



## 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 **3667 Krumm Ave, Terrace, B.C.**

The property is legally described as **Lot 1 District Lot 1909 Range 5 Coast District Plan 6780**

#### PURPOSE:

The subject property is zoned Ru2 – Medium Density Rural and subject to the *Regional District of Kitimat-Stikine Thornhill Zoning Bylaw No. 194*. Section 4.2.2 (c) states that no building or structure or part thereof shall be located within 3.0 meters of a side yard property line. The applicant/property owner wants to construct a carport 2.09 meters from the side yard property line. If approved, this DVP will grant a setback variance of 0.91 meters.

Bylaw Requirements	Variance Requested	Results if Approved
3.00 meters (side setback)	0.91 meters	2.09 meters

The purpose of the application for **Development Variance Permit No. 209** is to request a variance 0.91 meters 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 – Development Variance Permit Application

Application/File No. 209

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 1 Plan PRP6780 District LOT 1909  
Range 5 Coast 5 PID 00 9713-328
- b) PID No.: 3365660 c) Folio No.: 11827.000  
Pin 009-713-328
- d) Location (Street address of property, or general description) 3667 Krumm  
Ave

2. Applicant and Registered Property Owner:

- a) Applicant's Name: Steven Lavoie Danielle Lavoie  
Address: 3667 Krumm AVE Postal Code: V8G4Y2  
Telephone: Business: <sup>750</sup> 615 6288 Home: 635 6224  
April 1 2021 Steven Lavoie  
Date Applicant's Signature
- b) Registered Property Owner's Name: Steve Lavoie  
Address: 3667 Krumm AVE Postal Code: V8G4Y2  
Telephone: Business: 750 615 6288 Home: 635 6224

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

April 1 2021 Steven Lavoie  
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 250 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: family house

g. Description of proposed development (location, uses, size, height, etc...): 8.11 meter wide by 11.06 deep 3667 Krumm Ave open carport

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: looking for a 3 foot variance for a carport House is not square on property

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):

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

NO

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

NO

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

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**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:**

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**\*\*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.\*\***

<p><b>For Office Use Only:</b></p> <p>Application Fee: \$ _____ Received _____ Receipt No.: _____</p>
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364



