

## 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 SHOWN IN HEAVY OUTLINE ON THE ACCOMPANYING DRAWING and located **at 5280 Arthur Road.**

The property is legally described as **Lot E District Lot 1118 Range 5 Coast District Plan PRP14984**

#### PURPOSE:

The subject property is zoned R2 – Low Density Rural and subject to the *Regional District of Kitimat-Stikine Greater Terrace Zoning Bylaw No. 37*. Section 2.7.4.(b)(i) states that no accessory building or structure shall exceed 233 square meters in gross floor area. The applicant wants to construct two accessory buildings for storage purposes measuring 268 square meters each in gross floor area. If approved, this DVP will grant a variance 35 square meters per building beyond the gross floor area permitted by Bylaw 37.

#### DVP 212:

Bylaw Requirements	Variance Requested	Results if Approved
233 square meters (gross floor area)	35 square meters	268 square meters

#### DVP 214:

Bylaw Requirements	Variance Requested	Results if Approved
233 square meters (gross floor area)	35 square meters	268 square meters

The purpose of the application for **Development Variance Permit No. 212 & 214** is to request a variance of 35 square meters from the Bylaw requirement for each accessory building.

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., 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 Development Variance Permit application will first be reviewed at the Planning Committee meeting held virtually, commencing at 3:00 p.m., Friday, October 22, 2021. The Development Variance 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, October 22, 2021. 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 300-4545 Lazelle Avenue, Terrace, B.C., V8G 4E1 no later than 4:30 p.m., Thursday, October 21, 2021. and please quote "DVP No. 212 & 214, 2021", in your written submission. 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).

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. 212  
Development Variance  
Permit No. 214**

**Legal Description:**

**Lot E  
District Lot 1118  
Range 5 Coast District  
Plan PRP14984**

**File: 3090 20 212  
PID: 023-697-369  
JUROL: 788-11264.065**

**Date: October 2021**

**Building location supplied by DVP applicant.**

5645 Oscar Road  
Lot G  
Plan PRP11712  
DL 1119

5635 Oscar Road  
Lot F  
Plan PRP11712  
DL 1119

**Bylaw Requirements DVP 212:  
(gross floor area): 233 sq.m.  
Variance Requested:  
(gross floor area): 35 sq.m.**



**Bylaw Requirements DVP 214:  
(gross floor area): 233 sq.m.  
Variance Requested:  
(gross floor area): 35 sq.m.**



Proposed House

5280 Arthur Road  
Lot E  
Plan PRP14984,  
DL 1118

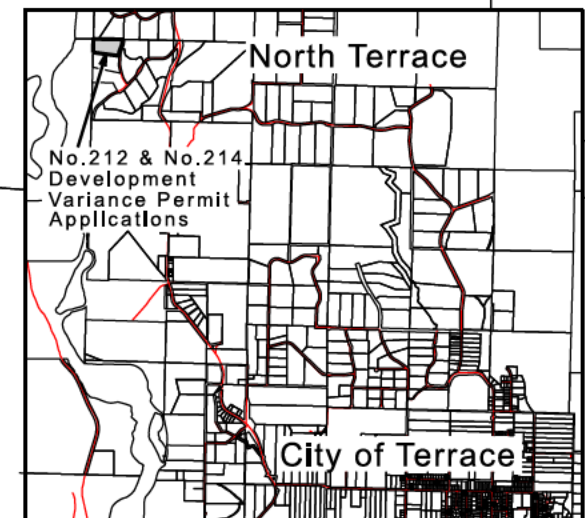
That part of DL1410A

5270 Arthur Road  
Lot D  
Plan PRP14984  
DL 1118

Arthur Road

5225 Arthur Road  
Lot A  
Plan PRP14984  
DL 1118

5275 Arthur Road  
Lot B  
Plan PRP14984  
DL 1118



Schedule E – Development Variance Permit Application

Application/File No. 212

Regional District of Kitimat-Stikine  
Application for a Development Variance Permit

I/We hereby make application under the provisions of Part 26 of the *Local Government Act* for a Development Variance Permit.

