



## **PUBLIC NOTICE**

### **APPLICATION FOR TEMPORARY USE PERMIT**

TAKE NOTICE THAT an application has been made for a Temporary Use Permit (TUP).

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 the corner of **River Drive and Thornhill Frontage Road in Thornhill, B.C.**

The property is legally described as **Lot 4 District Lot 372 Range 5 Coast District Plan PRP3218 Except Plan 12303**

#### **PURPOSE:**

The purpose of the proposed Temporary Use Permit is to allow a temporary use on property that is not otherwise permitted in the Highway Commercial (C3) zone of *Regional District of Kitimat-Stikine Thornhill Zoning Bylaw No. 194* for a period of up to three years, with option for a one-time renewal of an additional three years.

The purpose of the application for **Temporary Use Permit No. 010** is to allow the construction of a temporary structure for storage of equipment and vehicles.

The proposed Temporary Use 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., or at [www.rdks.bc.ca](http://www.rdks.bc.ca). For enquiries concerning this application, contact the Development Services department at 250-615-6100.

The Temporary Use Permit application will first be reviewed at the Planning Committee meeting held virtually, commencing at 3:00 p.m., Friday, May 28, 2021. The Temporary Use 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 28, 2021. Any person(s) wishing to voice their opinions regarding this application are requested to 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 300-4545 Lazelle Avenue, Terrace, B.C., V8G 4E1 no later than 4:30 p.m., Thursday, May 27, 2021, and please quote "TUP No. 010, 2021", in your written submission. As per the Public Health Order, we can no longer allow public to attend Board or Committee meetings in person. 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](https://www.rdks.bc.ca/government/board/board_meeting_webcasts). If you wish to provide verbal representation virtually in the Planning Committee meeting, please email [planning@rdks.bc.ca](mailto:planning@rdks.bc.ca) or call the Development Services Department at 250-615-6100 for a link to Microsoft Teams where you will be permitted to comment.

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**

Schedule F – Temporary Use Permit Application

Application/File No. 010

**Regional District of Kitimat-Stikine**  
**Application for a Temporary Use Permit**

I/We hereby make application under the provisions of Part 26 of the Local Government Act for a Temporary Commercial and Industrial Use Permit.

**1. Property Information:**

a. Legal Description: Lot 4 Block 2 District Lot 372 Range 5 Coast District Plan 3218 Except Plans 5250 And 12303

b. PID No.: 011-981-075 c. Folio No.: \_\_\_\_\_

c. Location (Street address of property, or general description) 3723 Hwy 16 East

**2. Applicant and Registered Property Owner:**

a. Applicant's Name: Axis Mountain Technical

Address: PO Box 1017 Stn Main Postal Code: V8G4M2

Telephone: Business: \_\_\_\_\_ Home: \_\_\_\_\_

May 10, 2021 \_\_\_\_\_  
Date Applicant's Signature

b. Registered Property Owner's Name: BC Transportation Financing Authority

Address: 5A-940 Blanshard Street, Victoria, BC Postal Code: V8W 3E6

Telephone: Business: \_\_\_\_\_ Home: \_\_\_\_\_

***This application is made with my full knowledge and consent.***

May 10, 2021 \_\_\_\_\_  
Date Applicant'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 \$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: \_\_\_\_\_

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: \_\_\_\_\_  
Storage for equipment and vehicles.

g. Description of proposed temporary use of the land and buildings: \_\_\_\_\_  
Temporary Storage structure for equipment and vehicles.

h. Describe the time period required for the temporary use: \_\_\_\_\_  
Three years with option to renew.

i. Describe the reasons for the temporary use: Secure and protect equipment and vehicles

j. Clearly describe any conditions that the proposed use will be limited to such as floor area, affected land area, buildings to be used, parking, hours of operation, etc...

Actual Total Floor Area is 4500 SF.  
AA, May 11, 2021

~~Floor area of structure is to be approximately 1500 sf. Affected land area will be 1500 SF. Structure will be constructed from 40' Shipping containers with an engineered roof system. Parking is only for employees and equipment belonging to Axis Mountain Technical. Hours of operation are generally Monday to Friday 8am -5 pm, some after hours projects may occur depending on season.~~

k. Is this permit requested for a development already existing or under construction?