Regional District of  
**Kitimat-Stikine**

**BUILDING DECLARATION AND  
SITING APPROVAL PERMIT**

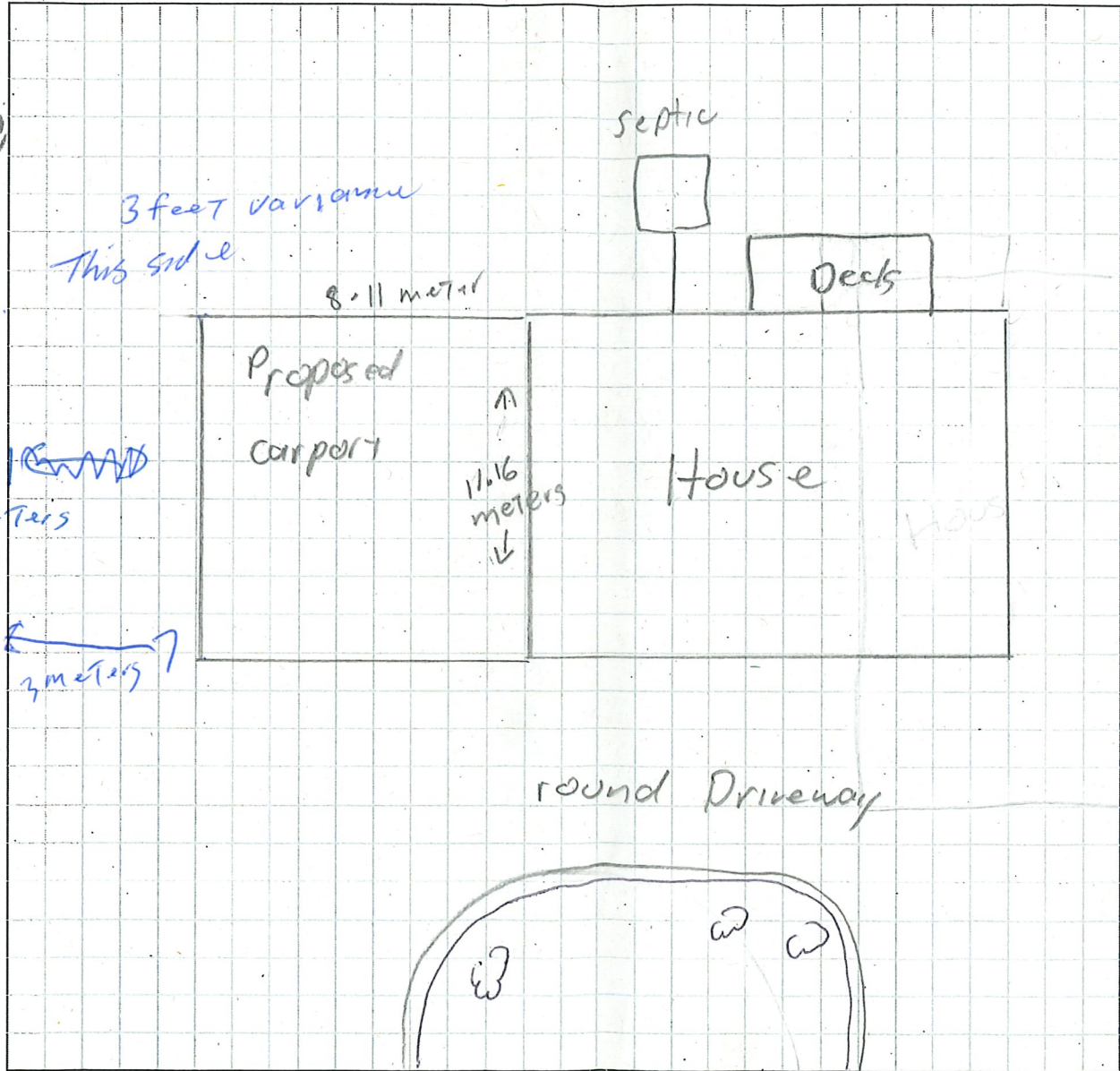
**SITE SKETCH**

Height 4.99 m Gross Floor Area (walls) 864 <sup>80.27m</sup> m<sup>2</sup> Gross Floor Area (eaves) 96.99 m<sup>2</sup>

Setback "A": 106 m Setback "B": 106 m Setback "C": 21.5 m Setback "D": 3 m

Please ensure the driveway is included in the sketch.

