



## 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 **2309 First Ave, Terrace, B.C.**

The property is legally described as **Lot 2 District Lot 4127 Range 5 Coast District Plan 3529**

#### PURPOSE:

The subject property is zoned R - Residential and subject to the *Regional District of Kitimat-Stikine Lakelse Lake Zoning Bylaw No. 57*. Section 2.2.6.3 states that no ancillary building or structure shall exceed 6 meters in height. Section 2.2.7 states that accessory buildings and structures shall not exceed 68 square meters in total floor area. The applicant/property owner wants to construct a garage that will be 7.16 meters in height and is 156.85 square meters in total floor area. If approved, this DVP will grant a variance of 1.16 meters above the height and 88.82 square meters above the total floor area permitted in by Bylaw 57.

Bylaw Requirements	Variance Requested	Results if Approved
6.00 meters (height)	1.16 meters	7.16 meters
68.00 square meters (total floor area)	88.82 square meters	156.82 square meters

The purpose of the application for **Development Variance Permit No. 208** is to request a variance of 1.16 meters above the height and 88.82 square meters above the total floor area 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.

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.

MANAGER, PLANNING AND DEVELOPMENT SERVICES, REGIONAL DISTRICT OF KITIMAT-STIKINE

**NOTE: Site drawing is on the back of this page**

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: 2309 FIRST AVE. LOT 2, PLAN PRP 3529  
DISTRICT LOT 4127, RANGE 5, COAST RANGE 5
- b) PID No.: 012-013-064 c) Folio No.: \_\_\_\_\_
- d) Location (Street address of property, or general description) \_\_\_\_\_

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

- a) Applicant's Name: Helen Raposo + Aaron Craft.  
Address: 4935 Agar Ave, Terrace BC Postal Code: V8G-1H8  
Telephone: Business: \_\_\_\_\_ Home: 2506380874.  
March 2, 2021 H Raposo  
Date Applicant's Signature

- b) Registered Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Telephone: Business: \_\_\_\_\_ Home: \_\_\_\_\_

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

March 2, 2021 H Raposo  
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.

## 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):

- PRINCIPAL USE WILL REMAIN THE SAME RESIDENTIAL, NO COMMERCIAL USE OR BUSINESSES WILL OPERATE IN THIS NEW CONSTRUCTION

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

- NEW PROPOSAL WILL NOT AFFECT SURROUNDING PROPERTIES IN A NEGATIVE WAY

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

- NEW CONSTRUCTION IS OVERSIZED AND OVER HEIGHT

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

YES, THERE WOULD BE NO OTHER OPTION TO ALLOW CONSTRUCTION OF THIS INTENT

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 \_\_\_\_\_ 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: RESIDENTIAL

g) Description of proposed development (location, uses, size, height, etc...): NEW SHOP HOUSE CONSTRUCTION

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: OVERSIZED SHOP HOUSE CONSTRUCTED ON SITE. HEIGHT AND SQ FT. ARE GREATER THAN ALLOWED. HEIGHT MID SPAN 23'5" SQ FT 1688

CAN BE SMALLER

i) Is permit requested for a development already existing or under construction?  YES  NO

