schedule E – Development Variance Permit Application

Application/File No. 212

Regional District of Kitimat-Stikine
Application for a Development Variance Permit

We hereby make application under the provisions of Part 26 of the *Local Government Act* for a Development Variance Permit.

1. Property Information:

- a) Legal Description: Lot E, Plan PPP 14984, District Lot 1118, Range 5, Coast Range 5
- b) PID No.: 023-697-369 c) Folio No.: 11264-065
- d) Location (Street address of property, or general description) 5280 Arthur Road, Lot E

2. Applicant and Registered Property Owner:

- a) Applicant's Name: [REDACTED]
- Address: [REDACTED] Postal Code: [REDACTED]
- Telephone: Business: [REDACTED] Home: [REDACTED]
- Date: Oct-6/21 Applicant's Signature: [REDACTED]
- b) Registered Property Owner's Name: [REDACTED]
- Address: [REDACTED] Postal Code: [REDACTED]
- Telephone: Business: [REDACTED] Home: [REDACTED]

This application is made with my full knowledge and consent.

Date: Oct-6/21 Property: [REDACTED]

****Where the Applicant is NOT the REGISTERED OWNER, the application must be signed by the REGISTERED OWNER or his/her solicitor.****

Notice of Collection of Personal Information:
The information collected on this form will be used to process the application and for the purposes of administration and enforcement. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the Regional District of Kitimat-Stikine. Information submitted may be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*. Contact the Regional District of Kitimat-Stikine's Freedom of Information Officer if you have any questions regarding the use of this information.

3. Proof of Ownership:

A copy of a State of Title Certificate or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as proof of ownership.

Proof of Ownership received

4. Application Fee:

An Application Fee of 250.⁰⁰ as set out in the *REGIONAL DISTRICT OF KITIMAT-STIKINE DEVELOPMENT APPROVAL AND NOTIFICATION PROCEDURES BYLAW NO. 613 2012*, shall accompany the application and be made payable to the: **Regional District of Kitimat-Stikine.**

5. Subject Property and Development Information:

- a. Applicable Zoning Bylaw: _____
- * b. Present zoning: _____
- c. Located in ALR: YES NO
- d. Are there any restrictive covenants registered on the property? YES NO
- e. Are there any easements or rights-of-way over the property? YES NO
- f. Description of existing use / development on the property: Storage
unit & house
- g. Description of proposed development (location, uses, size, height, etc...): _____
Storage unit 48x60ft
2580 sqft
- h. Describe the requested variation/ supplementation to existing regulations (how much of a variance is requested.) Each variance should be marked on the applicable drawings: _____
380²ft variance
Building 1

i. Is permit requested for a development already existing or under construction?

YES NO

6 Supporting Rationale:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a variance permit should meet most, if not all, of the following criteria in order to be considered for approval (please attach a separate sheet as required).

Please elaborate how the proposed development meets the following criteria:

a. The variance should not defeat the intent of the bylaw or significantly depart from the principal use intended by the bylaw (e.g. properties zoned residential should maintain a residential appearance):

meets residential appearance
will be perpendicular
to road

b. The variance should not adversely affect nearby properties or public lands:

does not affect others
row of trees blocking
view

c. The variance should be considered as a unique situation or set of circumstances:

based on standard wood trusses
size, builder thinks
4x6 is best which
would be a 380² ft variance
Building 1

d. The variance represents the best solution for the proposed development after all other options have been considered:

7 Attachments:

The following information is required before the permit may be processed:

- a. A Sketch Plan with dimensions, drawn to a scale of _____ to _____ showing the location of proposed and existing buildings, structures, property access, utilities and sewage disposal systems, etc. (a profile sketch will also be required for height variance applications)
- b. REQUIRED: YES NO
- c. A Surveyor's Certificate showing the extent of the property and location of the buildings/structures for which the permit is requested. (Elevation to the underside of the floor system may be required if building in a flood plain)
- d. REQUIRED: YES NO
- e. A Contour Map (plan) drawn to a scale of _____ to _____ with contour intervals of _____, of the subject site.
- f. REQUIRED: YES NO
- g. A Site Development Plan with dimensions, drawn to a scale of _____ to _____ of the proposed subdivision, where subdivision (small or large) is contemplated.
- h. REQUIRED: YES NO
- i. Technical information or reports and other information required to assist in the preparation of the permit are listed below:

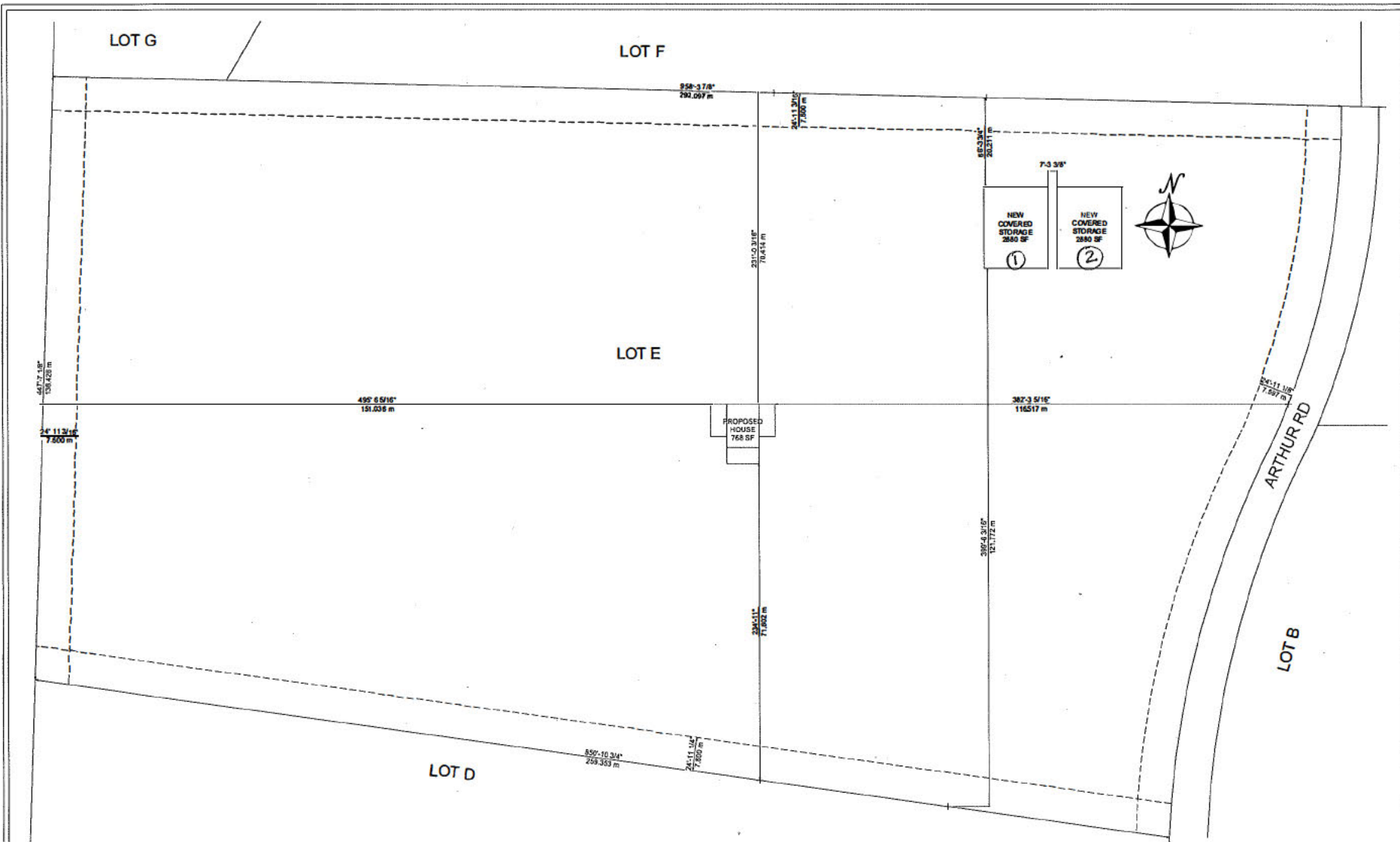
Specific Reports:

_____ *already submitted* _____

****ALL APPLICATIONS MUST BE COMPLETED IN FULL AND SUBMITTED AT LEAST 15 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.****

****ALL PERMIT RELATED CONSTRUCTION MUST BE COMPLETED WITHIN 1 CALENDAR YEAR.****

For Office Use Only:		
Application Fee: \$	<u>250</u>	Received <u>Yes</u> Receipt No.: _____
<u>BVD</u>		<u>Oct 6, 2021</u>



REVISION TABLE	DESCRIPTION
NUMBER	DATE

Future Home Designs
 email: futurehome@futurehome.com
 4001 Wilshire Crescent
 Vancouver, BC V6M 2G1
 Phone: (604) 273-1811



SITE PLAN



DRWN. BY:

J.S.

DATE:

2021-10-05

SCALE:

1/2" = 1' 0"

SHEET:

A-1
OF 5

DRAWING INDEX	
NUMBER	TITLE
1	SITE PLAN
2	FOUNDATION PLAN
3	MAIN + UPPER FLOOR
4	SECTIONS & ROOF PLAN
5	ELEVATIONS

CIVIC ADDRESS
 5280 Arthur Rd
 Terrace, B.C.
 P.L.O. 023497369

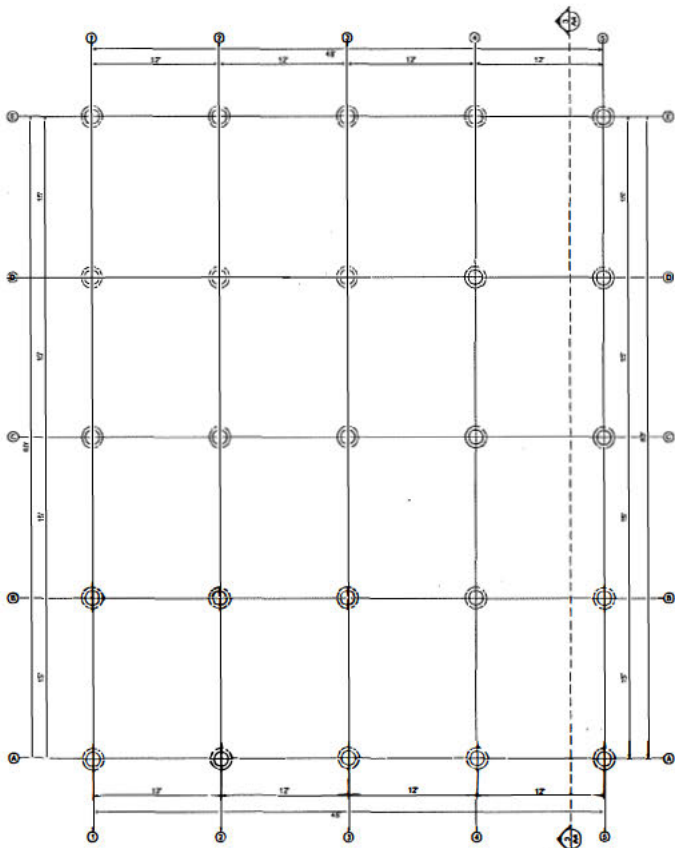
ZONING : R2
 LOT COVERAGE 0.0197%
 MAX. ALLOWABLE FLOOR AREA : 30%
 LOT SIZE : 4 48,855 SQ. FT. (41,700 m²)
 448,855 SQ. FT. x 30% = 134,656.5 SQ. FT.