YES  NO

**6. Cessation of Temporary use:**

**A Temporary Use Permit is not a substitute for an application to rezone the property. A Temporary Use Permit is only intended to allow for an activity over a limited period of time. At the conclusion of the Permit, it is intended that the temporary use will:**

- Cease
- Be moved to an appropriately zoned site for that use
- During the time that the Permit is in effect, a rezoning application will be applied for in order to change the zoning of the subject property to allow the use. If that application is unsuccessful, upon expiration of the Permit, the temporary use will be removed
- Other (explain)

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**7. Attachments:**

The following information is required before the permit may be processed:

- a. A Sketch Plan with dimensions, drawn to scale, showing the location of proposed and existing buildings, structures, property access, utilities and sewage disposal systems, etc.

REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

- b. 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)

REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

- c. A Contour Map (plan) drawn to scale with contour intervals of \_\_\_\_\_, of the subject site.

REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

- d. A Site Development Plan with dimensions, drawn to scale, of the proposed subdivision, where subdivision (small or large) is contemplated.

REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

- e. Technical information or reports and other information required to assist in the preparation of the permit are listed below:

**Specific Reports:**

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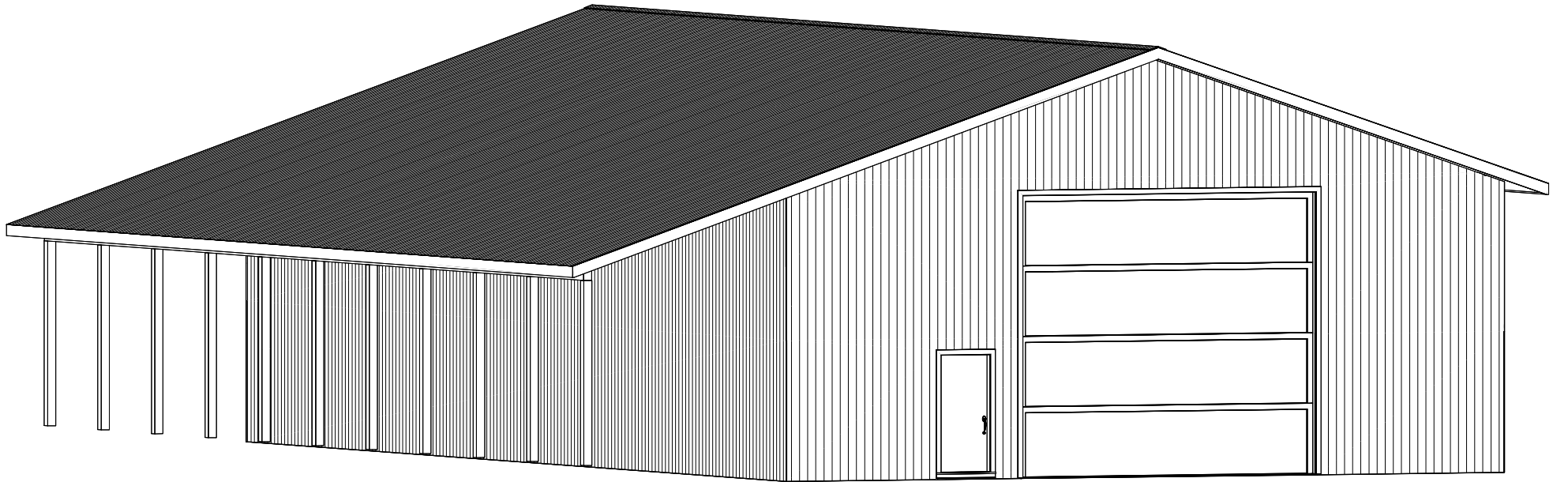
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**\*\*ALL APPLICATIONS MUST BE COMPLETED IN FULL AND SUBMITTED AT LEAST 21 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.\*\***

**\*\*ALL PERMIT RELATED CONSTRUCTION MUST BE COMPLETED WITHIN 1 CALENDAR YEAR.\*\***

<b>For Office Use Only:</b>	
Application Fee: \$ <u>250</u>	Received: <u>Yes</u> Receipt No.:
<u>May 10, 2021</u> Date	<u>Amelia Andrews</u> Signature of Official





Regional District of  
Kitimat-Stikine

### Temporary Use Permit No. 010

Legal Description: Lot 4 Block 2  
Plan PRP3216  
District Lot 372  
Range 5, Coast  
Range 5  
Land District  
Except Plan 12303

Properties involved in  
Temporary Use Permit Number 010  
in the name of **Axis Mountain Technical**

Date: May 2021

File: 3070 20 010  
PID: 011-981-075

