



PUBLIC NOTICE

APPLICATION FOR TEMPORARY USE PERMIT

TAKE NOTICE THAT an application has been made for a Temporary Use Permit (TUP).

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 **15 Hanna Road, Meziadin, B.C.**

The property is legally described as **Lot 14 District Lot 2456 Cassiar Land District Plan 7577.**

PURPOSE:

The purpose of the proposed Temporary Use Permit is to allow a temporary use on property that is not otherwise permitted in the Residential (R1) zone of *Regional District of Kitimat-Stikine Meziadin Rural Land Use Bylaw No. 316* for a period of up to three years, with option for a one-time renewal of an additional three years. The R1 zone presently allows for residential dwellings and their ancillary uses.

The purpose of the application for **Temporary Use Permit No. 014** is to use a portion of the subject property between September and October for a fishing lodge consisting of the existing main house with common area, 4 guest cabins, and a staff cabin for a period of 3 years, with option for a one-time renewal for an additional 3 years.

The proposed Temporary Use 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 Temporary Use Permit application will first be reviewed at the Planning Committee meeting of the Regional District Board at 3:30 p.m., Friday, September 23, 2022. The Temporary Use Permit application will then be considered for approval by the Regional District Board at its regular meeting commencing at 7:00 p.m., Friday, September 23, 2022. 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, September 22, 2022 and please quote "TUP No. 014, 2022" in your written submission. Requests to provide a submission to the Planning Committee in-person or virtually should be directed to the Development Services department no later than Thursday, September 22, 2022. If you wish to observe the Planning Committee Meeting at 3:30 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

Temporary Use
Permit No. 014
'Schedule A'

Legal Description: Lot 14
District Lot 2456
Cassiar District
Plan 7577

Properties involved in
Temporary Use Permit Number 014
in the name of **Skeena River Lodge**

Date: September 2022
File: 3070 20 014
PID: 009-305-378

Highway 37

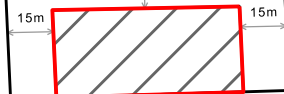
Except Plan
PRP44665
(BC Hydro)