LOT SIZE
 448,855 SQ. FT.
 41,700 SQ. M.
 10,304 ACRES

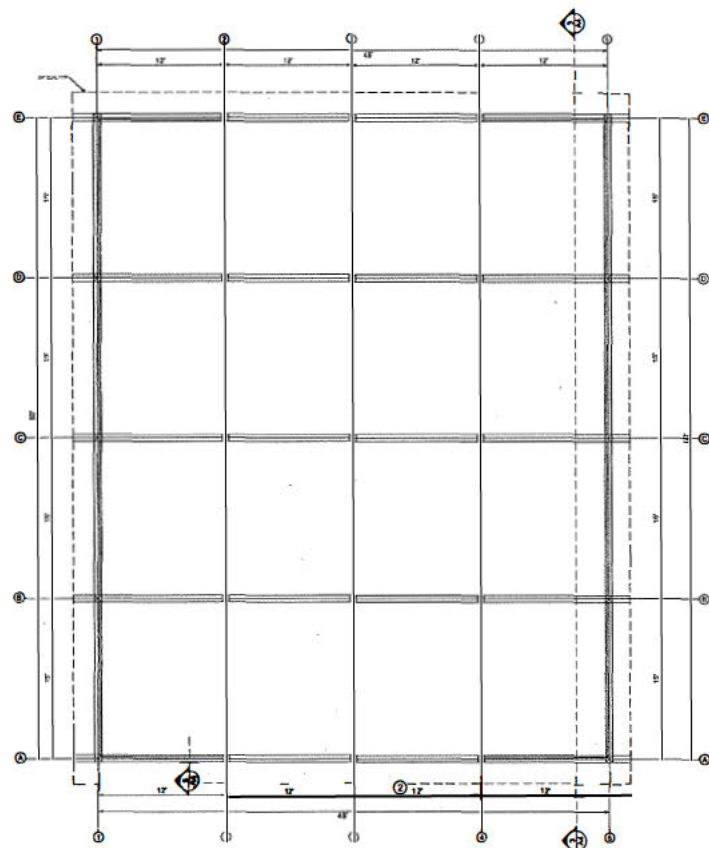
LEGAL DESCRIPTION
 LOT 1118, COAST RANGES DISTRICT, DISTRICT LOT 1118,
 RANGES, COAST RANGES LAND DISTRICT

NEW HOUSE = 768 SQ. FT.
 NEW COVERED PATIO = 288 SQ. FT.
 NEW CARPORT (x2) = 576 SQ. FT.
 NEW RV STORAGE = 7200 SQ. FT.
 TOTAL BUILDING AREA (8832 + 448,855) 0.0197%

ENERGY EFFICIENCY REQUIREMENTS AS OF DEC. 19 2014
 THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY
 REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD FOR
 CLIMATE ZONES 5 7A: NORTH VANCOUVER ISLAND AND INTERIOR
 (WITH NO H.R.M. (BCRC 2018 LATEST EDITION))



1 FOUNDATION PLAN
A1 3/16" = 1' 0"



1 MAIN PLAN
A1 3/16" = 1' 0"

*** IMPORTANT ***
GENERAL NOTES TO BE READ
BEFORE CONSTRUCTION

1. Unless otherwise noted, interior walls 2x4 @ 16" o.c. and exterior walls to be 2x6 @ 16" o.c.
2. Heating system as specified by owner or builder.
3. Any engineering services and/or fees that may be required are the sole responsibility of the owner and/or builder.
4. Sites and spans of structural beams etc shall be determined and supplied by approved manufacturer prior to ordering beams.
5. Roof ventilation in vaulted roofs to comply with section 9.19 (BCBC 2018)
6. Dimensions and elevations to be verified on site by builder or surveyor before excavation.
7. Truss roof system to be designed and supplied by C.S.A. approved manufacturer. Exact location of girdertusses to be specified by manufacturer.
8. Cold air return registers to be located and installed for maximum efficiency by a qualified heating contractor. All hot air ducts in basement to be overhead unless otherwise specified.
9. Floor finishes, bathroom vanities, bath splash and kitchen cabinets to owners or builder's spec's
10. HW tank provide seismic restraint
11. For buildings under Part 9 of the BCBC 2018 all manufactured and pre-assembled windows, doors & skylight installed after Dec. 20, 2013 are required to conform to the AAMA W309/CSA 1011.5/2144-006, NAFS - North American Fenestration Standard/ Specification for Windows, Doors, and Skylights. In conjunction with this, the performance grades for windows, doors & skylights must be selected in accordance with A44051 09 Canadian Supplement so as to be appropriate for the conditions and geographic location. The minimum level of performance under the NAFS 09 standard shall be Performance Class R.
12. Where roof soffits project to less than 1.2m from the property line (the centre line of a lane or public thoroughfare, or an imaginary line between two buildings or fire compartments on the same property, they shall have no openings, and be protected by not less than 11mm thick plywood, (i.e. solid blocking between busses) [TO BE COMPLETED BY FRAMERS] (See BCBC 2018 Division B Part 9 Section 9.10.14.5.11) b) iv