**1. Property Information:**

- a) Legal Description: Lot E, plan PPP 14984, District lot  
1118, Range 5, Coast Range 5
- b) PID No.: 023-697-369 c) Folio No.: 11264-065
- d) Location (Street address of property, or general description) 5280  
Arthur Road, lot E

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

- a) Applicant's Name: [REDACTED]  
Address: [REDACTED] Postal Code: [REDACTED]  
Telephone: Business: [REDACTED] Home: [REDACTED]  
Date OCT-6/21 Applicant's Signature: [REDACTED]
- b) Registered Property Owner's Name: [REDACTED]  
Address: [REDACTED] Postal Code: [REDACTED]  
Telephone: Business: [REDACTED] Home: [REDACTED]

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

OCT-6/21 [REDACTED]  
Date Property Owner'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.<sup>00</sup> 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  
unit & house
- g. Description of proposed development (location, uses, size, height, etc...):  
Storage unit 48x60 ft  
2580 sq ft
- h. Describe the requested variation/ supplementation to existing regulations (how much of a variance is requested.) Each variance should be marked on the applicable drawings:  
380<sup>2</sup> ft variance  
Building 1

- i. Is permit requested for a development already existing or under construction?

YES ☒ NO

## 6 Supporting Rationale:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a variance permit should meet most, if not all, of the following criteria in order to be considered for approval (please attach a separate sheet as required).

Please elaborate how the proposed development meets the following criteria:

- a. The variance should not defeat the intent of the bylaw or significantly depart from the principal use intended by the bylaw (e.g. properties zoned residential should maintain a residential appearance):

meets residential appearance  
will be perpendicular  
to road

- b. The variance should not adversely affect nearby properties or public lands:

does not affect others  
row of trees blocking  
view

- c. The variance should be considered as a unique situation or set of circumstances:

based on standard wood & trusses  
size, builder thinks  
48x60 is best which  
would be a 380<sup>2</sup> ft variance  
Building 1

- d. The variance represents the best solution for the proposed development after all other options have been considered:

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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 a scale of \_\_\_\_\_ to \_\_\_\_\_ showing the location of proposed and existing buildings, structures, property access, utilities and sewage disposal systems, etc. (a profile sketch will also be required for height variance applications)
- b. REQUIRED: YES ☒ NO ☐
- c. 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)
- d. REQUIRED: YES ☒ NO ☐
- e. A Contour Map (plan) drawn to a scale of \_\_\_\_\_ to \_\_\_\_\_ with contour intervals of \_\_\_\_\_, of the subject site.
- f. REQUIRED: YES ☐ NO ☒
- g. A Site Development Plan with dimensions, drawn to a scale of \_\_\_\_\_ to \_\_\_\_\_ of the proposed subdivision, where subdivision (small or large) is contemplated.
- h. REQUIRED: YES ☐ NO ☒
- i. Technical information or reports and other information required to assist in the preparation of the permit are listed below:

**Specific Reports:**

\_\_\_\_\_ already submitted \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*\*ALL APPLICATIONS MUST BE COMPLETED IN FULL AND SUBMITTED AT LEAST 15 DAYS PRIOR TO THE NEXT SCHEDULED BOARD MEETING.\*\***