D.L.2456

Meziadin Crescent

Temporary Use
Permit No. 014
Area

Lot 14



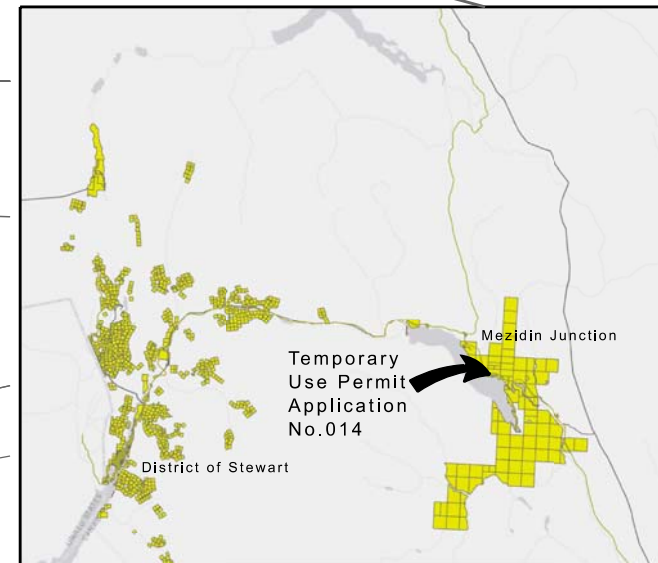
Hanna Road

Tintina Road

Plan PRP44953
A

Plan 7577

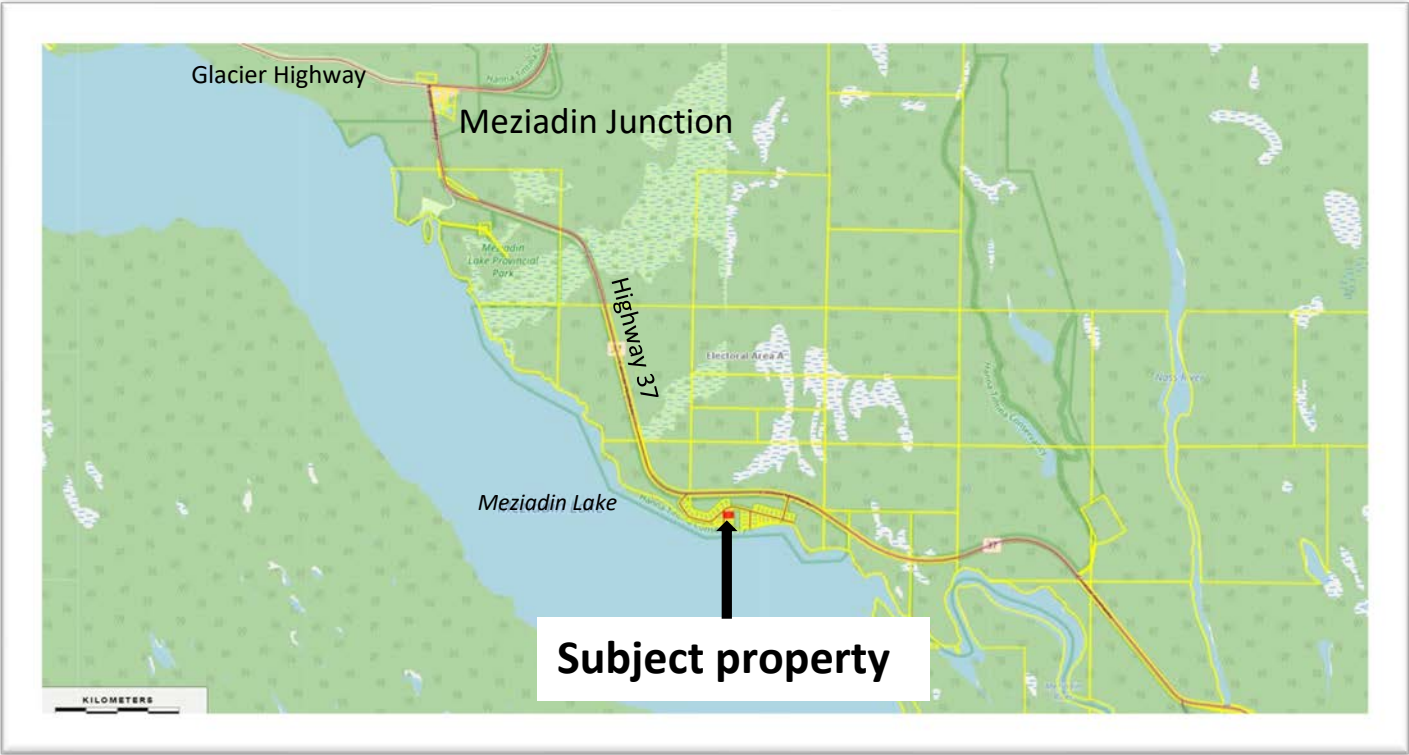
Meziadin Lake



Temporary
Use Permit
Application
No.014

Meziadin Junction

District of Stewart



Schedule F – Temporary Use Permit Application

Application/File No. 014

Regional District of Kitimat-Stikine
Application for a Temporary Use Permit

I/We hereby make application under the provisions of Part 26 of the Local Government Act for a Temporary Commercial and Industrial Use Permit.

1. Property Information:

a. Legal Description: LOT 14 DISTRICT LOT 2456 CASSIAR DISTRICT
RAW 7577

b. PID No.: 009-305-378 c. Folio No.: 788-14935.000

c. Location (Street address of property, or general description) _____
15 HANNA ROAD MEZIADIN TSC

2. Applicant and Registered Property Owner:

a. Applicant's Name: RYAN MERRILL

Address: _____ Postal Code: _____

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

220719 _____
Date Applicant's Signature

b. Registered Property Owner's Name: NASS BASS CAMP LTD
Address: TERRACE BC Postal Code: _____ Telephone: Business: _____

[REDACTED] Home: _____

This application is made with my full knowledge and consent.
220719 _____
Date Applicant'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 _____ 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: _____

STERLHEAD FISHING CAMP FOR 6-7 WEEKS
MID SEPTEMBER - END OF OCTOBER

g. Description of proposed temporary use of the land and buildings: _____

HOUSING UP TO 6 GUESTS & 4 STAFF FOR STERLHEAD
SEASON.

h. Describe the time period required for the temporary use: CAMP ONLY OPERATES

6-7 WEEKS PER YEAR - MID SEPTEMBER - END OF OCTOBER

i. Describe the reasons for the temporary use: FOR HOUSING FISHING GUESTS

- j. Clearly describe any conditions that the proposed use will be limited to such as floor area, affected land area, buildings to be used, parking, hours of operation, etc...

MAIN HOUSE - STAFF QUARTERS, DRYING AREA, DOWNING ROOM, KITCHEN
GUIDES CABIN - STAFF QUARTERS, LAUNDRY
GUEST CABINS - GUEST QUARTERS
SEASON MID SEPTEMBER - END OCTOBER - CLIENTS &
GUIDES TYPICALLY LEAVE AT 0730 & RETURN AROUND
1730 - 1800, PARKING FOR 3 TRUCKS & BOATS IN FRONT OF HOUSE

- k. Is this permit requested for a development already existing or under construction?

