



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 **2204 Catt Point Road**.

The property is legally described as **Lot 1 District Lot 6795 Range 5 Coast District Plan BCP48092**

PURPOSE:

The subject property is zoned R1 – 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 wants to construct an ancillary structure that is 6.7 meters in height and 135 square meters in total floor area. If approved, this DVP will grant a variance of 0.7 meters in height and 67 square meters beyond the total floor area permitted by Bylaw 57.

Bylaw Requirements	Variance Requested	Results if Approved
6 meters (height)	0.7 meters	6.7 meters
68 square meters (gross floor area)	67 square meters	135 square meters

The purpose of the application for **Development Variance Permit No. 218** is to request a variance of 0.7 meters in height and 67 square meters in total floor area 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. 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. 218, 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



Catt Point Road

U.R.E.P.
0184717

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Plan 2090



Regional District of
Kitimat-Stikine

Development Variance Permit No. 218

Legal Description:

Lot 1
District Lot 6795
Range 5 Coast District
Plan BCP48092

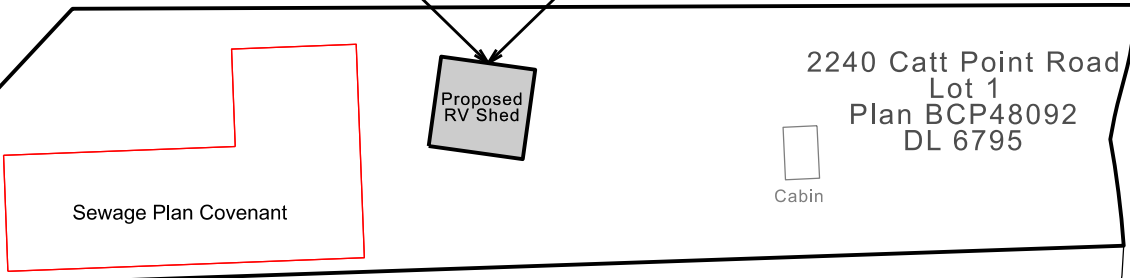
File: 3090.20.218
PID: 028-710-789
JUROL: 788-12874.100

Date: November 2021

Building location supplied by DVP applicant.

Bylaw Requirements:
(height): 6.0 m.
Variance Requested:
(height): 0.7 m.

Bylaw Requirements:
(gross floor area): 68 sq.m.
Variance Requested:
(gross floor area): 67 sq.m.



2240 Catt Point Road
Lot 1
Plan BCP48092
DL 6795

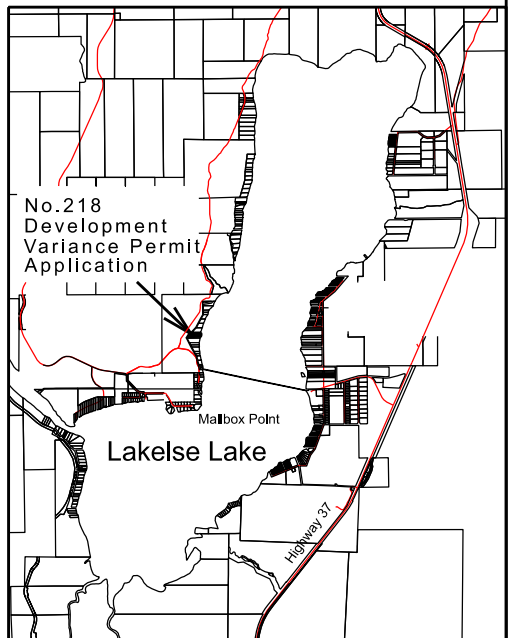
Lakelse Lake

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Plan BCP48092

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Plan 2090



Schedule E – Development Variance Permit Application

Application/File No. 218

**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 district Lot 6795 Range 5 Coast District Plan BCP48092

b) PID No.: 028-710-789 c) Folio No.: _____

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

2204 Catt Point Road (west Lakelse Lake Terrace)

2. Applicant and Registered Property Owner:

a) Applicant's Name: Peggy & Gerald Julseth

Address: PO Box 674, 2204 Catt Point Road Terrace Postal Code: V8G 4B8

Telephone: Business: _____ Home: [REDACTED]