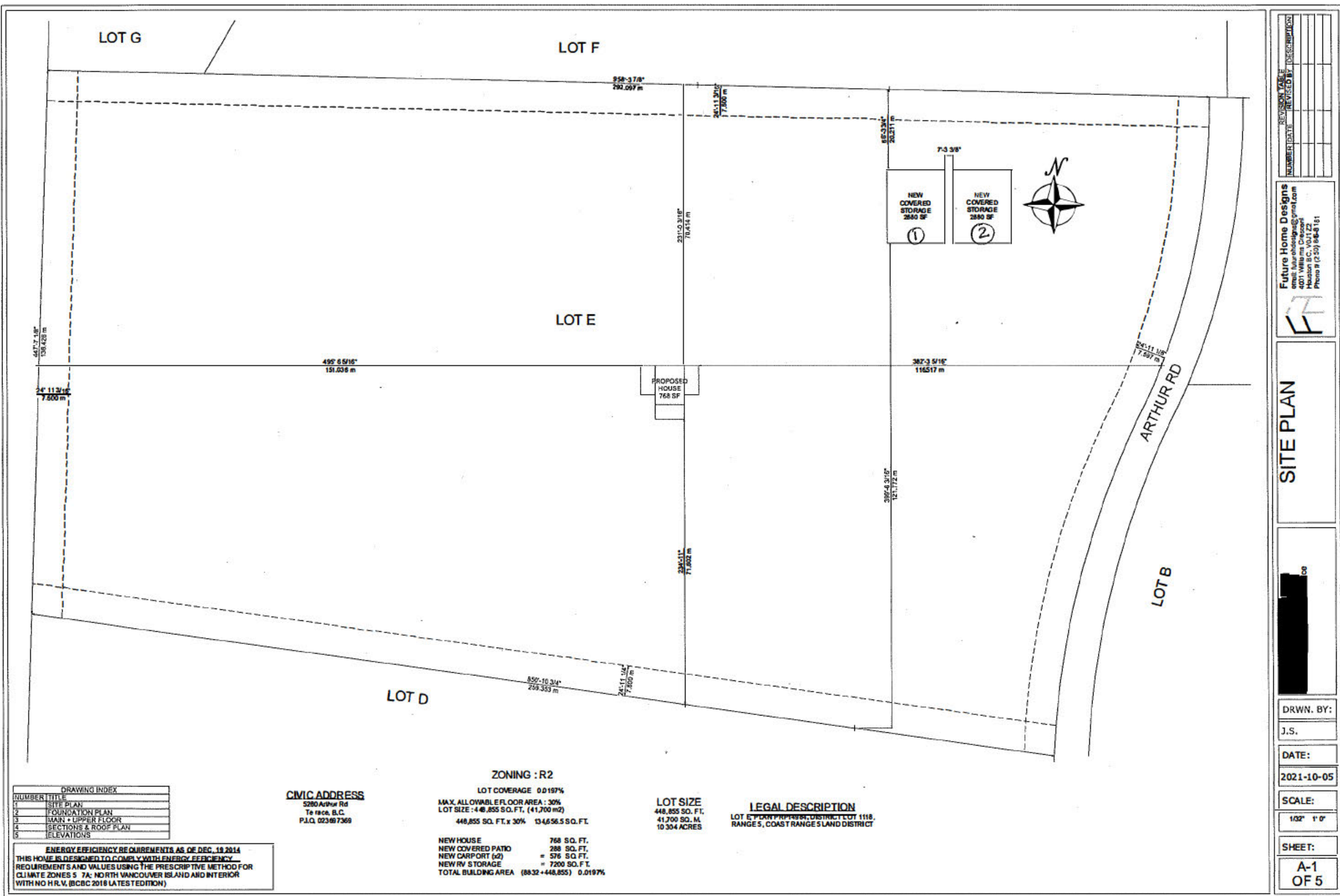
**\*\*ALL PERMIT RELATED CONSTRUCTION MUST BE COMPLETED WITHIN 1 CALENDAR YEAR.\*\***

