



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 **1905 Bobsein Crescent**.

The property is legally described as **Lot 14 District Lot 990 Range 5 Coast District Plan 4974**

PURPOSE:

The subject property is zoned R1 – Single Family Residential and subject to the *Regional District of Kitimat-Stikine Thornhill Zoning Bylaw No. 194*. Section 4.3.2 (c) states that no building or structure or part thereof shall be located within 7.6 meters of the front property line. The applicant has constructed an ancillary structure that is 5.74 meters from the front property line. If approved, this DVP will grant a variance 1.86 meters from the front yard setback required by Bylaw 194.

Bylaw Requirements	Variance Requested	Results if Approved
7.6 meters (front setback)	1.86 meters	5.74 meters

The purpose of the application for **Development Variance Permit No. 216** is to request a variance of 1.86 meters from the Bylaw requirement for the front yard setback.

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 application will first be reviewed at the Planning Committee meeting held virtually, commencing at 3:00 p.m., Friday, November 19, 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, November 19, 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, November 18, 2021. and please quote "DVP No. 216, 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. 216

Legal Description:

Lot 14
District Lot 990
Range 5 Coast District
Plan 4974

File: 3090 20 216
PID: 010-747-338
JUROL: 788-11108.000

Date: October 2021

Building location supplied by DVP applicant.

Queensway Drive

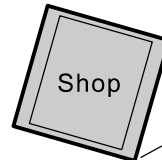
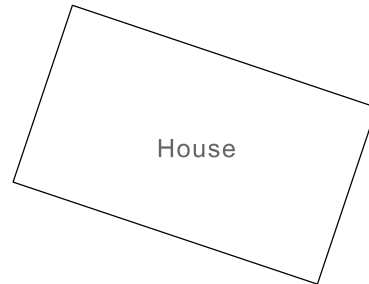
15

Plan

4974

1905 Bobsein Crescent
Lot 14
Plan 4974
DL 990

24



5.74 m

Bobsein Crescent

8

9

Bylaw Requirements:
(front setback): 7.6 m.
Variance Requested:
(front setback): 1.86 m.

Plan

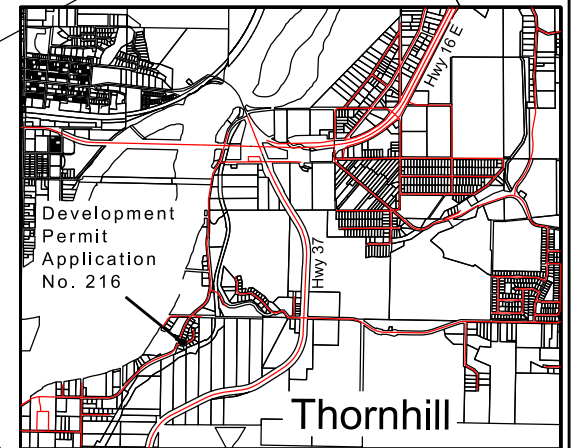
4974

10

C

Plan

5135



Schedule E – Development Variance Permit Application

Application/File No. 216



Regional District of Kitimat-Stikine
Application for a Development Variance Permit

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 14, District Lot 990, Range 5
Coast District, Plan 4974
- b) PID No.: 010-747-338 c) Folio No.: 11108000
- d) Location (Street address of property, or general description) 1905
Bobsein Cres. Thornhill, B.C.

2. Applicant and Registered Property Owner:

- a) Applicant's Name: Trevor Kinney
Address: 1905 Bobsein Cres. Postal Code: V8G3Y2
Telephone: Business: _____ Home: 
Oct. 20, 2021 _____
Date Applicant's Signature Trevor Kinney
- b) Registered Property Owner's Name: Trevor Kinney
Address: 1905 Bobsein Cres. Postal Code: V8G3Y2
Telephone: Business: _____ Home: 

This application is made with my full knowledge and consent.

Oct. 20, 2021 _____
Date Property Owner's Signature Trevor Kinney

****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 250.00 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: R1

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 home
BC Hydro has an easement over the west side of the
property for power lines.

g. Description of proposed development (location, uses, size, height, etc.):
Back yard, storage for garden tools, firewood etc.
6.32m x 6.09m and 4.89m high

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: Needing a 1.86m variance on the frontage
(It is in my back yard and a lot further back than
my house but with the shape of my lot it is hard to
fit without the variance.)

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):

No

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

No

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

No

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

Yes it is the best

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:

****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>For Office Use Only:</p> <p>Application Fee: \$ <u>617</u> Received <input checked="" type="checkbox"/> Receipt No.: _____</p> <p style="text-align: center;">04 20, 2021</p>

QUEENSWAY DRIVE

21'57'30"
24.384

R/W PLAN 5184

15
PLAN
4974

111'57'40"
38.100

14
PLAN
4974
DL 990

House



24
PLAN
4974



151'51'20"
6.943

Variance
1.86m



151'51'20"

16.862
61'51'20"

17.645
111'57'40"

BOBSEIN CRESCENT

21'57'30"

r=19.507
a=17.058