

## Regional District of Kitimat-Stikine

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300 - 4545 Lazelle Avenue  
Terrace, British Columbia  
V8G 4E1  
Tel (250) 615-6100 or 1 800-663-3208  
Fax (250) 635-9222

Our file no. Bylaw No. 607

January 25, 2012

### NOTIFICATION OF PUBLIC HEARING

Dear Sir/Madam:

This is to give notice that a Public Hearing will be held on **Monday, February 13, 2012**, at the office of School District No. 87, Commercial Drive, Dease Lake, B.C. commencing at 7:00 pm to receive representation from all persons who deem their interest in property to be affected by the proposed zoning amendment bylaw:

#### **Regional District of Kitimat-Stikine "Dease Lake Land Use Regulation Zoning Amendment Bylaw No. 607, 2012"**

The proposed zoning amendment bylaw affects a land parcel located on Tatcho Street described as **Lot 3, District Lot 2368, Cassiar District Plan 10334** as shown in the sketch map on the back page. In general terms, this zoning amendment is required to allow a welding and fabricating shop on this property. The subject property is zoned General Commercial (C-1) in the Community Planning Area No. 28 Dease Lake Land Use Regulation, 1991, B.C Reg. 81/91. Welding and fabricating shops are not permitted uses in the C-1 Zone. The proposed zoning amendment would add the following subsection to the list of permitted uses for the C-1 Zone that would allow a welding and fabricating shop only on the subject property and with certain conditions.

- (l) welding and fabricating within the interior of a building and only for property described as Lot 3, District Lot 2368, Cassiar District Plan 10334 as shown on the attached "Schedule A", and the following conditions shall apply:
  - (a) no welding, fabricating, painting and sandblasting shall be permitted except within the interior of a building;
  - (b) no exterior storage of heavy equipment, parts and machinery shall be permitted except within a compound that is visually screened by a minimum 2.0 meter high fence;
  - (c) hours of operation shall be limited to 8 a.m. to 8 p.m.

The above referenced Land Use Regulation known as the **Community Planning Area No. 28 Dease Lake Land Use Regulation, 1991, B.C Reg. 81/91** was implemented by the Province pursuant to the Provincial Local Service Act and is now administered by the Regional District.

It is requested that all submissions regarding this proposed zoning amendment be in writing and addressed to:

Public Hearing Committee (Bylaw No. 607)  
Regional District of Kitimat-Stikine  
#300-4545 Lazelle Avenue  
Terrace B.C. V8G 4E1

Written submissions must be received at the Regional District office by no later than 4:30 p.m. on February 10, 2012. Submissions can also be faxed to the Regional District at 250 635-9222. Submissions both verbal and written will also be received at the public hearing until adjournment of the public hearing. No submissions will be received after adjournment of the public hearing.

## Regional District of Kitimat Stikine

The Public Hearing on Zoning Amendment Bylaw No. 607, 2012, is to be held by Directors Frocklage and Brocklebank as delegates of the Regional District Board. A copy of the Board resolution making the delegation, copy of the proposed bylaw, the application and supporting documentation may be inspected at the offices of the Regional District of Kitimat-Stikine, 300-4545 Lazelle Avenue, Terrace, BC between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except statutory holidays. Information on this rezoning is also available for viewing on the Regional District's website. [www.rdks.bc.ca](http://www.rdks.bc.ca)

If you have any questions, please contact me. Our toll free number is 1 800-663-3208 and my email is [tpellegrino@rdks.bc.ca](mailto:tpellegrino@rdks.bc.ca)

Yours truly

Ted Pellegrino  
Planner