**For Office Use Only:**

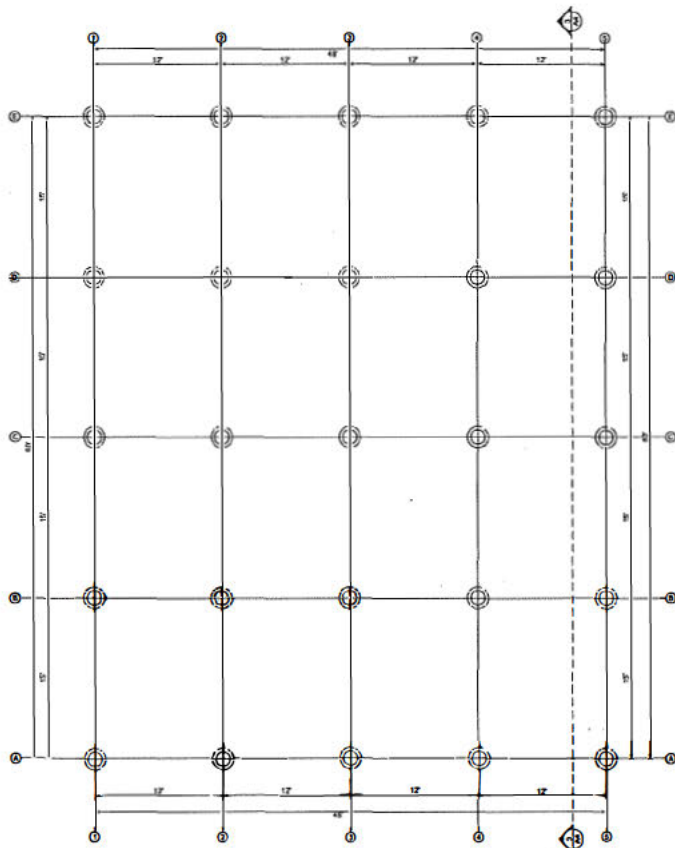
Application Fee: \$ 250 Received Yes Receipt No.: \_\_\_\_\_