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

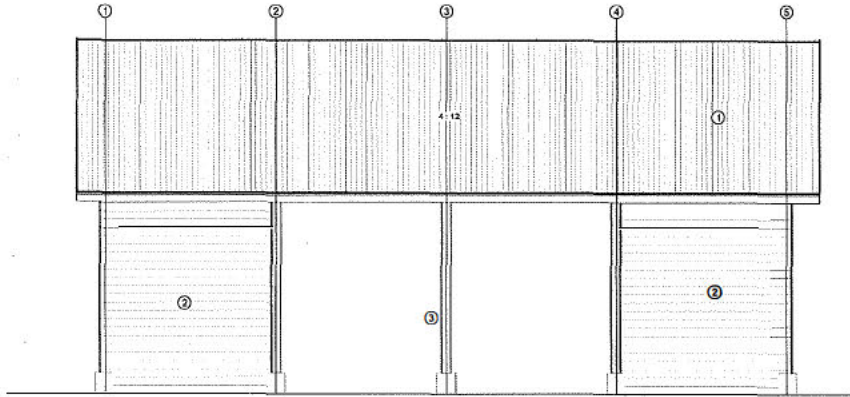
Future Home Designs
 email: info@futurehome.com
 4001 Wilbur Crescent
 Vancouver BC V6M 4A8
 Phone: (604) 443-8181



