



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 3858 Pine Avenue.**

The property is legally described as **Lot 26 District Lot 4001 Range 5 Coast District Plan 4550**

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 square meters in gross floor area. The applicant wants to construct an ancillary structure that is 79.06 square meters in total floor area. If approved, this DVP will grant a variance of 11.06 square meters beyond the total floor area permitted by Bylaw 194.

Bylaw Requirements	Variance Requested	Results if Approved
68 square meters (gross floor area)	11.06 square meters	79.06 square meters

The purpose of the application for **Development Variance Permit No. 219** is to request a variance of 11.06 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 3:30 p.m., Friday, March 18, 2022. 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, March 18, 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, March 17, 2022 and please quote "DVP No. 219, 2022" 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



Paquette Avenue



Regional District of
Kitimat-Stikine

Development Variance Permit No. 219

Legal Description:

Lot 26
District Lot 4001
Range 5 Coast District
Plan 4550

File: 3090 20 219
PID: 011-513-667
JUROL: 788-12258.000

Date: March 2022

Building location supplied by DVP applicant.

3885	3877	3871	3865	3861	3853	3847
3	4	5	6	7	8	9
Plan						

30 Plan			3858 Pine Ave. Lot 26 Plan 4550 DL 4001			25 24		
			29	28	27			
3884	3878	3870	3866	Proposed Shop 79.06 m ²		3854	3846	

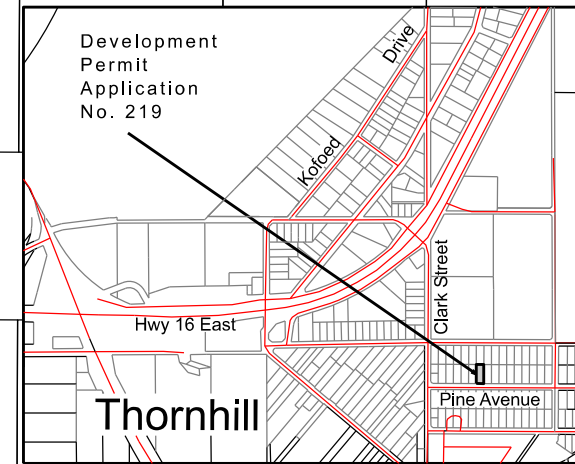
Bylaw Requirements:
(gross floor area): 68.0 sq.m.
Variance Requested:
(gross floor area): 11.06 sq.m.

House

4550		
23 4550	22	21

Pine Avenue

3885	3879	3871	3867	3859	3855	3849
Plan 3	4	5	6	7	8	9
						4659



Schedule E – Development Variance Permit Application

Application/File No. 219

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 26, PLAN PRP 4550, DL 4001, RANGES,
CD, 1 ROL 12258.000
- b) PID No.: 011-513-667 c) Folio No.: [REDACTED]
- d) Location (Street address of property, or general description) 3858 WEST
TERRACE B.C.

2. Applicant and Registered Property Owner:

- a) Applicant's Name: ROBERT T PARKER
- Address: 2571 CLARK ST TERRACE Postal Code: V8G 3S3
- Telephone: Business: [REDACTED] Home: [REDACTED]
- FEB 22 / 2022 Robert Parker
Date Applicant's Signature
- b) Registered Property Owner's Name: ROBERT T PARKER
- Address: 2571 CLARK ST TERRACE Postal Code: V8G 3S3
- Telephone: Business: [REDACTED] Home: [REDACTED]

This application is made with my full knowledge and consent.

FEB 22 / 2022 Robert Parker
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 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: R-2
- 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: IT IS A RESIDENTIAL HOUSE AND OLD SHED
- g. Description of proposed development (location, uses, size, height, etc...): 3858 PINE ST / NORMAL HOME SHOP USES AND VEHICLE PARKING IN WINTER TO KEEP CARPERS FROM FREEZING UP / 23 WIDE X 37 LONG AND 16.5 FT HIGH MAX INCLUDES 16" OVERHANDS ALL AROUND SHOP
- 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 ASKING FOR A VARIANCE OF PLUS 120 SQ FT TO A PROPOSED SHOP TO ALLOW A BENCH AT THE BACK AND ENOUGH ROOM TO WALK AROUND A F-350 QUAD CAB WITH PLOW & SANDER ATTACHED

- 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):

THIS VARIANCE IS SIMPLY ASKING FOR A LITTLE MORE SQUARE FOOTAGE
AND WILL STILL COMPLY WITH THE BYLAWS FOR INTENDED USE
ETC

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

THE VARIANCE FOR EXTRA SQUARE FOOTAGE STILL FALLS
IN LINE WITH THE ALLOWABLE SET BACKS ETC

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

THE PLOW TRUCK THAT PARKS IN THE WINTER TIME IS QUITE
LONG AND NEEDS TO SIT IN A HEATED SHOP TO PREVENT
ICE BUILDUP IN THE SANDER

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

730 SQ FT WHICH IS ALLOWABLE WOULD
BARELY GIVE ENOUGH ROOM TO PARK THE TRUCK AND GET
AROUND IT WITH OTHER SHOP STUFF IN STORAGE FOR WINTER TIME 18

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.****

For Office Use Only:

Application Fee: \$ 250 Received ☒ Receipt No.: _____

PINE STREET

HYDRO POOL

200 FT
OR 66.66 METERS

FRONT OF PROPERTY
EASEL TAKE LINE

SET BACK
A
ALLOWABLE
7.6m

NEW SHOP
TOTAL SQ FOOTAGE 848.69 SQ FT
WITH OVERHANGS INCLUDED
16"
* SHOP HEIGHT 5.5 METERS

1.5 METERS
SET BACK
IS ALLOWABLE
1.5m

WATER LINE

GAS LINE

HYDRO LINE

DRIVEWAY

* NOT SURE WHERE FIELD RUNS

SEPTIC TANK

FENCE

100 FT OR HALF
33.3m
WAY
FENCE

3.2m
2.9 METERS
SIDE
ENTRANCE
1.5m
1.6m
4.8m
SET BACK
ALLOWABLE
3m

HOUSE
3858 SQ FT
MEASUREMENTS
INCLUDE OVERHANGS

16.66 METERS
OR 50 FT

SET BACK
ALLOWABLE
7.6m
* DIP SHED
BEING TORN
DOWN

FENCE

16.66 METERS
1031W99.92 OR 1107
80 FT OR 24.38 METERS
1031W99.92 OR 1107
20 FT OR 6.09 METERS

BACK OF PROPERTY