



## 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 **3953 Paquette Avenue, Thornhill BC.**

The property is legally described as **Lot B District Lot 370 Range 5 Coast District Plan 10530.**

#### PURPOSE:

The subject property is zoned R2 – Two Family Residential and subject to the *Regional District of Kitimat-Stikine Thornhill Zoning Bylaw No. 194*. Section 4.3.3 (b)(i) states that no ancillary building or structure shall exceed 68 square meters in gross floor area. The applicant wants to construct an ancillary structure that is 69.68 square meters in gross floor area. If approved, this DVP will grant a variance of 1.68 square meters beyond the gross floor area permitted by Bylaw 194.

Bylaw Requirements	Variance Requested	Results if Approved
68 square meters (gross floor area)	1.68 square meters	69.68 square meters

The purpose of the application for **Development Variance Permit No. 220** is to request a variance of 1.68 square meters in gross floor area from the Bylaw requirement.

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).

The Development Variance Permit application will first be reviewed at the Planning Committee meeting held virtually, commencing at 3:30 p.m., Friday, March 18, 2022. 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, March 18, 2022. 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, March . and please quote "DVP No. 220, 2022", 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**



Plan EPP17064

A

19

3962

Plan 4602

18

3956

17

3950



Regional District of  
**Kitimat-Stikine**

## Development Variance Permit No. 220

Legal Description:

Lot B  
District Lot 370  
Range 5 Coast District  
Plan 10530

File: 3090 20 220  
PID: 005-242-274  
JUROL: 788-10339.060  
Date: February 2022

Building location supplied by DVP applicant.

# Paquette Avenue

3953 Paquette Ave.  
Lot B  
Plan 10530  
DL 370

House

Proposed  
Shop  
69.68m<sup>2</sup>

**Bylaw Requirements:**  
(gross floor area): 68.0 sq.m.  
**Variance Requested:**  
(gross floor area): 1.68 sq.m.

Development  
Permit  
Application  
No. 220

Hwy 16 East

Thornhill

Clark Street

Paquette Ave.

Drive

Kofoed

2

Plan 11429

A

Plan 10530

Plan 3804

1

Plan 6475

A

A

Plan 6959

**Schedule E – Development Variance Permit Application**

Application/File No. 309620220

**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 B Plan PRP10530 District Lot 370

Range 5 Land District

b) PID No.: 005-242-274 c) Folio No.: 25-788-10339060

d) Location (Street address of property, or general description) \_\_\_\_\_

3953 Paquette avenue Thornhill, BC

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

a) Applicant's Name: Neil Brow

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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

Feb 24 2022

Date

Neil Brow

Applicant's Signature

b) Registered Property Owner's Name: Neil Brow

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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

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

Feb 24 2022

Date

Neil Brow

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 250.00 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: 4.3.2
- b. Present zoning: R1 Single Family Residential
- 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: 1 House and a Garage on the property
- g. Description of proposed development (location, uses, size, height, etc...): Remove Existing Garage and Replace w/ a bigger prefab Metal Garage. 4.6metet tall, ~~2.5m~~ 2.1m Length, 7.6m Width.
- 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: 19square feet is requested. The current by-law allows 731 square Feet. This would be 750 square Feet.



- 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):

The Garage is in the back where the previous Garage is.  
A Front will be built on the Garage to make it look nicer.

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

The building will not encroach on anyones property.  
It will not affect anyones property at all.

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

The building is pre-manufactured and can't be adjusted.  
I purchased the Garage believing it was under the by-law size.  
But I was mistaken.

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

The variance is the only way to get this building built.  
without me the homeowner losing out on the buildings Damage Deposit.

## 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:

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**\*\*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.<sup>00</sup> Received Analya Receipt No.: 10193