FLOOR PLANS

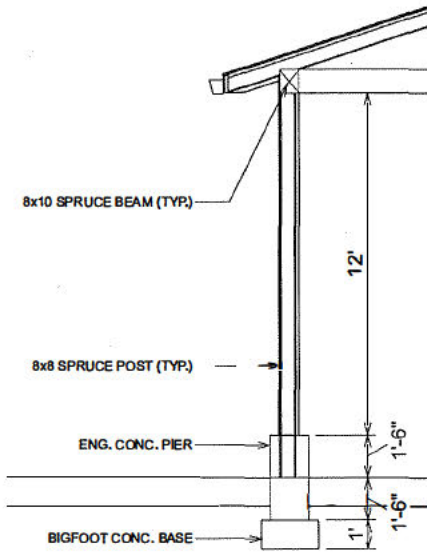


J.S.
DATE: 2021-10-05
SCALE: AS NOTED
SHEET: A-1 OF 2

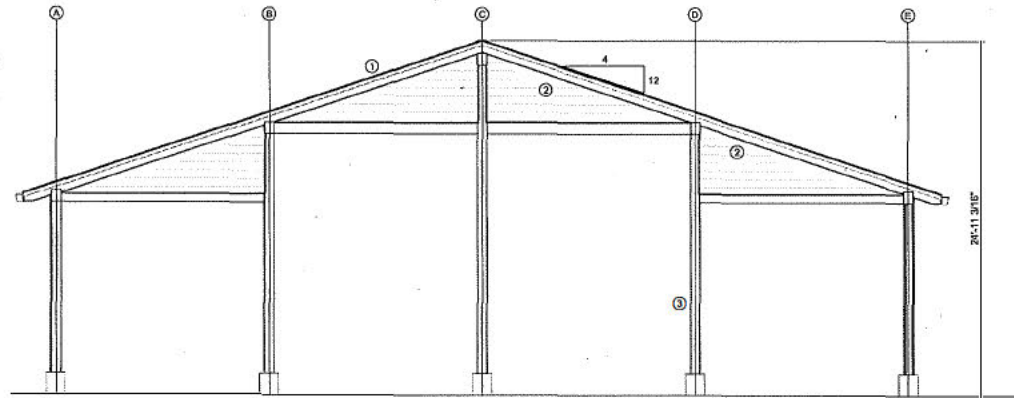


1 SIDE ELEVATION
A2
1/4" = 1' 0"

NOTE: FLASHING OVER ALL UNPROTECTED OPENINGS AND BETWEEN ALL DISSIMILAR MATERIAL



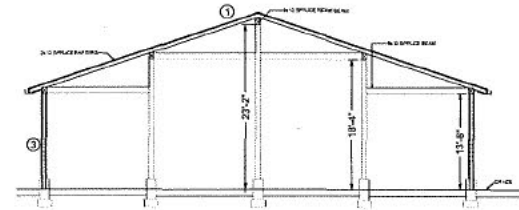
3 FOOTING DETAIL SECTION
A2
1/2" = 1' 0"



2 FRONT/BACK ELEVATION
A2
1/4" = 1' 0"

**BUILDING ASSEMBLIES/
GENERAL NOTES:**

- 1) ROOF CONSTRUCTION
STANDING SEAM STEEL ROOFING
TAR PAPER VAPOUR BARRIER
2x4 STRAPPING @ 24" OC
2x10 RAFTERS @ 24" OC
- 2) EXTERIOR WALL CONSTRUCTION
EXTERIOR FINISH
BLDG. PAPER WRAP
RAIN SCREEN
1/2" PLYWOOD SHEATHING
2x8 WALL @ 16" OC
- 3) TYPICAL POST CONSTRUCTION
8x8 SPRUCE POST
GALV. STEEL SADDLE
CONC. PIER
CONC. FOOTING



4 CROSS SECTION
A2
1/8" = 1' 0"

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Future Home Designs
10011 146th Street, Unit 100
Houston, BC, V0J 1Z2
Phone: (250) 946-1111



**SECTION &
ELEVATIONS**



DRWN. BY:

J.S.

DATE:

2021-10-05

SCALE:

AS NOTED

SHEET:

A-2
OF 2

Schedule E – Development Variance Permit Application

Application/File No. 214

Regional District of Kitimat-Stikine
Application for a Development Variance Permit

I/We hereby make application under the provisions of Part 26 of the *Local Government Act* for a Development Variance Permit.

1. Property Information:

- a) Legal Description: Lot E Plan PRP 14984, District Lot 1118, Range 5, Coast Range 5
- b) PID No.: 023-697-369 c) Folio No.: 11264-065
- d) Location (Street address of property, or general description) 5280 Arthur Road lot E

2. Applicant and Registered Property Owner:

- a) Applicant's Name: [Redacted]
- Address: S [Redacted] Postal Code: [Redacted]
- Telephone: Business: [Redacted] Home: [Redacted]
- Date: Oct-6/21
- [Redacted]
- [Redacted]
- Telephone: Business: [Redacted] Home: [Redacted]

This application is made with my full knowledge and consent.

Oct-6/21 [Redacted]
Date Property Owner's Signature

****Where the Applicant is NOT the REGISTERED OWNER, the application must be signed by the REGISTERED OWNER or his/her solicitor.****

Notice of Collection of Personal Information:
 The information collected on this form will be used to process the application and for the purposes of administration and enforcement. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the Regional District of Kitimat-Stikine. Information submitted may be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*. Contact the Regional District of Kitimat-Stikine's Freedom of Information Officer if you have any questions regarding the use of this information.

3. Proof of Ownership:

A copy of a State of Title Certificate or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as proof of ownership.

