



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 **3885 Pine Avenue**.

The property is legally described as **Lot 3 Block 3 District Lot 4001 Range 5 Coast District Plan 4659**.

PURPOSE:

The subject property is zoned R2 – Two Family Residential and subject to the *Regional District of Kitimat-Stikine Thornhill Zoning Bylaw No. 194*. Section 4.3.3 b)(i) states that no ancillary building or structure shall exceed 68.00 square meters in gross floor area. The applicant wants to construct a garage that is 82.13 square meters in gross floor area. If approved, this DVP will grant a variance of 14.13 square meters beyond the gross floor area permitted by Bylaw 194.

Bylaw Requirements	Variance Requested	Results if Approved
68.00 square meters (gross floor area)	14.13 square meters	82.13 square meters

The purpose of the application for **Development Variance Permit No. 213** is to request a variance of 14.13 square meters from the bylaw requirement.

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. 213, 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. 213**

Legal Description:

Lot 3
Block 3
District Lot 4001
Range 5 Coast District
Plan 4659

File: 3090 20 213
PID: 010-159-096
JUROL: 788-12296.000

Date: October 2021

Building location supplied by DVP applicant.

Pine Avenue

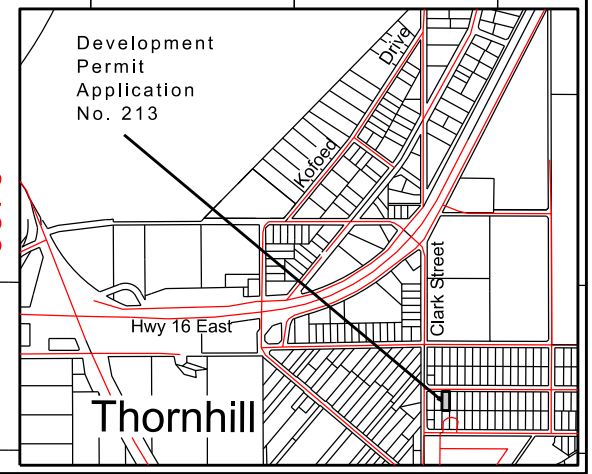
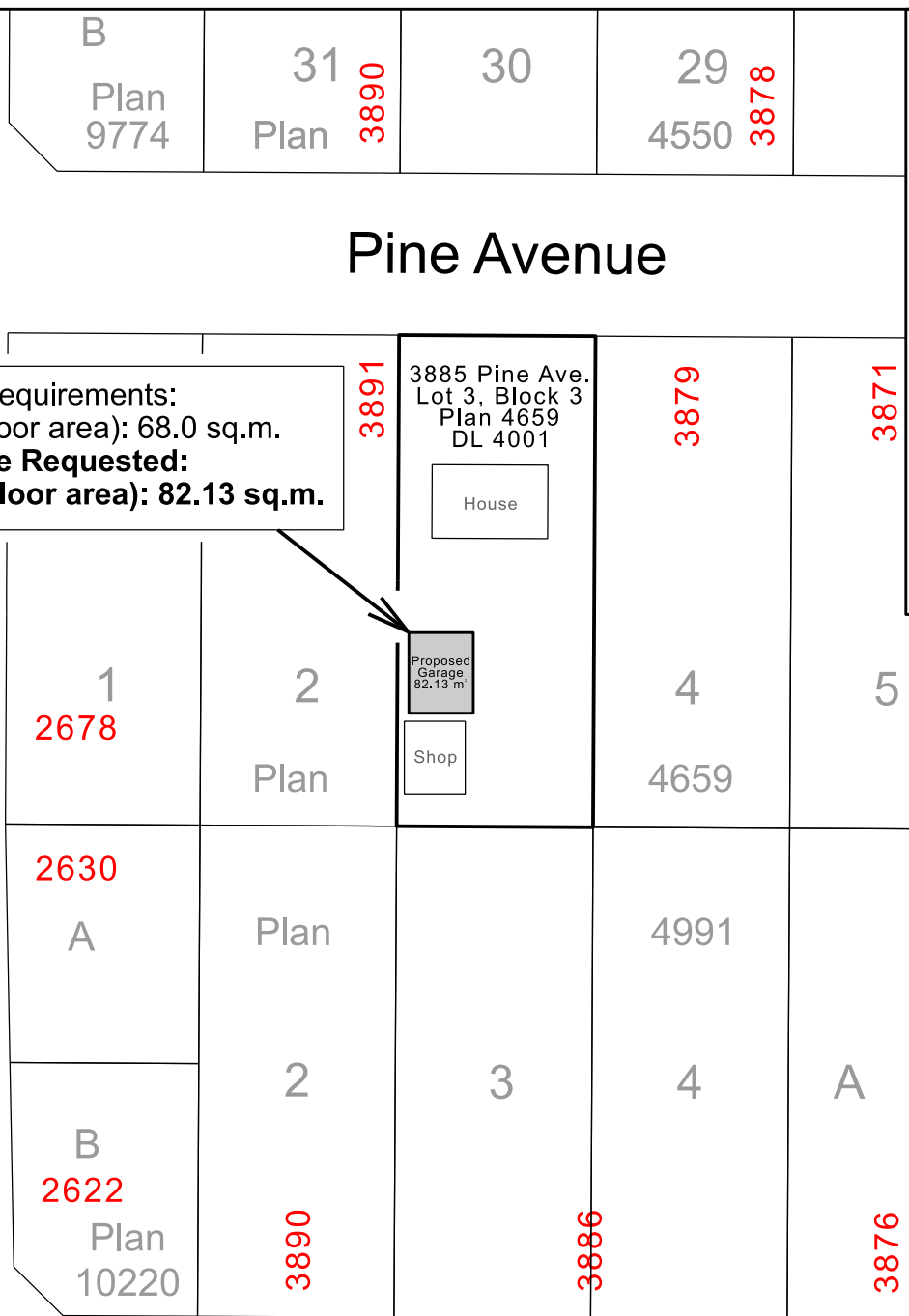
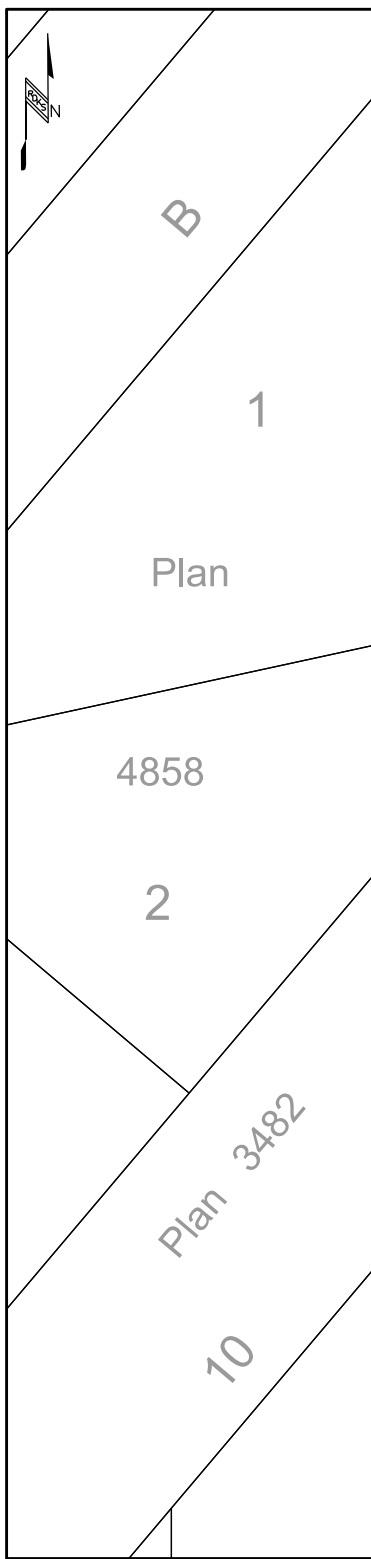
Bylaw Requirements:
(gross floor area): 68.0 sq.m.
Variance Requested:
(gross floor area): **82.13 sq.m.**