BVD

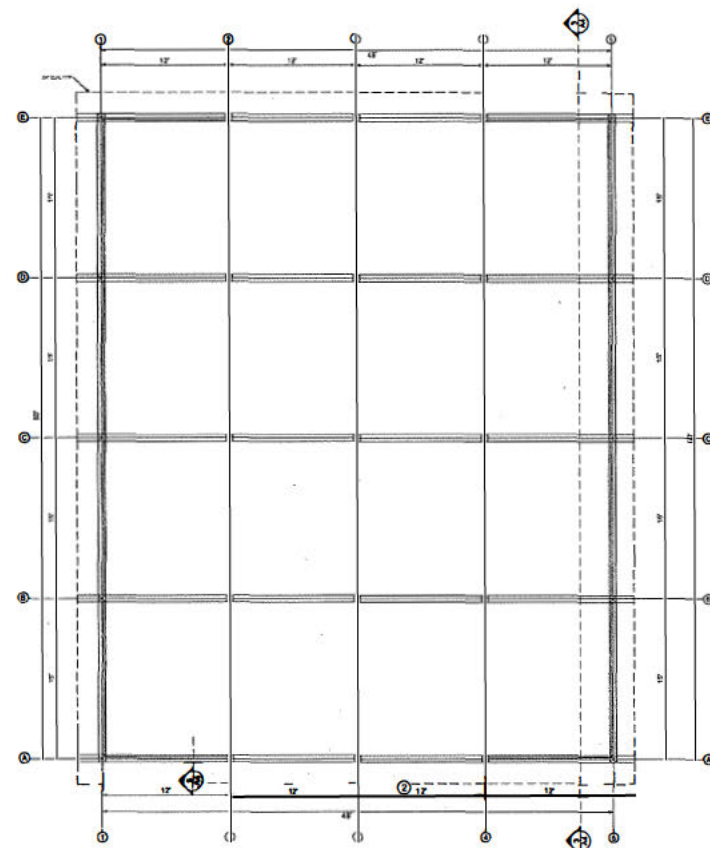
Oct 6, 2021







1 FOUNDATION PLAN  
A1 3/16" = 1' 0"



1 MAIN PLAN  
A1 3/16" = 1' 0"

**\* IMPORTANT \***  
**GENERAL NOTES TO BE READ**  
**BEFORE CONSTRUCTION**

1. Unless otherwise noted, interior walls 2x4 @ 16" o.c. and exterior walls to be 2x6 @ 16" o.c.
2. Heating system as specified by owner or builder.
3. Any engineering services and/or fees that may be required are the sole responsibility of the owner and/or builder.
4. Sites and spans of structural beams o/c shall be determined and supplied by approved manufacturer prior to ordering beams.
5. Roof ventilation in vaulted roofs to comply with section 9.19 (BCBC 2018).
6. Dimensions and elevations to be verified on site by builder or surveyor before excavation.
7. Truss roof system to be designed and supplied by C.S.A. approved manufacturer. Exact location of girders/trusses to be specified by manufacturer.
8. Cold air return registers to be located and installed for maximum efficiency by a qualified heating contractor. All hot air ducts in basement to be overhead unless otherwise specified.
9. Floor finishes, bathroom vanities, bath splash and kitchen cabinets to owners or builder's specs.
10. HW tank provides seismic restraint.
11. For buildings under Part 9 of the BCBC 2018 all manufactured and pre-assembled windows, doors & skylights installed after Dec. 20, 2013 are required to conform to the AIAA/WCMA/CSA 1011.5-2014/08-08, NAFS - North American Fenestration Standard / Specification for Windows, Doors, and Skylights. In conjunction with this, the performance grades for windows, doors & skylights must be selected in accordance with A44031 Q9 Canadian Supplement so as to be appropriate for the conditions and geographic location. The minimum level of performance under the NAFS 08 standard shall be Performance Class R1.
12. Where roof soffits project to less than 1.2m from the property line (the centre line of a lane or public thoroughfare, or an imaginary line between two buildings or fire compartments on the same property, they shall have no openings, and be protected by not less than 11mm thick plywood, (i.e. solid blocking between trusses) [TO BE COMPLETED BY FRAMERS] (See BCBC 2018 Division B Part 9 Section 9.10.14.5.11) b) iv

REVISION TABLE			
NO.	DATE	REVISED BY	DESCRIPTION

Future Home Designs  
enit@futurehomedesigns.com  
4001 Wilmet Crescent  
Pittsboro, NC 27312  
Phone 813 (754) 5431

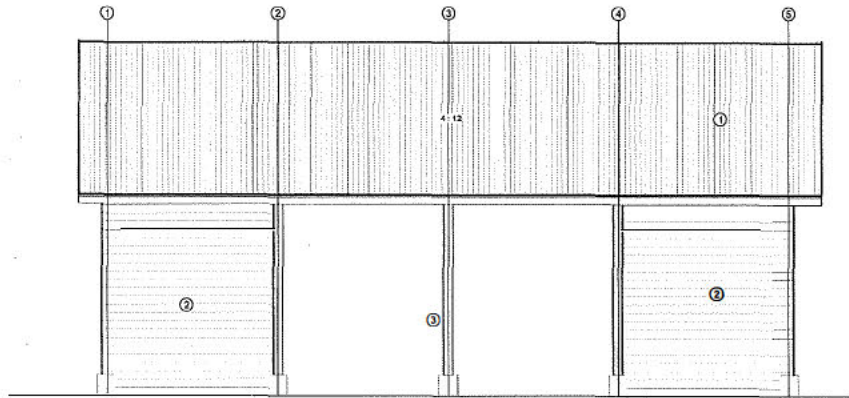


**FLOOR PLANS**



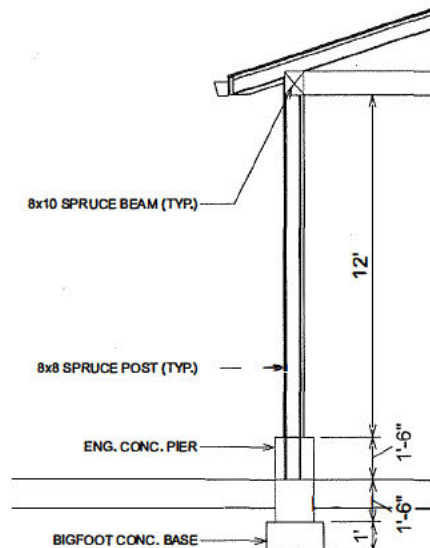
J.S.
DATE:
2021-10-05
SCALE:
AS NOTED
SHEET:
A-1
OF 2