Proof of Ownership received

4. Application Fee:

An Application Fee of ~~350~~⁰⁰ as set out in the REGIONAL DISTRICT OF KITIMAT-STIKINE DEVELOPMENT APPROVAL AND NOTIFICATION PROCEDURES BYLAW NO. 613 2012, shall accompany the application and be made payable to the: **Regional District of Kitimat-Stikine.**

5. Subject Property and Development Information:

- a. Applicable Zoning Bylaw: _____
- b. Present zoning: _____
- c. Located in ALR: YES NO
- d. Are there any restrictive covenants registered on the property? YES NO
- e. Are there any easements or rights-of-way over the property? YES NO
- f. Description of existing use / development on the property: Storage
unit & house
- g. Description of proposed development (location, uses, size, height, etc...):
Storage unit 48x60 sqft.
2880 sqft.
- h. Describe the requested variation/ supplementation to existing regulations (how much of a variance is requested.) Each variance should be marked on the applicable drawings:
380²ft variance
Building 2.

- i. Is permit requested for a development already existing or under construction?

YES NO

6 Supporting Rationale:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a variance permit should meet most, if not all, of the following criteria in order to be considered for approval (please attach a separate sheet as required).

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meets residential appearance
will be perpendicular
to road

- b. The variance should not adversely affect nearby properties or public lands:

does not affect others
row of trees blocking view

- c. The variance should be considered as a unique situation or set of circumstances:

based on standard wood trusses
size, builder thinks 48x60
is best which would be
a 380 sqft. variance.
Building D

- d. The variance represents the best solution for the proposed development after all other options have been considered:

7 Attachments:

The following information is required before the permit may be processed:

- a. A Sketch Plan with dimensions, drawn to a scale of _____ to _____ showing the location of proposed and existing buildings, structures, property access, utilities and sewage disposal systems, etc. (a profile sketch will also be required for height variance applications)
- b. REQUIRED: YES NO
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- d. REQUIRED: YES NO
- e. A Contour Map (plan) drawn to a scale of _____ to _____ with contour intervals of _____, of the subject site.
- f. REQUIRED: YES NO
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Specific Reports:

_____ already submitted _____

****ALL APPLICATIONS MUST BE COMPLETED IN FULL AND SUBMITTED AT LEAST 15 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.****