October 26, 2021

Date


Applicant's Signature

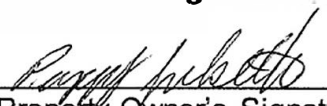
b) Registered Property Owner's Name: Peggy Joan Julseth, Gerald Wayne Julseth

Address: PO Box 674, 2204 Catt Point Road Terrace Postal Code: V8G 4B8

Telephone: Business: [REDACTED] Home: [REDACTED]

This application is made with my full knowledge and consent.

Nov. 1, 2021
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 *[Signature]*

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: Lakelse Lake Zoning Bylaw No. 57

b. Present zoning: R1

c. Located in ALR: YES NO

d. Are there any restrictive covenants registered on the property? YES NO

2 Covenants both, Engineered sewage disposal plan EPP13356, A&B, see attached plan

e. Are there any easements or rights-of-way over the property? YES NO

f. Description of existing use / development on the property: We live in our RV 5th wheel trailer and park at our lake property, for 8 months a year. We also have a 28' RV (pull behind trailer). We also use the property for recreational use of the lake. There is a 12'X8' power shed, at the back of property. There is a 6'X10' outhouse and a 12'X12.6' guest cabin.

g. Description of proposed development (location, uses, size, height, etc...): The proposed development is a RV storage shed, 2RV trailers, for boats, lawn furniture etc.. The height required for the proposed RV storage shed is 6.76 meters or 22' top peak of roof with 16' foot walls. It will require a minimum of 2ft clearance above overhead door for it to open and close and have the clearance required to put the RVs in the shed. The depth of the storage shed is proposed at 38'6" including 16" overhang. The width of the RV shed is a total of 37' including a 16' overhang on both sides overhang.'

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: We are requested 2 variances, 1. a height variance of .7 of a meter, to enable overhead door clearance for 2 RVs.

2. a floor areas variance of 67 sq meter, (37'X 38'6") of which includes a concrete floor of enclosed shed is 22'X36' 12ft X38' 6" Lean To which is planned open with concrete footings. Lean-to and enclosed RV Storage shed share continual trusses. a Concrete floor of enclosed shed is 22'X36'

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):

~~We believe the proposed development meets the intent of the bylaw. Please see attached sketch. (1.181 Acres) of the property. It is our plan to build the RV storage shed, wood structure. it will be constructed with manufactured trusses for the snow load in the area and built to BC Building code standards. Concrete floor on 22'X36' area and 12'X 36' adjoined lean is planned to have concrete footings, posts and crushed gravel floor. It will have a manufactured colored tin roof (dark green) with (brown) tin siding and white trims, door and overhead door. Our property is well maintained with large lawn , flower gardens, shrubs and hanging baskets and a small vegetable garden. large deck area. It will maintain the residential appearance of the property, like a garage or carport but large enough for our RV s.~~

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

~~The proposed RV Storage shed will not negatively impact our neighbors in any way or the wildlife accessing our property or the lake. It is set back from the neighbors area of the property which they use most for their RV. It is not at all obstructing views of the lake from our neighboring properties.~~

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

~~We have considered other locations on the property for the proposed RV storage shed, But after consideration, the proposed location was deemed as the best location. The property is well above the lake and well above 200 year flood levels. The property at the lake front is treed and has a bank of about 2-3 meters and then slopes gradually towards the back of the property. This site was selected after careful thought to allow for natural drainage from the property and in between our 2 properties and the neighbor to the south of us. This is the best location for the RV storage. We are not infringing on the engineered sewage disposal area covenants and are exceeding the property setback. Our driveway and access to the front of the proposed RV storage shed. It is not our intent to build fixed dwelling on the property in the foreseeable future, but we do want to ensure the best area to build a house is maintained, We are retired and are happy living in our RV.~~

