



## 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 **5203 Gossen Creek Street, Terrace, B.C.**

The property is legally described as **Lot 21, District Lot 1433, R5CD, Plan 5814.**

#### PURPOSE:

The subject property is zoned Gossen and Usk East High Density Rural (R1A) and subject to the *Regional District of Kitimat-Stikine Greater Terrace Zoning Bylaw No. 37*. Section 2.6A.4 (b)(i) states that no accessory building or structure shall exceed 112 square meters in gross floor area and 6.5 meters in height. The applicant/property owner wants to construct a shop for storage that will be 115.2 square meters in gross floor area and 7.01 meters in height. If approved, this DVP will grant a variance of 3.2 square meters in gross floor area and a variance of 0.51 meters from the height permitted by Bylaw 37.

Bylaw Requirements	Variance Requested	Results if Approved
112 square meters (Gross floor area)	3.2 square meters	115.2 square meters
6.5 meters (height)	0.51 meters	7.01 meters

The purpose of the application for **Development Variance Permit No. 207** is to request a variance of 3.2 square meters (gross floor area) and 0.51 meters (height) from the bylaw requirement.

The proposed Development Variance Permit may be inspected between the hours of 8:30 a.m. to 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/services/public\\_notices](http://www.rdks.bc.ca/services/public_notices).

The Development Variance Permit application will be considered for approval by the Regional District Board at its regular meeting commencing at 7:00 p.m., Friday, April 23, 2021, in the first floor Board Room of the Regional District of Kitimat-Stikine, 100 - 4545 Lazelle Avenue, Terrace, B.C. Any person(s) wishing to voice their opinions regarding this application are requested to do so in writing to the Regional Board and please quote DVP No. 207, 2021, in your written submission. **If you wish to attend the Planning Committee of the Regional District Board virtually commencing at 4:00 p.m., Friday, April 23, 2021, you can do so over Microsoft TEAMS.** As per the Public Health Order, we are no longer allowing public to attend board or committee meetings in person. If you wish to attend the meetings virtually, links to the webcasts and Microsoft TEAMS will be provided on the events calendar a few days prior to the meeting. You can find the events calendar on our website at [www.rdks.bc.ca](http://www.rdks.bc.ca). All written submissions must be received in the Regional District office no later than 4:30 p.m., Thursday, April 22, 2021.

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**

Application/File No. 3090 20 207

**SCHEDULE E**  
**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 21 PLAN PRP 5814 DISTRICT LOT 1433 Ranges

b) PID No.: 610-324-275 c) Folio No.: 11459.000

d) Location (Street address of property, or general description) \_\_\_\_\_

5203 Wosson Creek St Terrace BC N14 V8G0A6

**2. Applicant and Registered Property Owner:**

a) Applicant's Name: DIANA KENNEDY

Address: 5203 Wosson Creek St Terrace BC Postal Code: V8G0A6

Telephone: Business: \_\_\_\_\_ Home: 631-2846

March 30/21 Date [Signature] Applicant's Signature

b) Registered Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone: Business: \_\_\_\_\_ Home: \_\_\_\_\_

***This application is made with my full knowledge and consent.***

March 30/21 Date [Signature] 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 250<sup>00</sup> 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: RIA (Bylaw 37)

b) Present zoning: Single Family?

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: Home

g) Description of proposed development (location, uses, size, height, etc...): Shop 31 x 40 / STORAGE

h) Describe the requested variation supplementation to existing regulation (how much of a variance is requested). Each variance should be marked on the applicable drawings: 112 Sqm Max would like 115.20 Sqm  
ALSO The Height might be a factor AS we already  
have trusses So we need to go over height AS we  
will be at peak 23 Feet, not sure if that will be over  
but it won't block any views.

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

YES  NO

Previous DV9 134

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):

IT IS JUST A SMALL AMOUNT OVER

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

Does not block neighbors

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

We don't want A bunch of Shops we want one nice one!

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

one nice sized Shop / We want 14' walls

AS that is what the Lumber came in that we bought & we do not want to cut it and waste it, So we might be a bit over ~~the~~ height at the peak, but it does not block Any views from neighbors and you have a file that we were approved before we just didn't have funds to complete it Nick was out and said our Slab was fine.

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)

REQUIRED: YES  NO

- b) 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)

REQUIRED: YES  NO

*We heard we had to do this after when completed !!*

- c) A Contour Map (plan) drawn to a scale of \_\_\_\_\_ to \_\_\_\_\_ with contour intervals of \_\_\_\_\_ of the subject site.

REQUIRED: YES  NO

- d) A Site Development Plan with dimensions, drawn to a scale of \_\_\_\_\_ to \_\_\_\_\_ of the proposed subdivision, where subdivision (small or large) is contemplated.

REQUIRED: YES  NO

- e) Technical information or reports and other information required to assist in the preparation of the permit are listed below:

Specific Reports:

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ALL APPLICATIONS MUST BE COMPLETED IN FULL AND SUBMITTED AT LEAST 21 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.

