



## 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 **3613, Fire Creek Ave, Thornhill BC.** (Electoral Area E).

The property is legally described as **Lot 1, PLAN PRP7732, DISTRICT LOT 1909, RANGE 5, COAST RANGE 5 LAND DISTRICT.**

#### PURPOSE:

The subject property is zoned Ru2 –Residential (Medium density) – and subject to **the Regional District of Kitimat-Stikine Thornhill Zoning Bylaw No.194.** Section 4.2.2 (c) states that no building or structure or part thereof shall be located within a 7.6 meters setback from the front property line. The applicant has constructed an addition to their principal residence that has exceeded the setback regulation by 2.2 meters.

Bylaw Requirements	Variance Requested	Results if Approved
Front property line setback 7.6 m	2.2 meters	5.4 meters

If approved, this **DVP No. 231** will grant a front yard setback variance of 2.2 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](mailto:planning@rdks.bc.ca).

**Board Meeting/ Planning Committee meeting this month will be held in Hazelton at Upper Skeena Recreation Centre, Newberry Room, 2755 Hwy 62, Hazelton, BC V0J 1Y0**

The Development Variance Permit (DVP) application will first be reviewed at the Planning Committee meeting of the Regional District Board at 2:00 p.m., Friday, August 18, 2023. The DVP application will then be considered for approval by the Regional District Board at its regular meeting commencing at 3:00 p.m., Friday, August 18, 2023. 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](mailto:planning@rdks.bc.ca) or by letter, mailed or delivered to the address mentioned above, no later than **4:30 p.m., Thursday, August 17, 2023** and please quote “DVP No. 231, 2023” 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, August 17, 2023.** If you wish to observe the Planning Committee Meeting at 2:00 p.m. and/or the Regional District Board Meeting at 3:00 p.m., the links to the webcast can be found at [https://www.rdks.bc.ca/government/board/board\\_meeting\\_webcasts](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**

A  
d'

FIRECREEK AVE



Regional District of  
**Kitimat-Stikine**

Development Variance Permit  
No. 231

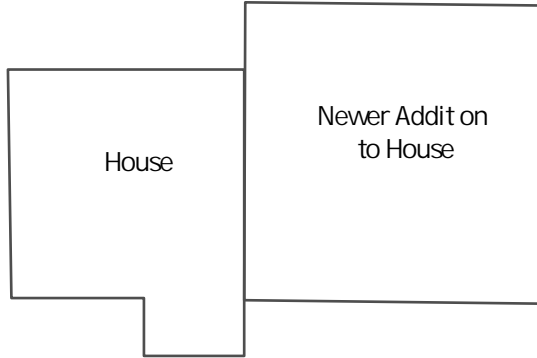
Lot 1  
District Lot 1909  
Plan PRP7732  
Coast Range 5 District

File #: 3090 20 231-2023  
PID: 008-989-541  
JUROL: 788 011829.00

3613 Firecreek Ave, Thornhill

July 31, 2023

Front Property Line Setback  
Bylaw Requirement: 7.6 m  
Variance Requested: 2.2 m



House

Newer Addit on  
to House

L 1 DL 1909  
R 5 COAST  
DISTRICT PL 7732

L 5 DL 1909  
R 5 COAST  
DISTRICT PL 4164

LAUREL ST

0 2.5 5 10 M