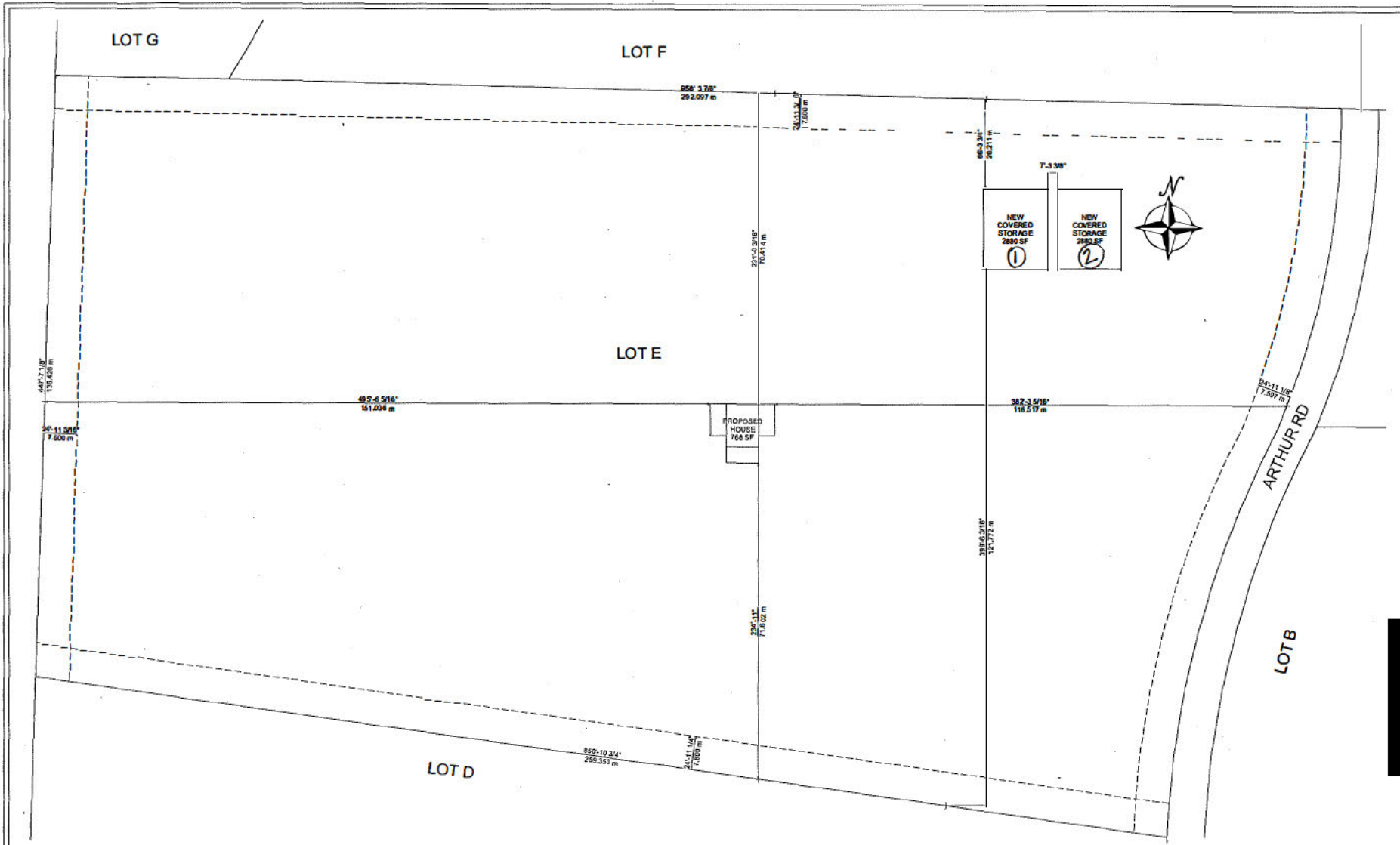
****ALL PERMIT RELATED CONSTRUCTION MUST BE COMPLETED WITHIN 1 CALENDAR YEAR.****

For Office Use Only:

Application Fee: \$ _____ Received _____ Receipt No.: _____

BVD

Oct 6, 2021



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Future Home Designs
 email: futurehomedesigns@gmail.com
 4001 Wilshire Crescent
 Vancouver, BC V6J 1A1
 Phone # (604) 845-2611

SITE PLAN



DRWN. BY:
 J.S.

DATE:
 2021-10-05

SCALE:
 1/32" = 1' 0"

SHEET:
 A-1
 OF 5

NUMBER	TITLE
1	SITE PLAN
2	FOUNDATION PLAN
3	MAIN + UPPER FLOOR
4	SECTIONS & ROOF PLAN
5	ELEVATIONS

ENERGY EFFICIENCY REQUIREMENTS AS OF DEC. 15 2014
 THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD FOR CLIMATE ZONES 5 - 7A: NORTH VANCOUVER ISLAND AND INTERIOR WITH NO H.R.V. (BCSC 2018 LATEST EDITION)

ZONING : R2
 LOT COVERAGE - 0.0197%
 MAX. ALLOWABLE FLOOR AREA: 30%
 LOT SIZE : 448,855 SQ. FT. (41,700 m²)
 448,855 SQ. FT. x 30% = 134,656 S.SQ. FT.

CIVIC ADDRESS
 5280 Arthur Rd
 Terrace, B.C.
 P.L.D. 023697300

LOT SIZE
 448,855 SQ. FT.
 41,700 SQ. M.
 10.304 ACRES

LEGAL DESCRIPTION
 LOT E, PLAN P.P. 1994, DISTRICT LOT 1116,
 RANGE 5, COAST RANGE 5 LAND DISTRICT

NEW HOUSE 768 SQ. FT.
 NEW COVERED PATIO 288 SQ. FT.
 NEW CARPORT 6-2 578 SQ. FT.
 NEW RV STORAGE 7200 SQ. FT.
 TOTAL BUILDING AREA (8832+448,855) 0.0197%