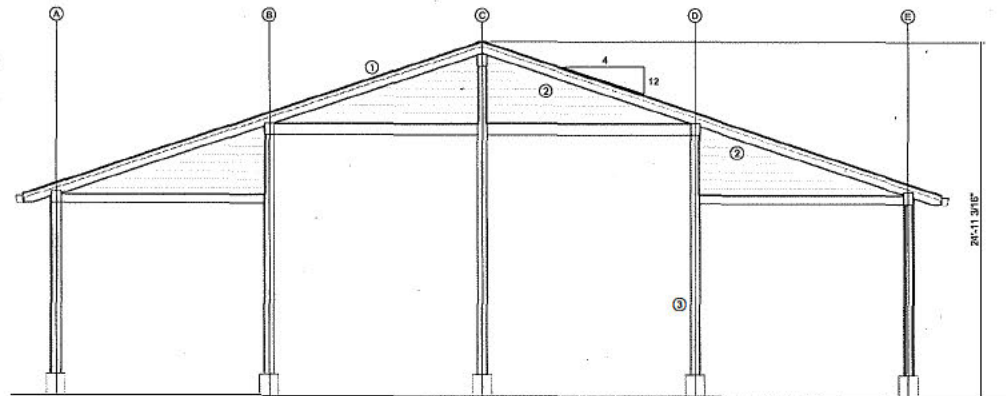


1  
A2  
SIDE ELEVATION  
1/4" = 1' 0"

NOTE: FLASHING OVER ALL UNPROTECTED OPENINGS  
AND BETWEEN ALL DISSIMILAR MATERIAL



3  
A2  
FOOTING DETAIL SECTION  
1/2" = 1' 0"



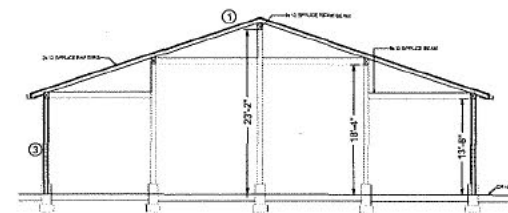
2  
A2  
FRONT/BACK ELEVATION  
1/4" = 1' 0"

#### BUILDING ASSEMBLIES/ GENERAL NOTES:

1) ROOF CONSTRUCTION  
STANDING SEAM STEEL ROOFING  
TAR/PAPER VAPOUR BARRIER  
2x4 STRAPPING @ 24" OC  
2x10 RAFTERS @ 24" OC

2) EXTERIOR WALL CONSTRUCTION  
EXTERIOR FINISH  
BLDG. PAPER WRAP  
RAIN SCREEN  
1/2" PLYWOOD SHEATHING  
2x8 WALL @ 16" OC

3) TYPICAL POST CONSTRUCTION  
8x8 SPRUCE POST  
GALV. STEEL SADDLE  
CONC. PIER  
CONC. FOOTING



4  
A2  
CROSS SECTION  
1/8" = 1' 0"

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Future Home Designs  
4001 Williams Crescent  
Houston, BC, V9V 1Z2  
Phone: (250) 864-1111



#### SECTION & ELEVATIONS



DRWN. BY:

J.S.

DATE:

2021-10-05

SCALE:

AS NOTED

SHEET:

A-2  
OF 2

**Schedule E – Development Variance Permit Application**

Application/File No. 214

**Regional District of Kitimat-Stikine  
Application for a Development Variance Permit**

I/We hereby make application under the provisions of Part 26 of the *Local Government Act* for a Development Variance Permit.

**1. Property Information:**

- a) Legal Description: Lot E Plan PRP 14984, District Lot 1118, Range 5, Coast Range 5
- b) PID No.: 023-697-369 c) Folio No.: 11264-065
- d) Location (Street address of property, or general description) 5280 Arthur Road Lot E

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

- a) Applicant's Name: [REDACTED]
- Address: [REDACTED] Postal Code: [REDACTED]
- Telephone: Business: [REDACTED] Home: [REDACTED]
- Oct-6/21  
Date [REDACTED]
- [REDACTED]
- [REDACTED]
- Telephone: Business: [REDACTED] Home: [REDACTED]

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

Oct-6/21 [REDACTED]  
Date Property Owner's Signature

**\*\*Where the Applicant is NOT the REGISTERED OWNER, the application must be signed by the REGISTERED OWNER or his/her solicitor.\*\***

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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 350.00 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  
unit & house

g. Description of proposed development (location, uses, size, height, etc...):  
Storage unit 48x60 sq ft.  
2880 sq ft.

h. Describe the requested variation/ supplementation to existing regulations (how much of a variance is requested.) Each variance should be marked on the applicable drawings: \_\_\_\_\_

380<sup>2</sup> ft variance  
Building 2.

