



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 **3923 McNeil Street**.

The property is legally described as **Lot 52 District Lot 1432 Range 5 Coast District Plan 5963**

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 and rear property line. The applicant wants to place a mobile home located 4.87 meters from the front and rear property line. If approved, this DVP will grant a variance 2.73 meters from the front and rear yard setbacks permitted by Bylaw 194.

Bylaw Requirements	Variance Requested	Results if Approved
7.6 meters (front setback)	2.73 meters	4.87 meters
7.6 meters (rear setback)	2.73 meters	4.87 meters

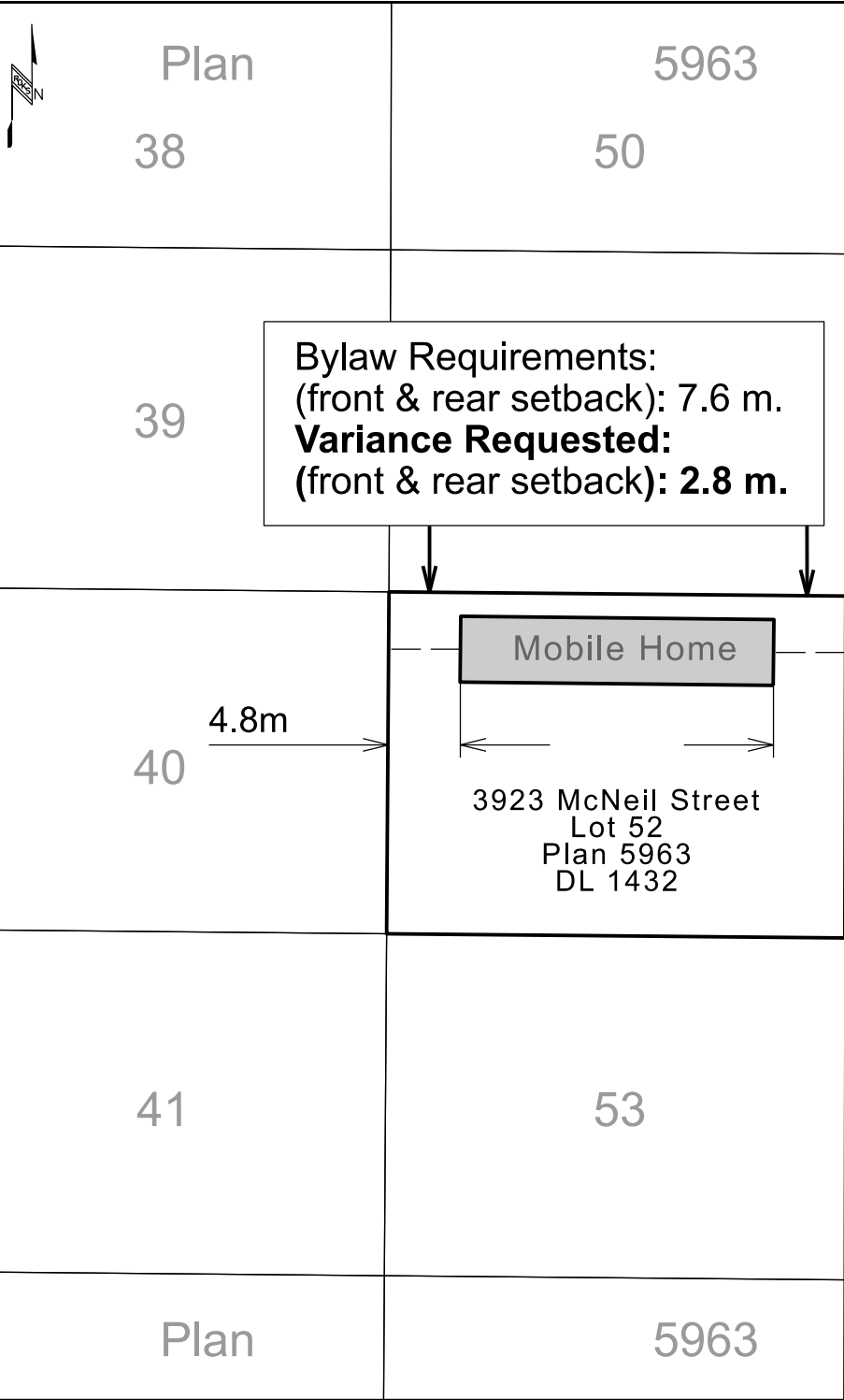
The purpose of the application for **Development Variance Permit No. 215** is to request a variance of 2.73 meters from the Bylaw requirement for front and rear yard setbacks.