3885 Pine Ave.
Lot 3, Block 3
Plan 4659
DL 4001



Clark Street

Muller Avenue



Schedule E – Development Variance Permit Application

Application/File No. 3090 20 213

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 3 / BLOCK 3 / DISTRICT LOT 4001 / RANGES / COAST DISTRICT PLAN 4659
- b) PID No.: 010-159-096 c) Folio No.: 778 012296.000
- d) Location (Street address of property, or general description) 3885 PINE Avenue, Thornhill, B.C. V8G 3T4

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

- a) Applicant's Name: [Redacted]
- Address: 3885 Pine Avenue Thornhill, BC Postal Code: V8G 3T4
- Telephone: Business: [Redacted] Home: [Redacted]
- 2021/Sept/30 [Redacted] Applicant's Signature
- b) Registered Property Owner's Name: [Redacted]
- Address: 3885 Pine Avenue Thornhill BC Postal Code: V8G 3T4
- Telephone: Business: [Redacted] Home: [Redacted]

This application is made with my full knowledge and consent.

2021/Sept/30 [Redacted] 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 \$280.00 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: 194

b. Present zoning: R2

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 USE / Personal use by property owner

g. Description of proposed development (location, uses, size, height, etc...): _____

CARPORT CLOSE TO SHED / USED FOR PARKING OF 2 Vehicles /

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: Request for variance to building size on lot. Request for approval to build a 2 vehicle covered / closed in carport on driveway.

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):

The 2 vehicle covered carport will be within the existing driveway. It will enhance the property's value. It will enhance the view of the neighbourhood.

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

The property will enhance + raise the value of nearby properties.

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

This structure is long desired and will be permanent. It will be a long desired structure that is designed to protect + enhance the property + value. The proposed 2 vehicle closed in + covered carport will improve safety on property + protect vehicles + various outdoor tools - snowblower etc. It will provide + enhance health + safety for aging owner.

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

