



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 **41 Boulder Avenue**.

The property is legally described as **Lot 50 District Lot 6903 Cassiar District Plan 4747**.

PURPOSE:

The subject property is zoned C1 – General Commercial and subject to the *Dease Lake Land Use Regulation No. 28*. Section 30. (6)(a) states that buildings, structures, driveways, parking areas, exterior storage areas and paved areas may cover not more than 40% of the parcel. The applicant has applied for a lot coverage variance to accommodate an addition to the existing building on the subject property. If approved, this DVP will grant a variance of 2.8% in lot coverage.

Bylaw Requirements	Variance Requested	Results if Approved
40% (lot coverage)	2.8%	42.8%

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. For enquiries concerning this application, contact the Development Services department at 250-615-6100 or by email at planning@rdks.bc.ca.

The Development Variance Permit (DVP) application will first be reviewed at the Planning Committee meeting of the Regional District Board at 3:00 p.m., Friday, August 19, 2022. The DVP application will then be considered for approval by the Regional District Board at its regular meeting commencing at 7:00 p.m., Friday, August 19, 2022. 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, August 18, 2022 and please quote "DVP No. 226, 2022" in your written submission. Requests to provide a submission to the Planning Committee in-person or virtually should be directed to the Development Services department no later than Thursday, August 19, 2022. 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. 226

Legal Description:

Lot 50
District Lot 6903
Cassiar District
Plan 4747

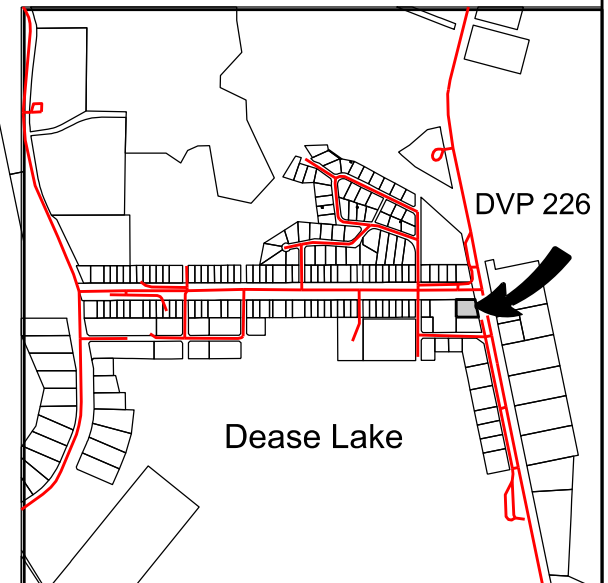
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Date: July 2022

Building location supplied by DVP applicant.

1

Plan PRP13859



DVP 226

Dease Lake

Plan 4747

52

51

Frontage Rd

Boulder Avenue

Highway 37

Commercial Dr

Asphalt
Pavement

Existing
Building

41 Boulder Ave.
Lot 50
Plan 4747
District Lot 6903

Building Extension

Bylaw Requirements:
(lot coverage): 40%
Variance Requested:
(lot coverage): 2.8%

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Plan PRP13171

PCLA
(SEE TG3670)