YES NO

6. Cessation of Temporary use:

A Temporary Use Permit is not a substitute for an application to rezone the property. A Temporary Use Permit is only intended to allow for an activity over a limited period of time. At the conclusion of the Permit, it is intended that the temporary use will:

- Cease
- Be moved to an appropriately zoned site for that use
- During the time that the Permit is in effect, a rezoning application will be applied for in order to change the zoning of the subject property to allow the use. If that application is unsuccessful, upon expiration of the Permit, the temporary use will be removed
- Other (explain)

7. Attachments:

The following information is required before the permit may be processed:

- a. A Sketch Plan with dimensions, drawn to scale, showing the location of proposed and existing buildings, structures, property access, utilities and sewage disposal systems, etc.

REQUIRED: YES NO

- b. 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)

REQUIRED: YES NO

- c. A Contour Map (plan) drawn to scale with contour intervals of _____, of the subject site.

REQUIRED: YES NO

- d. A Site Development Plan with dimensions, drawn to scale, of the proposed subdivision, where subdivision (small or large) is contemplated.

REQUIRED: YES NO

- e. 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 21 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.****

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

For Office Use Only:		
Application Fee: \$ _____	Received: _____	Receipt No.: _____
_____	_____	
Date	Signature of Official	

91.413m

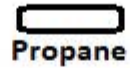
15 Hanna Road, Meziadin BC

Hanna Road

44.492m

30m

+/-20m



+/-15m



+/-20m



Guest Cabins



44.504m



6m



4m

Main House

12m

18m

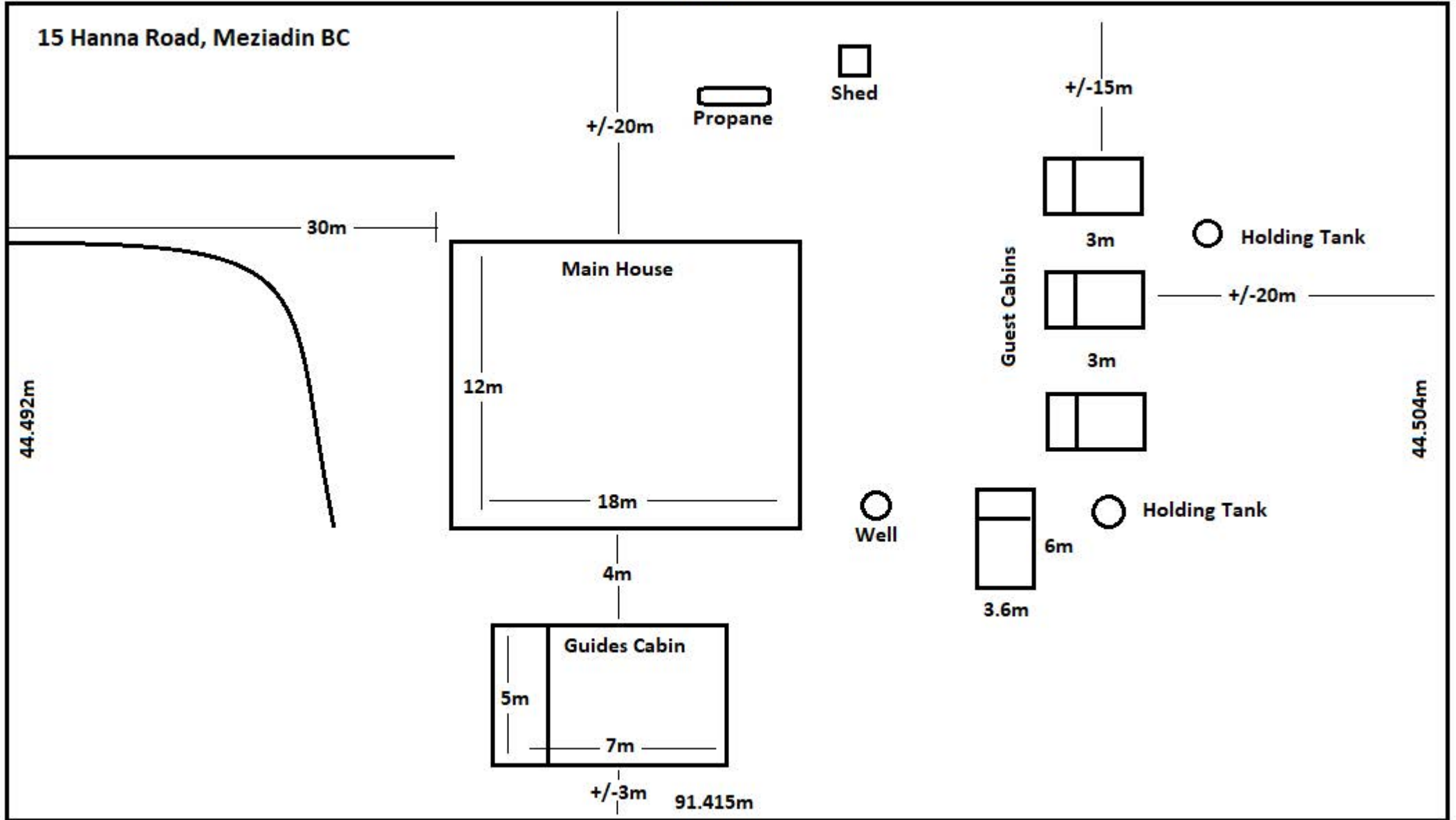
Guides Cabin

5m

7m

+/-3m

91.415m





Guest Cabins



Existing Main House and Guides Cabin



Suite 300 - 4545 Lazelle Avenue
Terrace BC
V8G 4E1
Tel (250) 615-6100
Fax (250) 635-9222

File No. 3070 20 014

TEMPORARY USE PERMIT NO. 014, 2022
REGIONAL DISTRICT OF KITIMAT-STIKINE

1. This Temporary Use Permit applies only to the lands within the Regional District of Kitimat-Stikine in the unincorporated community of Thornhill, and legally described as:

Legal Description: **Lot 14 District Lot 2456 Cassiar Land District Plan 7577; PID: 009-305-378**
Civic Address: **15 Hanna Road, Meziadin, BC**

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2. This Permit is binding upon the current owner(s) of the land described in Section 1 above and any authorized renters or leaseholders, hereinafter referred to as the permit holder:

Name: **Skeena River Lodge (Leaseholder)**
Mailing
Address: **6167 Chindemash Frontage Road, Terrace BC, V8G 0A8**

And all persons who acquire an interest in the land as described in Section 1.

3. This Permit is issued in accordance with the **Local Government Act**.