- i. Is permit requested for a development already existing or under construction?

YES ☒ NO

## 6 Supporting Rationale:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a variance permit should meet most, if not all, of the following criteria in order to be considered for approval (please attach a separate sheet as required).

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- a. The variance should not defeat the intent of the bylaw or significantly depart from the principal use intended by the bylaw (e.g. properties zoned residential should maintain a residential appearance):

meets residential appearance  
will be perpendicular  
to road

- b. The variance should not adversely affect nearby properties or public lands:

does not affect others  
row of trees blocking view

- c. The variance should be considered as a unique situation or set of circumstances:

based on standard wood trusses  
size, builder thinks 48x60  
is best which would be  
a 380 sqft. variance.  
Building D

- d. The variance represents the best solution for the proposed development after all other options have been considered:

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## 7 Attachments:

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- b. REQUIRED: YES ☒ NO ☐
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- f. REQUIRED: YES ☐ NO ☒
- g. A Site Development Plan with dimensions, drawn to a scale of \_\_\_\_\_ to \_\_\_\_\_ of the proposed subdivision, where subdivision (small or large) is contemplated.
- h. REQUIRED: YES ☐ NO ☒
- i. Technical information or reports and other information required to assist in the preparation of the permit are listed below:

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already submitted

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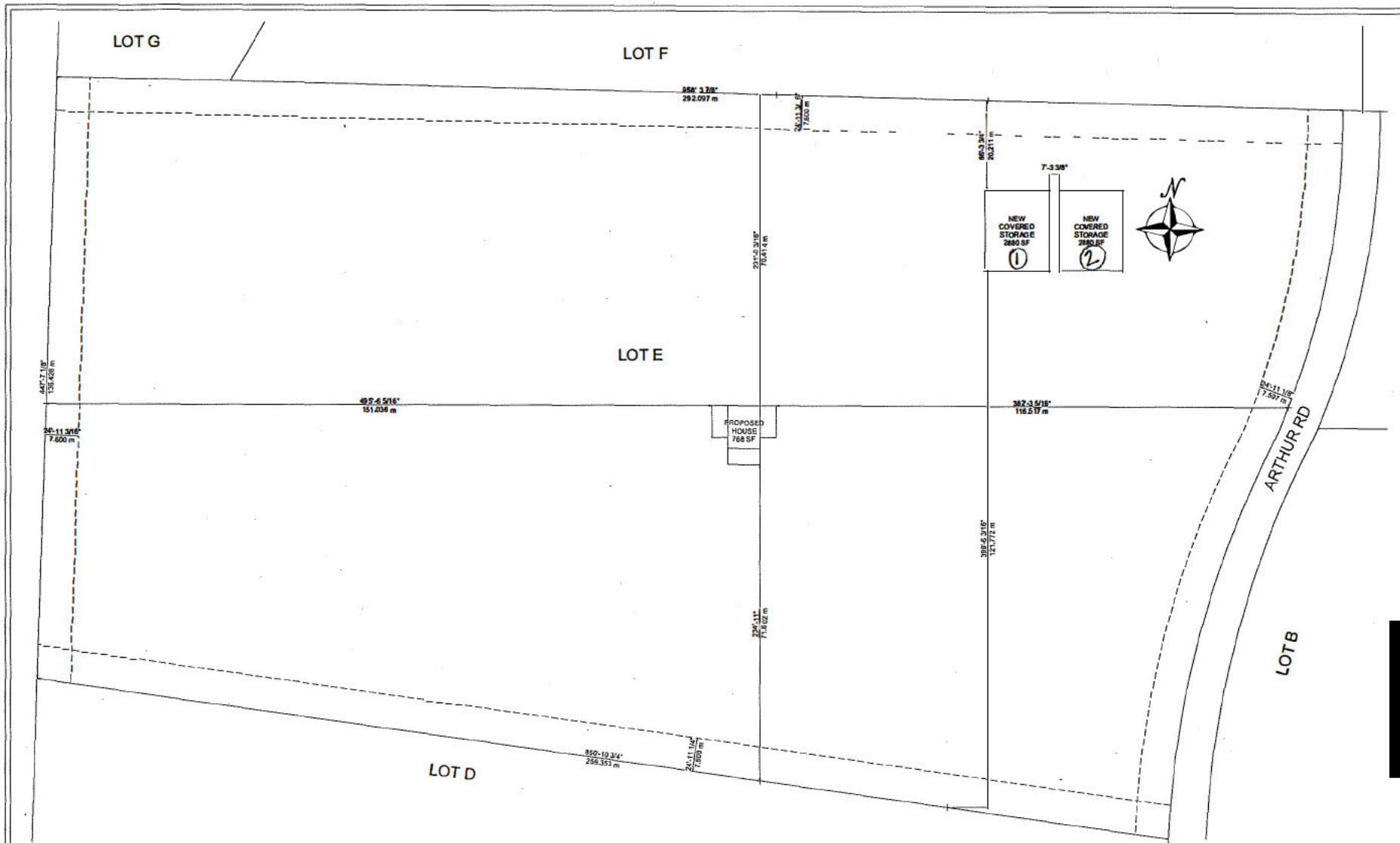
**\*\*ALL PERMIT RELATED CONSTRUCTION MUST BE COMPLETED WITHIN 1 CALENDAR YEAR.\*\***