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. 215, 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



McNeil Street



Regional District of
Kitimat-Stikine

**Development Variance
Permit No. 215**

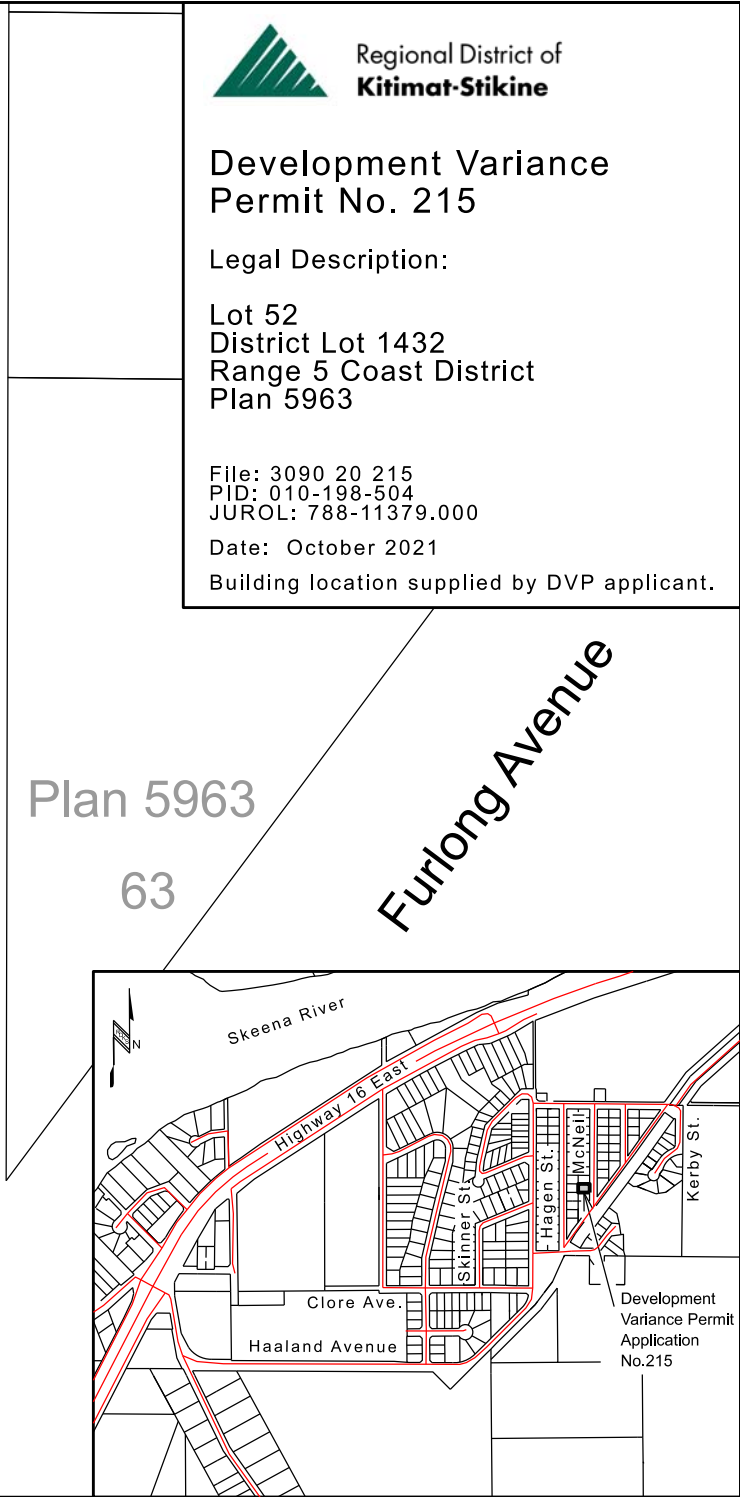
Legal Description:

Lot 52
District Lot 1432
Range 5 Coast District
Plan 5963

File: 3090 20 215
PID: 010-198-504
JUROL: 788-11379.000

Date: October 2021

Building location supplied by DVP applicant.



Schedule E – Development Variance Permit Application

Application/File No. 215

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 52 Plan PRP 5963 DL 1432 Range 5

LD 14

b) PID No.: 010-198-504 c) Folio No.: 25-788-11379-000

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

3923 Menel St

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

a) Applicant's Name: Bronson Johnson

Address: _____ Postal Code: _____

Telephone: Business: _____ Home: _____

Oct 12, 2021 _____ Bronson Johnson
Date Applicant's Signature

b) Registered Property Owner's Name: Bronson Johnson

Address: _____ Postal Code: _____

Telephone: Business: _____ Home: _____

This application is made with my full knowledge and consent.

Oct 12, 2021 _____ Bronson Johnson
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 \$250.00 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: 4.3.2 (c)

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: Property was residential with mobile home on lot, mobile home has been tore down, and I am looking to put a new mobile home on lot

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

I propose to put a 14' x 68' mobile home on lot. There is a setback issue, the lot is 100' deep, so this would leave 16' in the front and 16' in the back.

