



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 2432 First Avenue.**

The property is legally described as **Lot 2, District Lot 4127 Range 5 Coast District Plan 4615**

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 (1) (c) states that no dwelling, buildings, or structure or part thereof except a fence, shall be located within 7.5 meters of a rear lot line. The applicant has applied for a variance of 4.5 meters to build a shop located 3 meters from the rear lot line.

Bylaw Requirements	Variance Requested	Results if Approved
7.5 meters (rear setback)	4.5 meters	3 meters

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 (DVP) application will first be reviewed at the Planning Committee meeting of the Regional District Board at 3:30 p.m., Friday, May 27, 2022. The DVP application will then be considered for approval by the Regional District Board at its regular meeting 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, 2022 and please quote "DVP No. 223, 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, May 26, 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

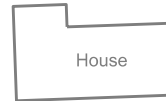


First Avenue

Lot 24, Plan 4615
DL 4127

2428 First Avenue
Lot 23, Plan 4615
DL 4127

2432 First Avenue
Lot 22, Plan 4615
DL 4127



3.0m

Bylaw Requirement (rear setback): 7.5 m.
Variance Requested (rear setback): 4.5 m.

2436 First Avenue
Lot 21, Plan 4615
DL 4127

2440 First Avenue
Lot 20, Plan 4615
DL 4127

2449 Lakelse Lake
Lodge Road
DL 4127



Regional District of
Kitimat-Stikine

Development Variance

Permit No. 223

Legal Description: Lot 22

District Lot 4127

Range 5 Coast District

Plan 4615

Properties involved in

Development Variance Permit Number 223

in the name of

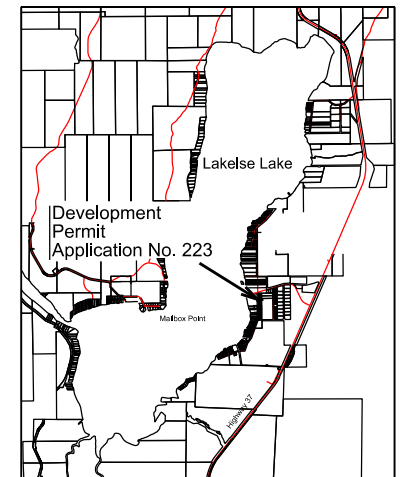
Laurie K. Turcotte
Betrand-Gabriel Seguin

Date: May 2022

PID 011-490-381

Folio 788-12455.000

2445 Kroyer Street
Lot A, Plan PRP10882
DL 4127



Schedule E – Development Variance Permit Application

Application/File No. 223

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 22 District Lot 4127 Range 5 coast
District Plan 4615
- b) PID No.: 011-490-381 c) Folio No.: _____
- d) Location (Street address of property, or general description) 2432 First Av
Terrace V8G 0G2

2. Applicant and Registered Property Owner:

- a) Applicant's Name: Bertrand-Gabriel Seguin
Address: 2432 First Av Postal Code: V8G 0G2
Telephone: Business: [REDACTED] Home: _____
Date: 8 May 2022 Applicant's Signature: Bertrand
- b) Registered Property Owner's Name: Bertrand and Laurie Turcotte
Address: 2432 First Av Postal Code: V8G 0G2
Telephone: Business: _____ Home: [REDACTED]

This application is made with my full knowledge and consent.

Date: 8 May 2022 Property Owner's Signature: Bertrand

****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: ~~R2~~ 57
- 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: new shop to
eliminate the old one in place on or land
For storage
- g. Description of proposed development (location, uses, size, height, etc...): 22x24 shop + storage
- No water inside And no drain
- 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: - Build my shop 3 meters from the back
of my Property line instead of 7 meters.

- 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):

The Back of or property is only wood There is no House Build Behind of land.

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

I Ask All people living around me and they Have No issue of the variance I Am asking For.

- 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:

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: \$ 250.00 Received Yes Receipt No.: 10307