### For Office Use Only:

Application Fee: \$ — Received — Receipt No.: —

BVD Oct 6, 2021





NUMBER	TITLE
1	SITE PLAN
2	FOUNDATION PLAN
3	MAIN + UPPER FLOOR
4	SECTIONS & ROOF PLAN
5	ELEVATIONS

**ENERGY EFFICIENCY REQUIREMENTS AS OF DEC. 192014**  
 THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY  
 REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD FOR  
 CLIMATE ZONES 5 - 7A: NORTH VANCOUVER ISLAND AND INTERIOR  
 WITH NO H.R.V. (BCSC 2018 LATEST EDITION)

**CIVIC ADDRESS**  
 6288 Arthur Rd  
 Terrace, B.C.  
 P.I.D. 023697300

**ZONING: R2**  
 LOT COVERAGE - 0.0197%  
 MAX. ALLOWABLE FLOOR AREA: 30%  
 LOT SIZE: 448,855 SQ. FT. (41,700 m<sup>2</sup>)  
 448,855 SQ. FT. x 30% = 134,656 SQ. FT.  
 NEW HOUSE: 768 SQ. FT.  
 NEW COVERED PATIO: 288 SQ. FT.  
 NEW CARPORT 6-2: 578 SQ. FT.  
 NEW RV STORAGE: 7200 SQ. FT.  
 TOTAL BUILDING AREA (8832 + 448,855) 0.0197%

**LOT SIZE**  
 448,855 SQ. FT.  
 41,700 SQ. M.  
 10.304 ACRES

**LEGAL DESCRIPTION**  
 LOT 1116, PART OF THE DISTRICT LOT 1116,  
 RANGE 5, COAST RANGE 5 LAND DISTRICT

REVISION	DATE	REVISION BY	DESCRIPTION

**Future Home Designs**  
 email: futurehomedesigns@gmail.com  
 4001 Wilfrid Crescent  
 Vancouver, BC  
 Phone: (604) 645-8111



# **SITE PLAN**

**DRWN. BY:**  
 J.S.

**DATE:**  
 2021-10-05

**SCALE:**  
 1/32" = 1' 0"

**SHEET:**  
 A-1  
 OF 5