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

~~We believe we are presenting the best option to enable us adequate safe RV and storage, leave options open for future development of the property. We very much value the integrity of~~

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:

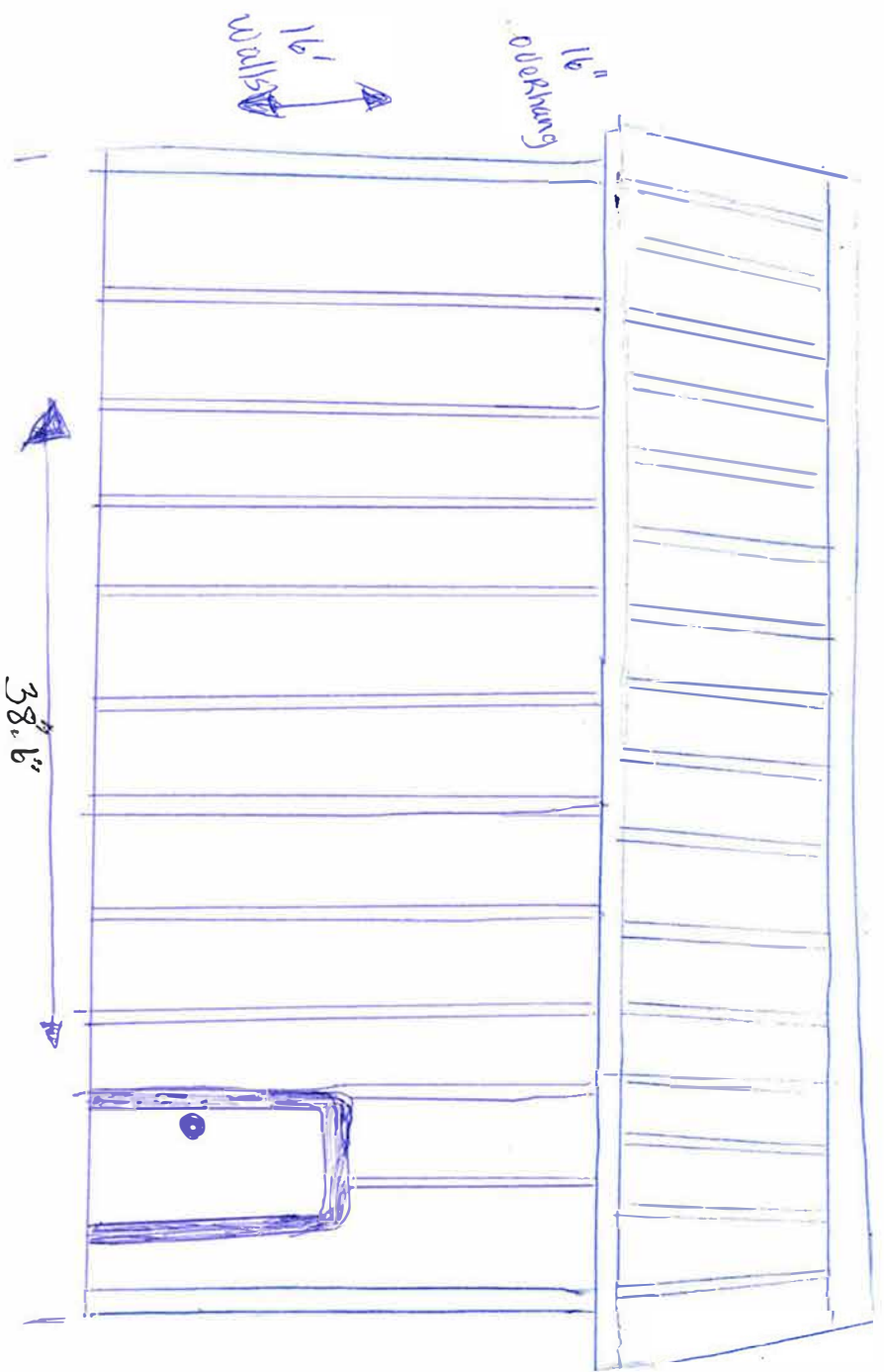
****ALL APPLICATIONS MUST BE COMPLETED IN FULL AND SUBMITTED AT LEAST 15 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.****