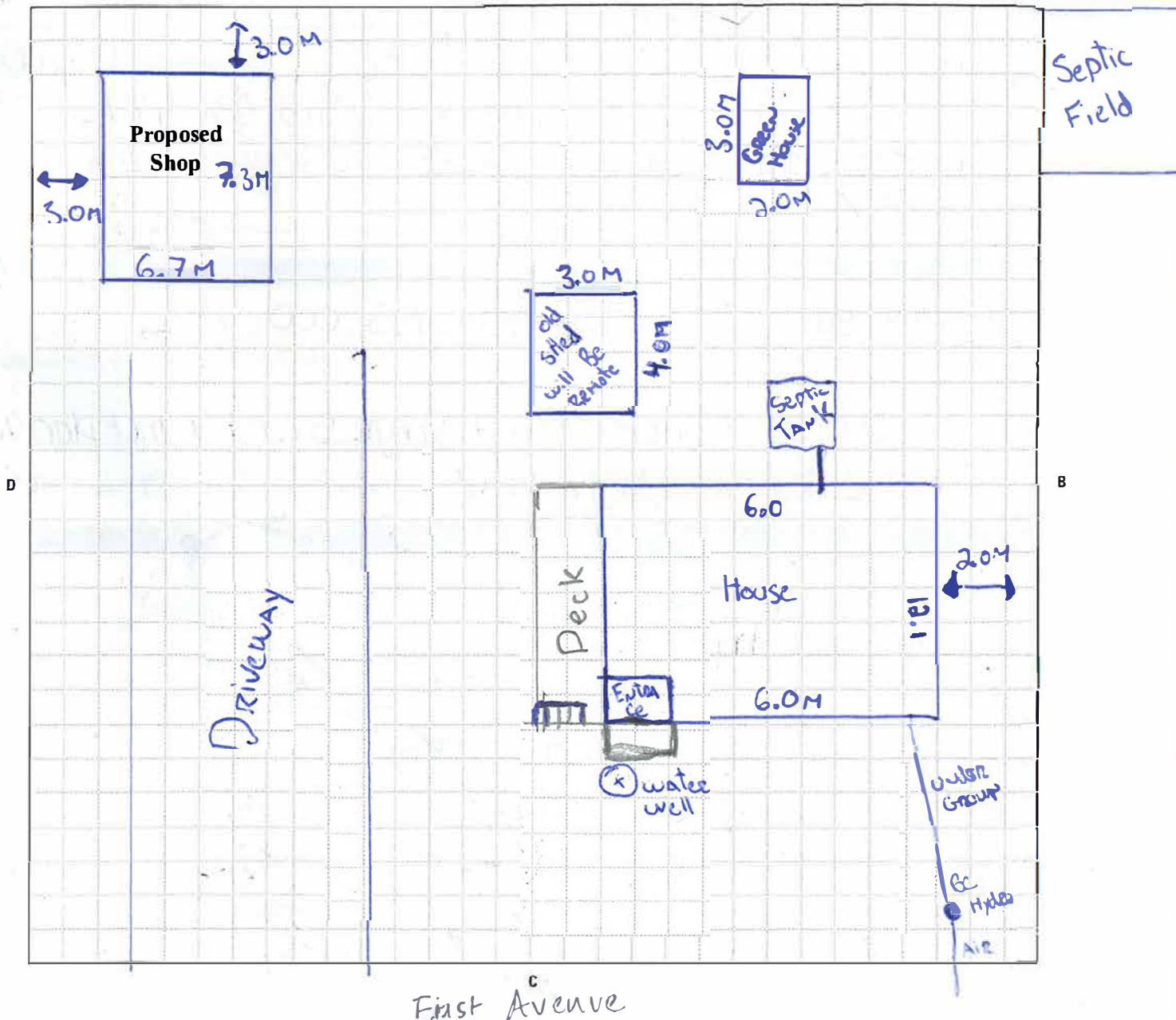
SITE SKETCH

Height 5.4 m Gross Floor Area (walls) 48.91 m² Gross Floor Area (eaves) _____ m²

Setback "A": 22.9 m Setback "B": 61.0 m Setback "C": 22.9 m Setback "D": 61.0 m

Please ensure the driveway is included in the sketch.

A



C

To the best of my knowledge this information is current and accurate.

Name Bertrand Gabriel Seguin Signature Bertrand Seguin Date 5 Jan 22

Bertrand-Gabriel Seguin

**Foreman
Western Industrial Contractors Ltd.**

[REDACTED]

[REDACTED]

[REDACTED]

bertrand.seguin@wicld.com

725 Commercial Avenue,

Kitimat BC, V8C 2H4



— Original Message —

From:
kentonforbes@wicld.com

To:
bertrand.seguin@wicld.com
Sent:
Mon, 9 May 2022 06:30:47 -0700
Subject:
RE: Bertrand and Laurie Variance letter

Hi Bert,

I have no problem with you building your shop at a 3 meter offset from my property line instead of the 7 meter bylaw.

Thank you for reaching out;

Kenton Forbes, C.E.T.

**Project Manager
Western Industrial Contractors Ltd.**

[REDACTED]

[REDACTED]

[REDACTED]

kentonforbes@wicld.com

725 Commercial Avenue,

Kitimat BC, V8C 2H4



From: bertrand.seguin@wicld.com <bertrand.seguin@wicld.com>
Sent: May 8, 2022 12:55 PM
To: kentonforbes@wicld.com
Subject: Bertrand and Laurie Variance letter

Hi Kenton, like we discuss on the phone. I was wondering if there is any issue for you as my back property neighbors to accept my shop 22x24 feet only 3 meters from or property line instead of 7 meters as bylaw.

Thank you very much

Bertrand-Gabriel Seguin

Foreman

Western Industrial Contractors Ltd.

[REDACTED]

[REDACTED]

[REDACTED]

bertrand.seguin@wicld.com

725 Commercial Avenue,

Kitimat BC, V8C 2H4



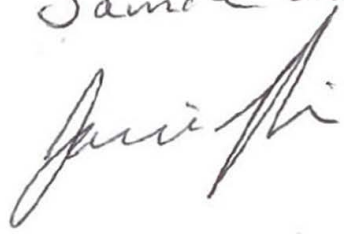
2432 First Avenue, V8G 0G2,
Terrace, BC

Terrace, May 8 2022

To Jamie Lufkin and Paige Ashley,

As discussed, do you have any issues that our garage
Shop (22 x 24 feet) is built 3 meters of our property
back line instead of 7 meters as bylaw?

Thank you very much,
Laurie Turcotte and Bertrand-Gabriel Seguin.

Paige Maier Jamie Lufkin
PaigeMaier 

Have no issues with there garage
Placement! :)