



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 (RDKS), shown in the heavy outline on the accompanying drawing and located at **4673 Muskrat Place, Terrace, BC.** (Electoral Area C).

The property is legally described as **LOT 4, DISTRICT LOT 989, PLAN PRP42937, COAST RANGE 5 LAND DISTRICT, PID: 024-247-529.**

PURPOSE:

The subject property is zoned R1 – High Density Rural – and subject to the **Regional District of Kitimat-Stikine Greater Terrace Zoning Bylaw No. 37.** Section 2.6.4 (a) (i) of this bylaw states that the minimum setback requirement for a principal structure is 7.6m from all lot lines on a lot size of 0.2 hectares or larger. The applicant has built a principal structure (single detached home) located 3.5m from the south lot line and requires a variance for this.

Bylaw Requirements	Variance Requested	Results if Approved
Side lot line setback of 7.6m	4.1m setback	3.5m setback

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 **3:00 p.m., Friday, March 15, 2024.** 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, March 15, 2024. 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., V8G4E1, no later than **4:30 p.m., Thursday, March 14, 2024** and please quote "DVP No. 234, 2024" 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, March 14, 2024.** 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



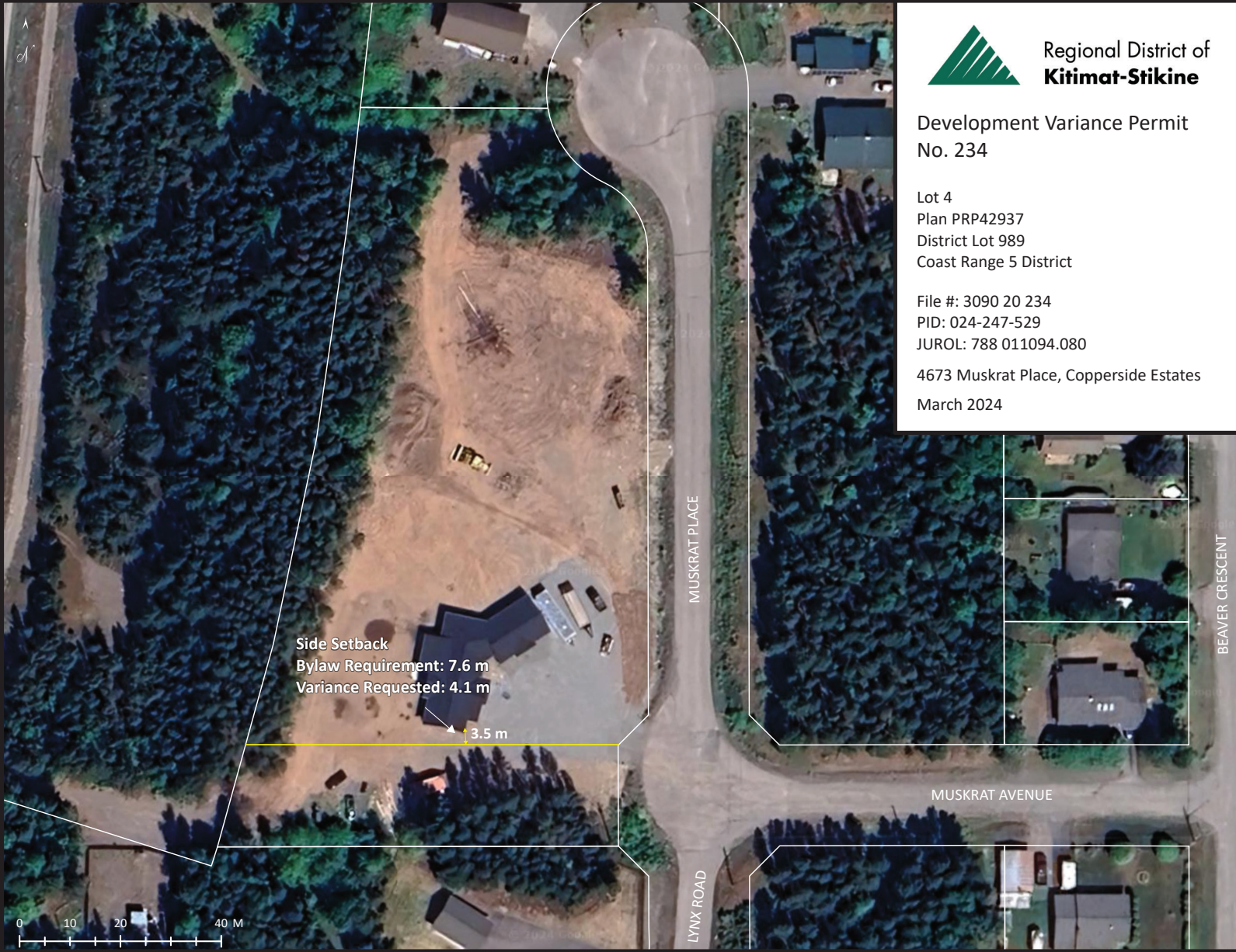
Regional District of
Kitimat-Stikine

Development Variance Permit
No. 234

Lot 4
Plan PRP42937
District Lot 989
Coast Range 5 District

File #: 3090 20 234
PID: 024-247-529
JUROL: 788 011094.080

4673 Muskrat Place, Copperside Estates
March 2024



Side Setback
Bylaw Requirement: 7.6 m
Variance Requested: 4.1 m

3.5 m

MUSKRAT PLACE

MUSKRAT AVENUE

LYNX ROAD

BEAVER CRESCENT

0 10 20 40 M