

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 **5180 Bulkley Street, Gossen** (Electoral Area C).

The property is legally described as **Lot 27 District Lots 1433 and 1434 Range 5 Coast District Plan 5814**.

PURPOSE:

The subject property is zoned R1A – Gossen and Usk East High Density Rural Zone – and subject to the *Regional District of Kitimat-Stikine Greater Terrace Zoning Bylaw No. 37*. Section 2.6A.4 (b)(i) states that no ancillary building or structure shall exceed 112 square meters in gross floor area if a lot is 0.2 hectares or more. The applicant wants to construct an ancillary structure that is 139.35 square meters in gross floor area. If approved, this DVP will grant a variance of 27.35 square meters beyond the gross floor area permitted by Bylaw 37.

Bylaw Requirements	Variance Requested	Results if Approved
112 square meters (gross floor area)	27.35 square meters	139.35 square meters

The purpose of the application for **Development Variance Permit No. 222** is to request a variance of 27.35 square meters in gross 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, May 27, 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, May 27, 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, May 26. and please quote "DVP No. 222, 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



Regional District of
Kitimat-Stikine

Development Variance

Permit No. 222

Legal Description: Lot 27

District Lots 1433 and 1434

Range 5 Coast District

Plan 5814

Properties involved in

Development Variance Permit Number 222

in the name of

Nancy M. Levesque

Date: May 2022

PID 010-324-518

Folio 788-11465.000

5188 Bulkley Street
Lot 28, Plan 5814
District Lot 1433 & 1434

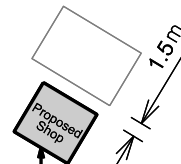
5187 Gossen Creek Street
Lot 23, Plan 5814
District Lot 1434

5180 Bulkley Street
Lot 27, Plan 5814
District Lot 1433 & 1434

Bylaw Requirement (gross floor area: 112 sq.m.)
Variance Requested (gross floor area): 27.35 sq.m.

