



## 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 **3973, Mountainview Ave Thornhill, BC.** (Electoral Area E).

The property is legally described as **Lot 49 District Lot 1905 Range 5 Coast District Plan PRP4418.**

#### PURPOSE:

The subject property is zoned R I –Residential I – and subject to **the Regional District of Kitimat-Stikine Thornhill Zoning Bylaw No.194.** Section 4.3.2 (b) states that no ancillary building or structure shall exceed 68sq. meters in gross floor area and Section 4.3.2 (h) that no ancillary building shall exceed 5.5 meters in height. The applicant would like to construct a garage that would exceed the height regulation by 1.38 meters and the gross floor area by 63 square meters.

Bylaw Requirements	Variance Requested	Results if Approved
Ancillary building height 5.5 m	1.38 meters	6.88 meters
Ancillary gross floor area 68 m <sup>2</sup>	63 sq. meters	131 sq. meters

If approved, this **DVP No. 230** will grant a height variance of 1.38 meters and a gross floor area variance of 63 square 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. 230, 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'

MOUNTAINVIEW AVE



Regional District of  
**Kitimat-Stikine**

Development Variance Permit  
No. 230

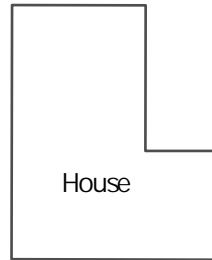
Lot 49  
District Lot 1905  
Plan PRP4418  
Coast Range 5 District

File #: 3090 20 230-2023  
PID: 011-582-715  
JUROL: 788 011733.000

3973 Mountainview Ave, Thornhill

July 28, 2023

Building locat on supplied by DVP applicant



House



Proposed  
Shop

L 50 DL 1905  
R 5 COAST  
DISTRICT PL 4418

L 49 DL 1905  
R 5 COAST  
DISTRICT PL 4418

L 48 DL 1905  
R 5 COAST  
DISTRICT PL 4418

L 47 DL 1905  
R 5 COAST  
DISTRICT PL 4418

Height  
Bylaw Requirement: 5.5m  
Variance Requested: 1.28m

Gross Floor Area  
Bylaw Requirement: 68 m<sup>2</sup>  
Variance Requested: 54 m<sup>2</sup>