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

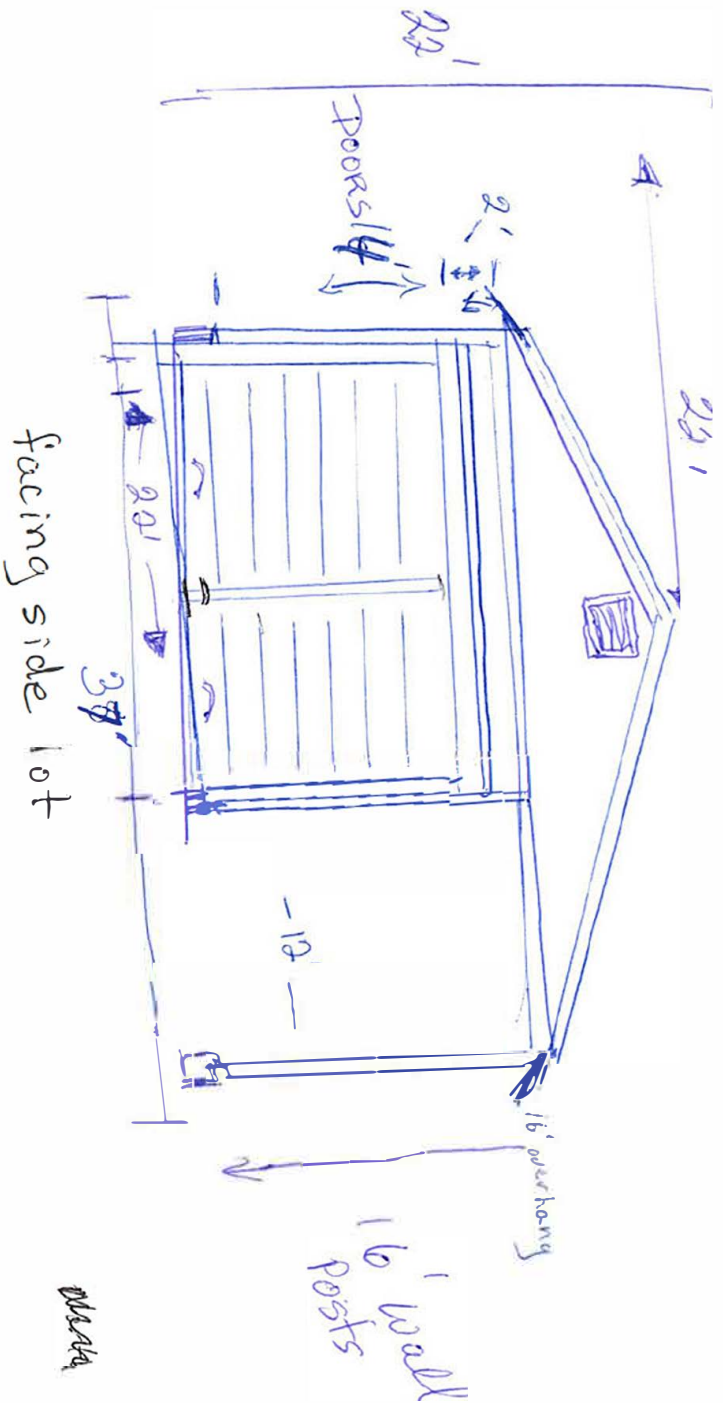
<p>For Office Use Only:</p> <p>Application Fee: \$ <u>250:00</u> Received <input checked="" type="checkbox"/> Receipt No.: _____</p> <p><u>[Signature]</u> <u>Nov 1, 2021</u></p>
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Power Lake Marina

facing lake (South) East



16" overhang
drive way
facing
lake



facing side lot

sketch

Peopple's Journal
Nov/2001