**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 \_\_\_\_\_

- 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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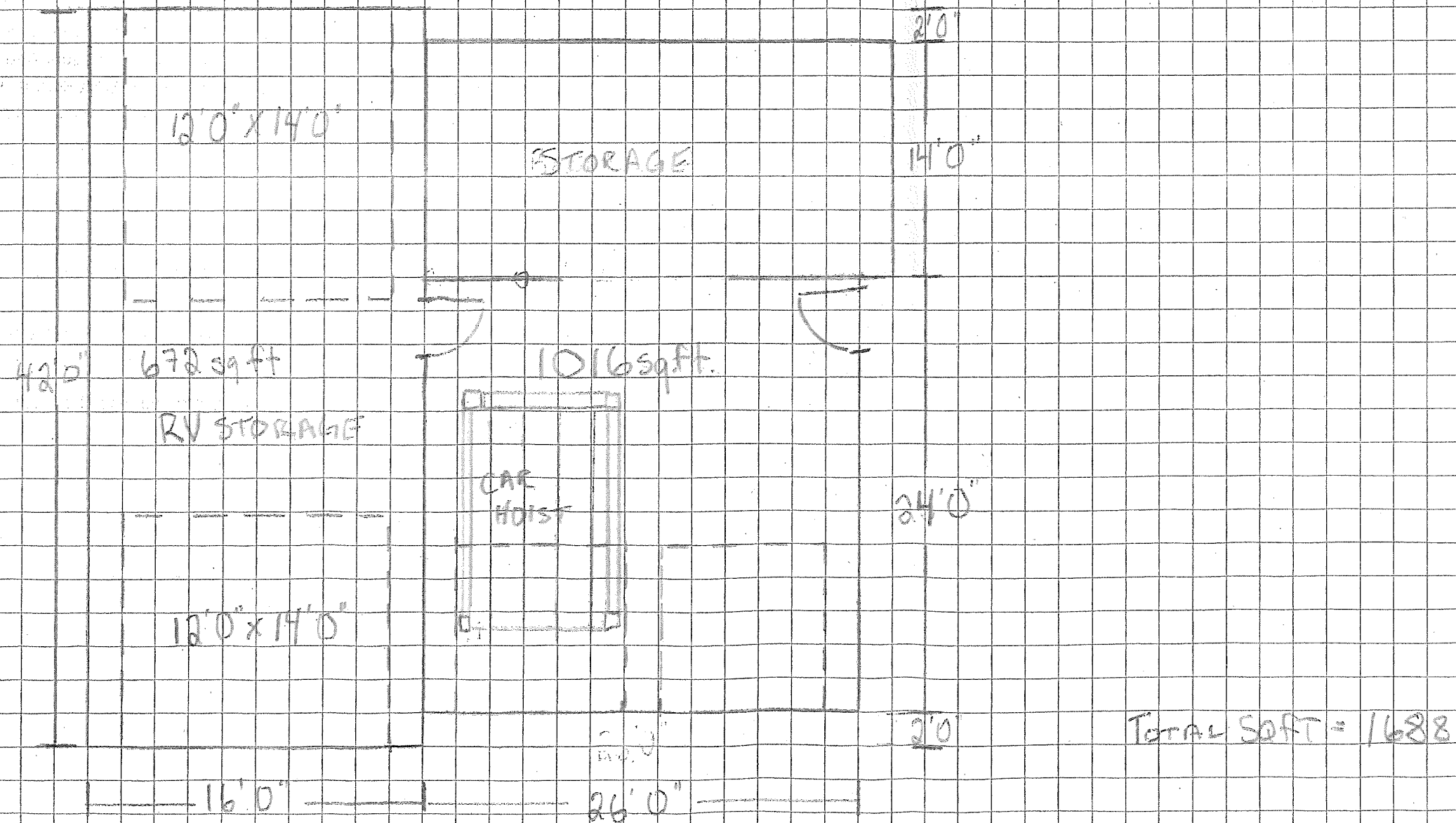


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**ALL APPLICATIONS MUST BE COMPLETED IN FULL AND SUBMITTED AT LEAST 21 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.**

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

<b>For Office Use Only:</b>		
Application Fee: \$ _____	Received _____	Receipt No.: _____
_____	_____	
Date	Signature of Official	





WEST ELEVATION  
OVERALL HEIGHT 27'  
MIDSPAN ROOF 23'5"



Regional District of  
Kitimat-Stikine

Development Variance  
Permit No. 208

Legal Description: Lot 2

District Lot 4127

Range 5 Coast District

Plan 3529

Properties involved in

Development Variance Permit Number 208

in the name of **Aaron Croft**  
**Helen Raposo**

Date: April 2021

Building location supplied  
by DVP applicant.

File: 3090 20 207  
PID: 012-013-064  
JUROL: 788-11433.000

Adel Road

2305 First Avenue  
4025 Adel Road  
Lot E, Plan PRP1604  
DL4127

Plan PRP14193



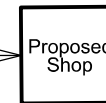
House

Bylaw Requirement (height): 6.00 m.

**Variance Requested (height): 7.16 m.**

Bylaw Requirement (total floor area): 68 sq. m.

**Variance Requested (total floor area): 88.82 sq. m.**



Proposed  
Shop

2309 First Avenue  
Lot 2, Plan 1500  
DL 3529

First Avenue

2315 First Avenue  
Lot 3, Plan 3529  
DL 4127

N1/2 of Lot 4

S1/2 of Lot 4

Lakelse Lake