5172 Bulkley Street
Lot 26, Plan 5814
District Lot 1434

5179 Gossen Creek Street
Lot 24, Plan 5814
District Lot 1434

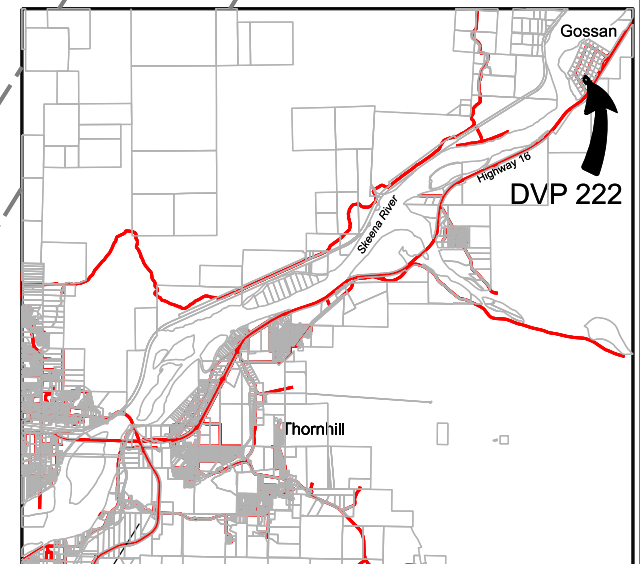


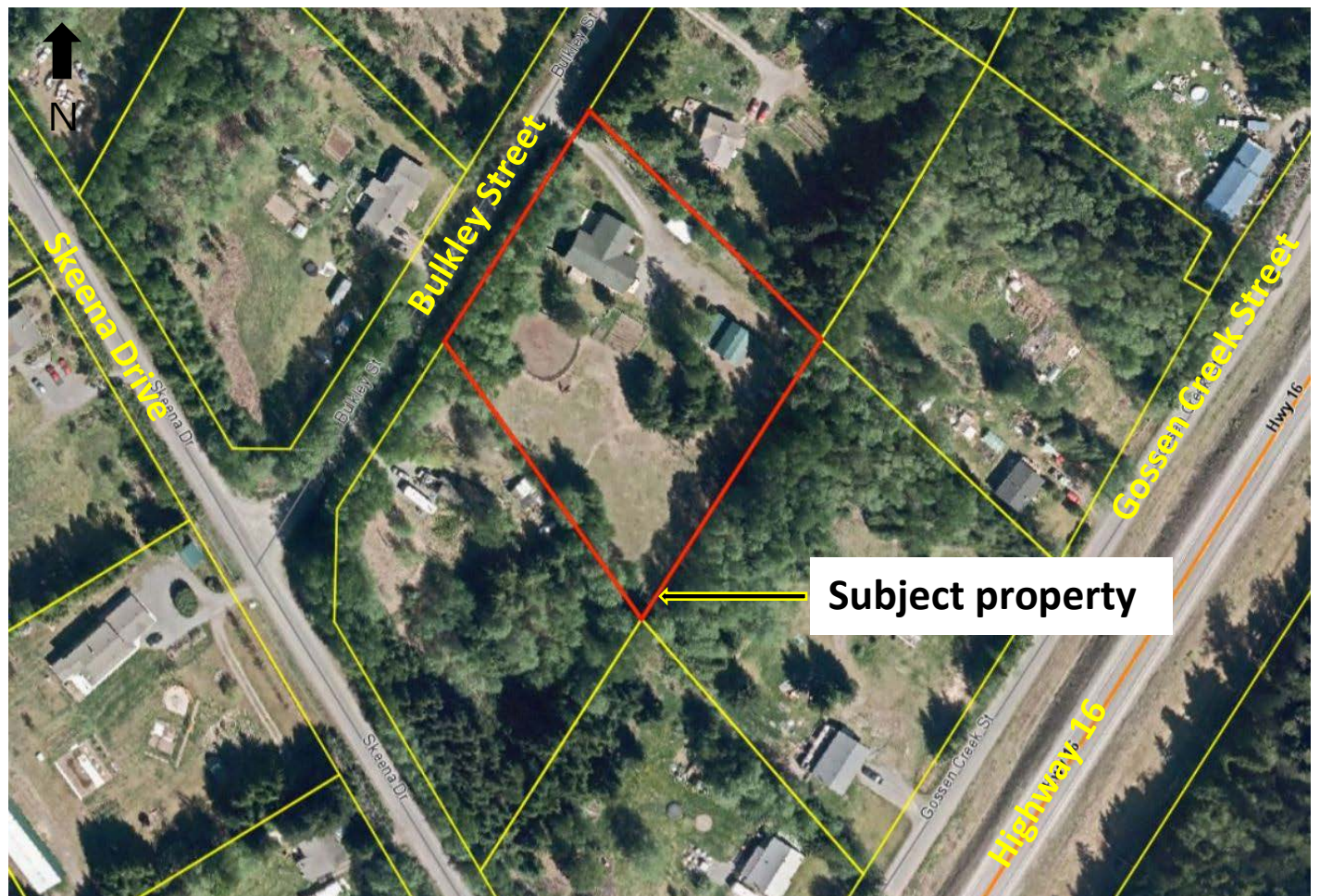
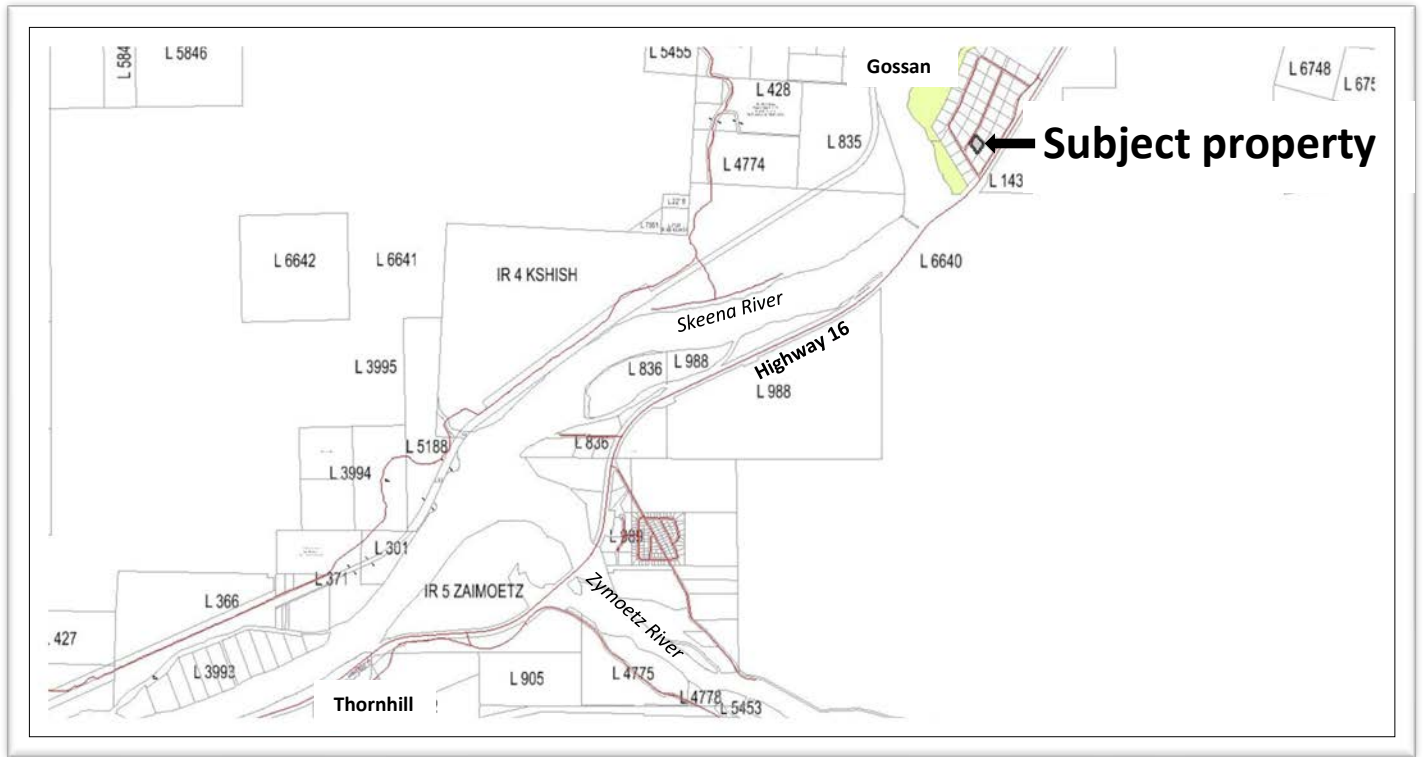
Bulkley Street

Skeena Drive

Gossen Creek Street

Highway 16





Schedule E – Development Variance Permit Application

Application/File No. 222

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 27 PLAN PRD 5814 DISTRICT LOT 1433
RANGE 5 COAST RANGE 5 LAND DISTRICT 4 D1 1434
- b) PID No.: 010-324-518 c) Folio No.: _____
- d) Location (Street address of property, or general description) _____
5180 BULKLEY ST

2. Applicant and Registered Property Owner:

- a) Applicant's Name: NANCY MARIE LEVESQUE
- Address: 5180 BULKLEY ST Postal Code: V7G 0A6
- Telephone: Business: _____ Home: _____
- _____
Date Applicant's Signature
- b) Registered Property Owner's Name: NANCY MARIE LEVESQUE
- Address: 5180 BULKLEY ST Postal Code: V7G 0A6
- Telephone: Business: _____ Home: _____

This application is made with my full knowledge and consent.

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 _____ 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: _____

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

- 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: _____

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: \$ _____ Received _____ Receipt No.: _____

- 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):

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

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

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