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

<b>For Office Use Only:</b>	
Application Fee: \$ <u>250</u>	Received <input checked="" type="checkbox"/> Receipt No.: _____
<u>March 31, 2021</u>	<u>BID</u>
Date	Signature of Official



Regional District of  
Kitimat-Stikine

### Development Variance Permit No. 207

Legal Description: Lot 21

District Lot 1433

Range 5

Coast District

Plan 5814

Properties involved in

Development Variance Permit Number 207

in the name of Diana Marie Kennedy

Date: April 2021

File: 3090 20 207

Building location supplied  
by DVP applicant.

PID: 010-324-275

JUROL: 788-11459.000

5211 Gossen Creek Street  
Lot 20  
Plan 5814  
DL 1433

5204 Bulkley Street  
Lot 30  
Plan 5814  
DL 1433

Bylaw Requirement  
(gross floor area): 112 sq.m.  
**Variance Requested  
(gross floor area): 3.2 m.sq.**

Bylaw Requirement  
(height): 6.5 m.  
**Variance Requested  
(height): 0.51 m.**

5203 Gossen Creek Street  
Lot 21  
Plan 5814  
DL 1433

House

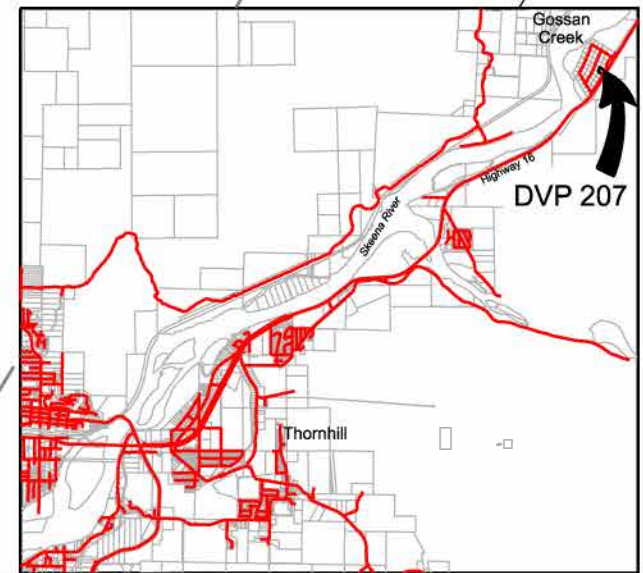
Proposed  
Shop

5196 Bulkley Street  
Lot 29  
Plan 5814  
DL 1433

5195 Gossen Creek Street  
Parcel A (Plan 9860)  
Plan 5814  
DL 1433 & 1434

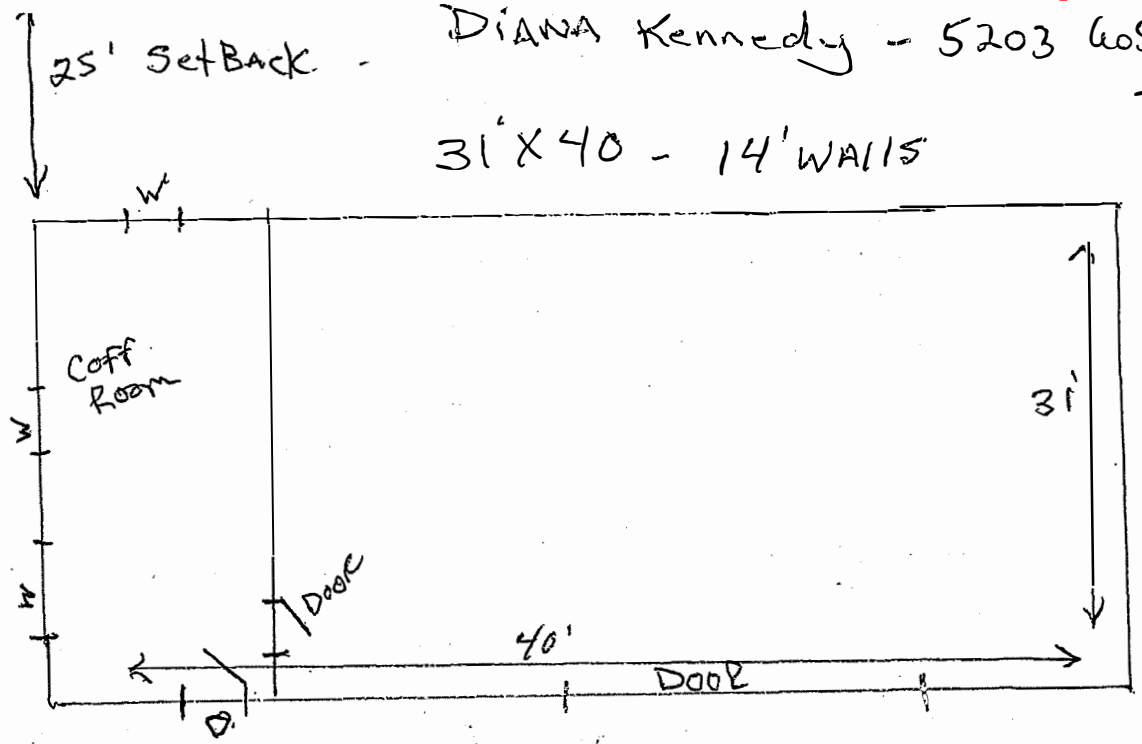
Gossen Creek Street

Highway 16



DIANA Kennedy - 5203 GOSSEN CR. ST

31' X 40' - 14' WALLS



DINING  
WALL





Regional District of  
**Kitimat-Stikine**

**BUILDING DECLARATION AND  
SITING APPROVAL PERMIT**

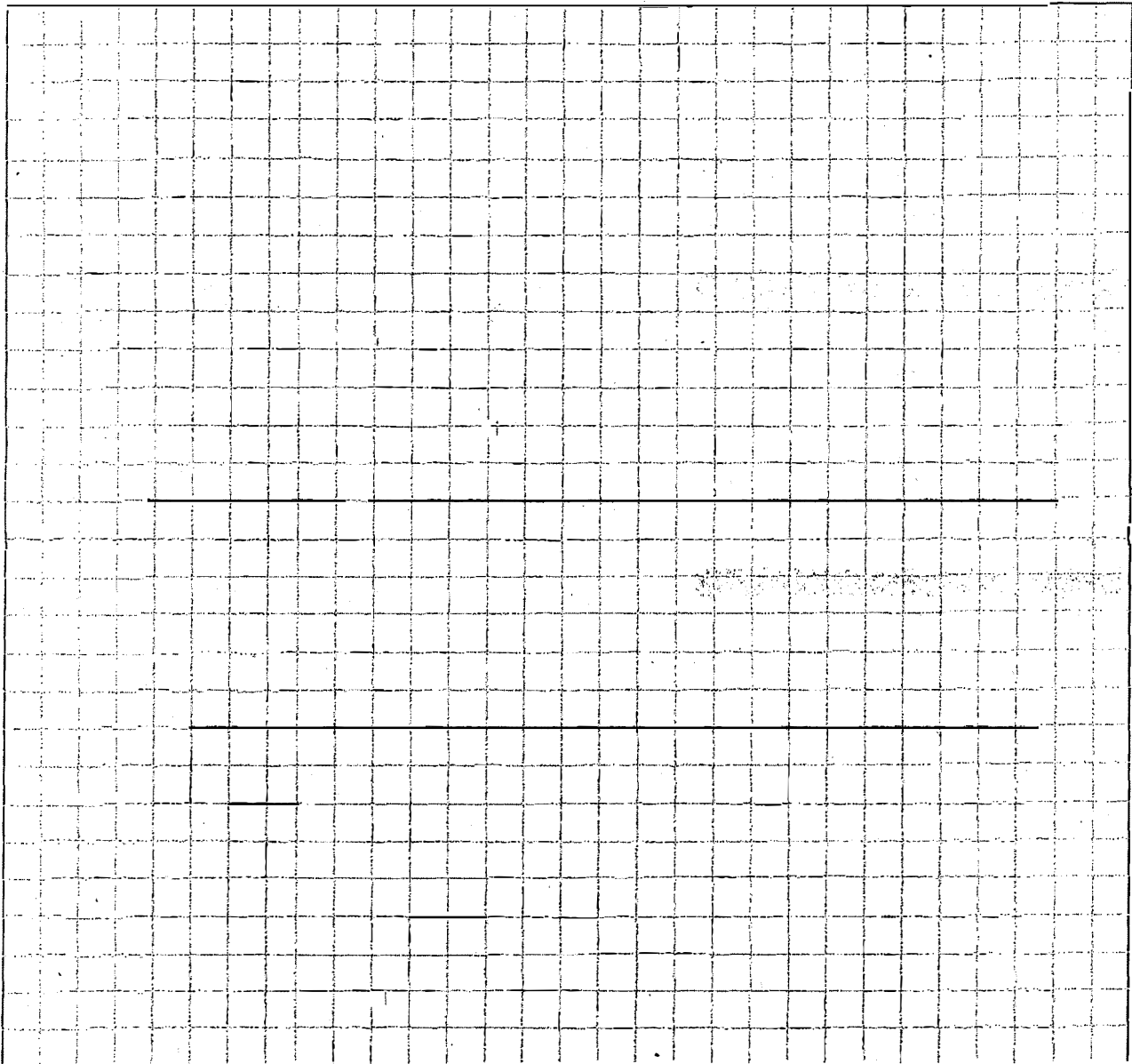
**SITE SKETCH**

Height 7.01 m Gross Floor Area (walls) 115.2 m<sup>2</sup> Gross Floor Area (eaves) \_\_\_\_\_ m<sup>2</sup> }

Setback "A": 7.29 m Setback "B": 50.29 m Setback "C": 15.84 m Setback "D": 33.5 m  
From nose

Please ensure the driveway is included in the sketch.

A



D

B

C

To the best of my knowledge this information is current and accurate.

Name DIANA Kennedy Signature [Signature] Date Mar 30/21