A



C

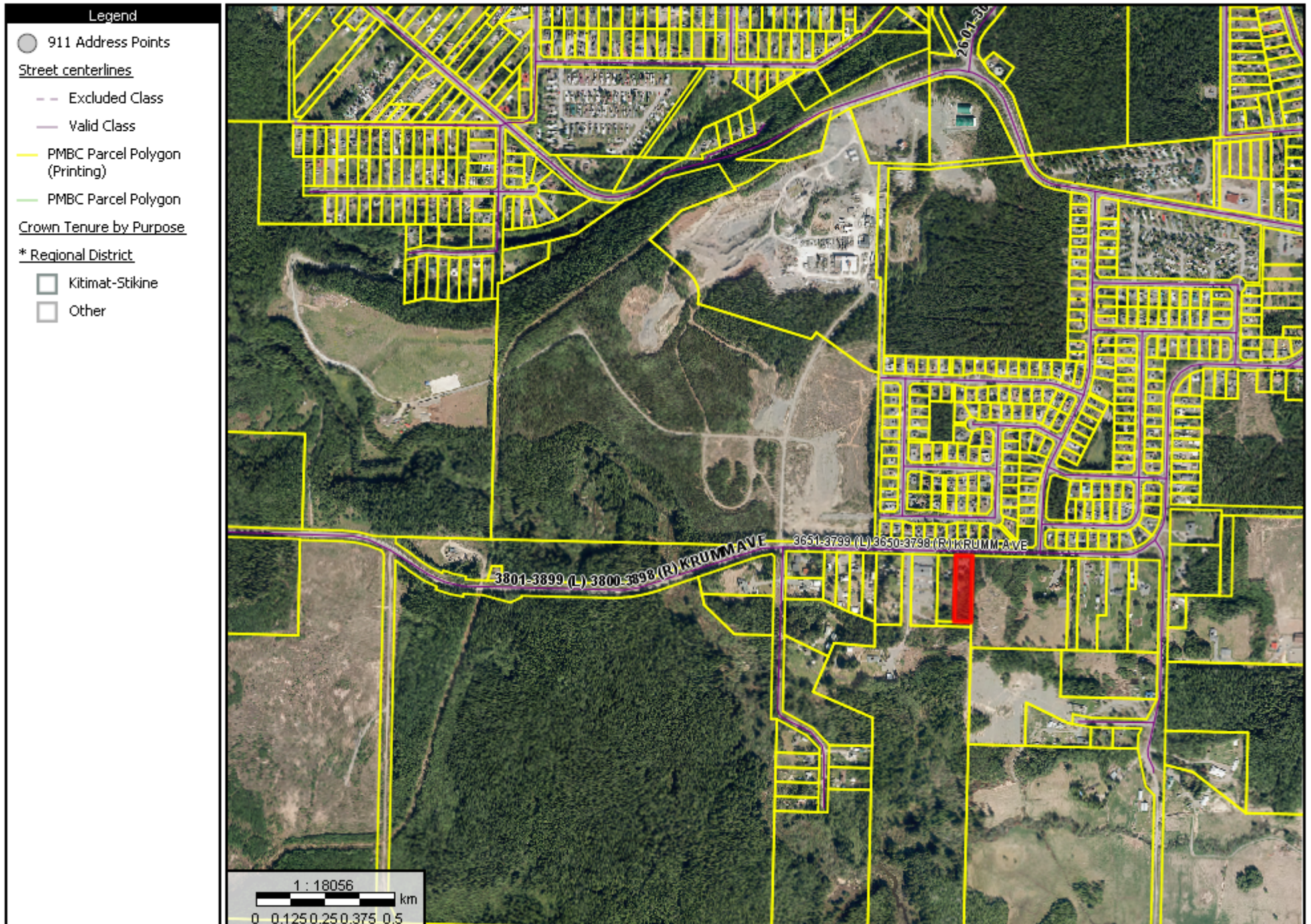
3667 Krumm Road.

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

Name Steve Lavoue

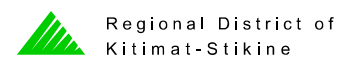
Signature Steve Lavoue

Date March 16 2021





# Krumm Avenue



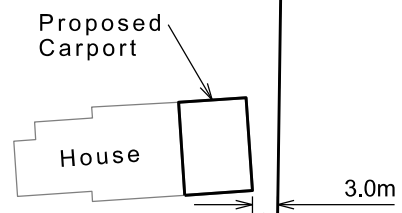
## Development Variance Permit No. 209

Legal Description: Lot 1  
District Lot 1909  
Range 5  
Coast District  
Plan 6780

Properties involved in  
Development Variance Permit Number 209  
in the name of Raymond & Danielle Lavoié

Date: April 2021  
File: 3090 20 209  
PID: 009-713-328  
JUROL: 788-11827.000

Building location supplied  
by DVP applicant.



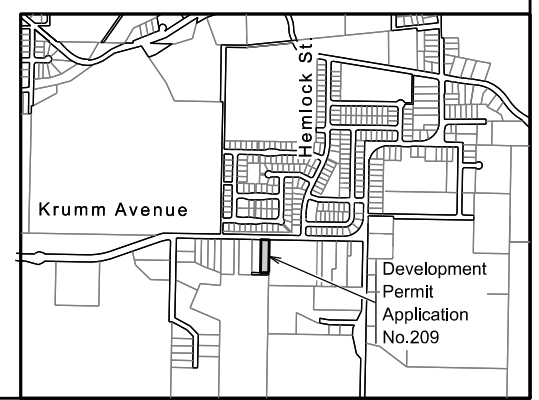
Bylaw Requirement  
(side setback): 3.00 m.  
**Variance Requested  
(side setback): 0.91 m.**

3681 Krumm Avenue  
Lot B  
Plan 5796  
DL 1909

3673 Krumm Avenue  
Lot 2  
Plan 6780  
DL 1909

3667 Krumm Avenue  
Lot 1  
Plan 6780  
DL 1909

3639 Krumm Avenue  
Lot 2  
Plan 4164  
DL 1909



Development  
Permit  
Application  
No.209