4. This Temporary Use Permit is issued subject to compliance with all Regional District of Kitimat-Stikine Bylaws, except as specifically varied or supplemented by this Permit.
5. The land described herein shall be developed or used strictly in accordance with the terms and conditions and provisions of this Permit.
6. This Temporary Use Permit is not a Building Declaration and Siting Approvals Permit or Development Permit. Nothing in this Permit relieves the owner from the requirements of any other bylaws of the Regional District of Kitimat-Stikine applicable to the use of the lands described in Section 1 or with the requirements of any other statute or regulation concerning the use of the land or the protection of the environment.
7. The Temporary Use Permit Site Area is the property as described in Section 1 and (the portion of land) identified in the attached Schedule A.



TEMPORARY USE AUTHORIZATION

8. This permit authorizes a seasonal Fishing Lodge on the TUP Area (the “Temporary Use”) subject to the terms, conditions and other provisions of this Temporary Use Permit.

TERM OF THE PERMIT

9. This Temporary Use Permit expires on the day that is three (3) years following the date of resolution passed by the Regional District Board.

10. If a renewal is required, the holder shall make an application no later than 30 days before the expiry of the current permit.

CONDITIONS

11. The Temporary Use is authorized and may be carried on within the TUP Area subject to the following conditions, which shall be carried out and fulfilled at the sole cost of the Owner:

- a. The Temporary Use may be carried out only while the Land is operated by Skeena River Lodge.
- b. The Temporary Use may be carried out only between September and October each year that the permit is in effect, except for maintenance activities required to upkeep the property which may occur as needed.
- c. Operations associated with noise from guests are permitted between the hours of 7 am to 8 pm and restricted from 8 pm to 7 am.
- d. The Temporary Use may occur within the following existing buildings on the subject property, and no additional building or structures may be constructed in conjunction with the temporary use:
 - i. Existing main house with common area
 - ii. Existing guides cabin for staff accommodation
 - iii. Existing four guest cabins
- e. A Building Declaration and Siting Approvals Permit must be applied for and approved for the four guest cabins, including external agency approvals.
- f. The forested areas of the subject property shall remain as a forested buffer.

AUTHORIZING RESOLUTION NO. _____

PASSED BY THE REGIONAL BOARD THIS _____ DAY OF _____, 2022.

ISSUED THIS _____ DAY OF _____, 2022.

Chief Administrative Officer (CAO)



Regional District of
Kitimat-Stikine

I/We, **Skeena River Lodge** the leaseholder for the lands hereinbefore described, do hereby agree and consent to all of the terms and conditions herein expressed.

Permit Holder Signature

Name, Title (print)
Skeena River Lodge

Date

DRAFT