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 to relax front setback by 9 feet, and to relax rear setback by 9 feet.

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):

Not wanting to change zoning. There are a number of
14x68 mobile homes in this area. Current setbacks are not
logical in this subdivision for a standard sized mobile
home.

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

The variance would not adversely affect nearby
properties or public lands. Both neighbors behind and
one beside are mobile homes on a lot of the
same size.

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

This is not a unique situation, ~~yet~~ anyone wishing to
put a mobile home on a lot in this neighbourhood
faces the same issue.

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

Yes the variance offers the best solution

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:

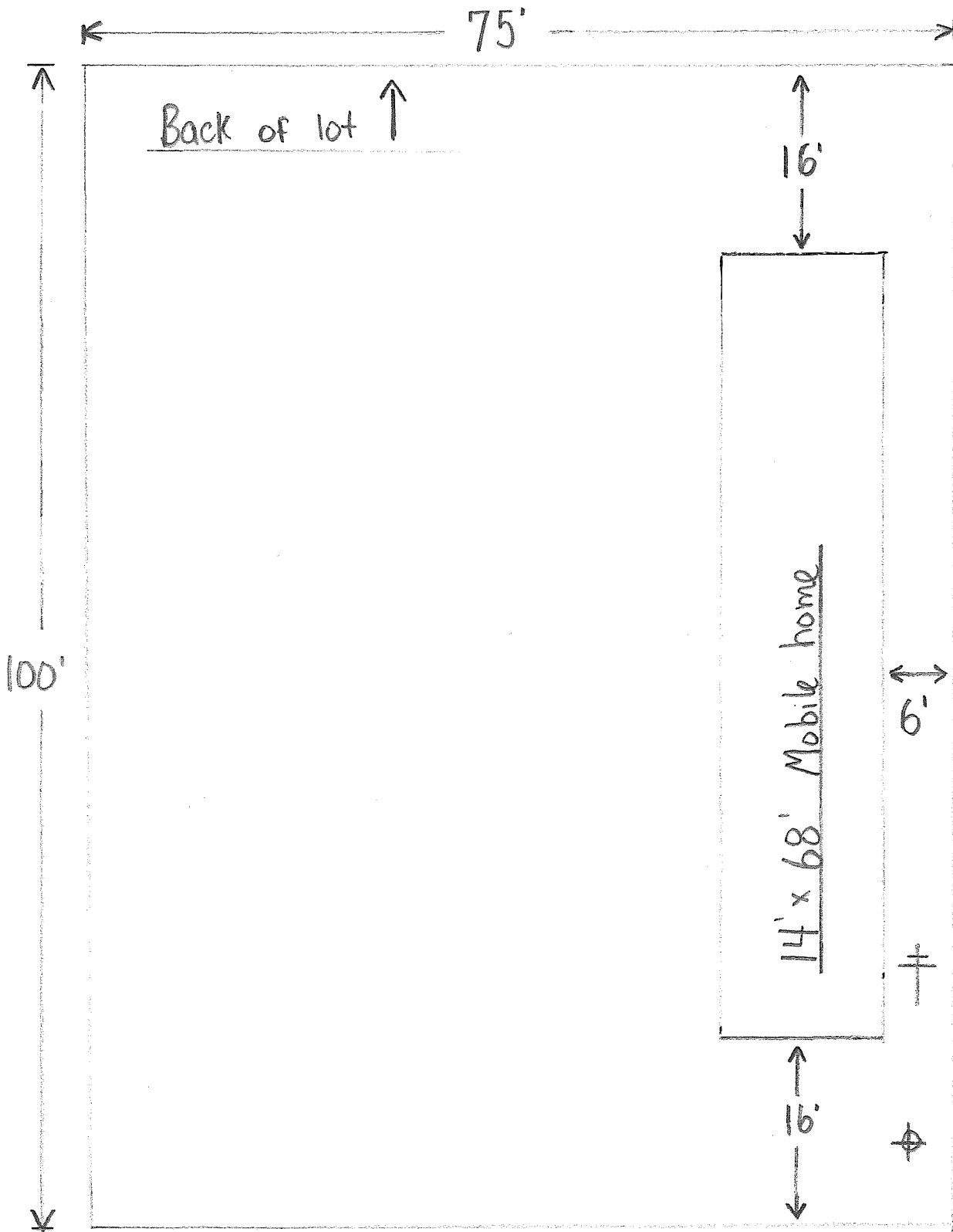
****ALL APPLICATIONS MUST BE COMPLETED IN FULL AND SUBMITTED AT LEAST 15 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.****

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

<p>For Office Use Only:</p> <p>Application Fee: \$ <u>250</u> Received <u>BVD</u> Receipt No.: _____</p> <p>_____ <u>Oct 14, 2021</u> _____</p>
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m = 5

3923 Mcneil Street



Mcneil St