



## 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 6142 Kilby Road.**

The property is legally described as **Lot 2 District Lot 1716 Range 5 Coast District Plan 3135 Except Plan 5425**

#### 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 place an accessory structure that 363 square meters in gross floor area. If approved, this DVP will grant a variance 130 square meters beyond the gross floor area permitted by Bylaw 37.

Bylaw Requirements	Variance Requested	Results if Approved
233 square meters (gross floor area)	130 square meters	363 square meters

The purpose of the application for **Development Variance Permit No. 217** is to request a variance of 130 square meters from the Bylaw requirement in gross floor area.

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 3:00 p.m., Friday, November 19, 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, November 19, 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, November 18, 2021. and please quote "DVP No. 217, 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. 217

Legal Description:

Lot 2  
District Lot 1716  
Range 5 Coast District  
Plan 3135 Except Plan 5425

File: 3090 20 217  
PID: 012-387-215  
JUROL: 788-11599.000

Date: November 2021

Building location supplied by DVP applicant.

6142 Kilby Road  
Lot 2  
Plan 3135,  
Except Plan 5425  
DL 1716

House

Bylaw Requirements:  
(gross floor area): 233 sq.m.  
**Variance Requested:**  
(gross floor area): 130 sq.m.

Proposed Shop

Plan 3135

Plan

3135

1

3

4

P.6268

1

Plan

4714

A

C

Plan 5425

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12

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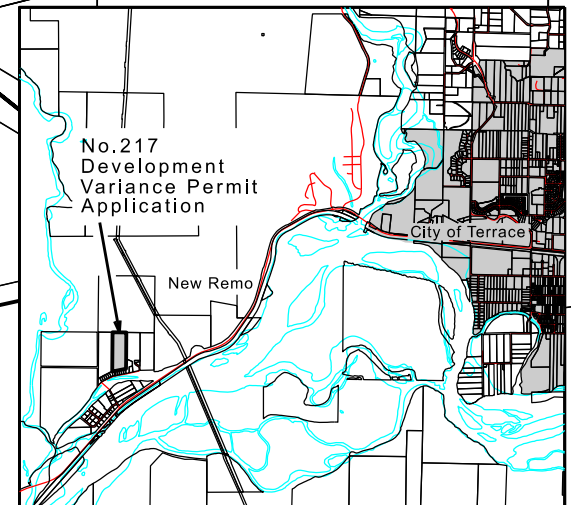
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Kilby Road



**Schedule E – Development Variance Permit Application**

Application/File No. 217

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

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 2 Plan PRP3135 District Lot 1716 Range 5 Land District 14 except

Plan 5425

b) PID No.: 0212387215 c) Folio No.: \_\_\_\_\_

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

6142 Kilby Road

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

a) Applicant's Name: Scott McCoach

Address: 6142 Kilby Road Postal Code: V8G 0E1

Telephone: Business: \_\_\_\_\_ Home: [REDACTED]

2021-10-26

Date

Applicant's Signature

b) Registered Property Owner's Name: Scott McCoach

Address: 6142 Kilby Road Postal Code: V8G 0E1

Telephone: Business: \_\_\_\_\_ Home: [REDACTED]

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

2021-10-26

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 \$250.00 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: #37
- b. Present zoning: R2
- 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: Residential, Farm Land for livestock, Animal Feeds, garden.
- g. Description of proposed development (location, uses, size, height, etc...): close to existing Barn  
will replace current barn to store equipment and feeds for the farm
- 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: install building 363 M2 which is 130 m2 over the current Bylaw size

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

☐ YES ☒ NO p

## 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):

It will replace the current old dilapidated building to safely store

Farm equipment and feed stuff

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

it is lower than current and will not be close to any adjacent property

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

As this building came pre fabricated it is not possible to reduce the size without affecting the

structural integrity of the unit. This is a unique unforeseen circumstance

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

we have looked at alternative plans however with the long lead time and material shortage it is not possible to have it before the winter.

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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:

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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 Received ☒ Receipt No.: \_\_\_\_\_

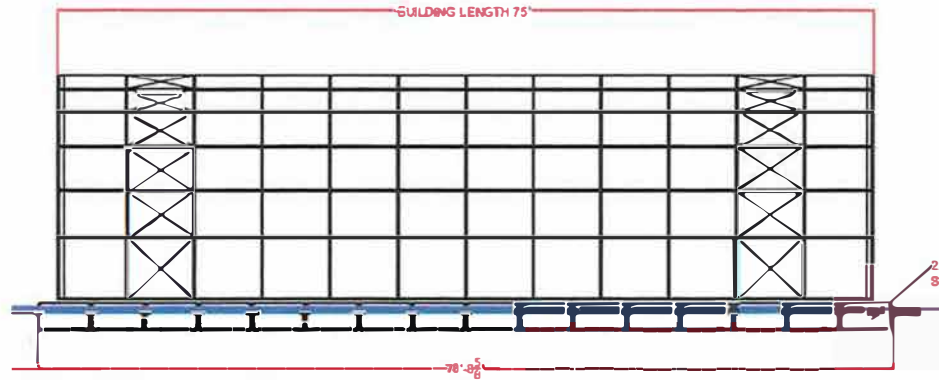
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Nov 1, 2021

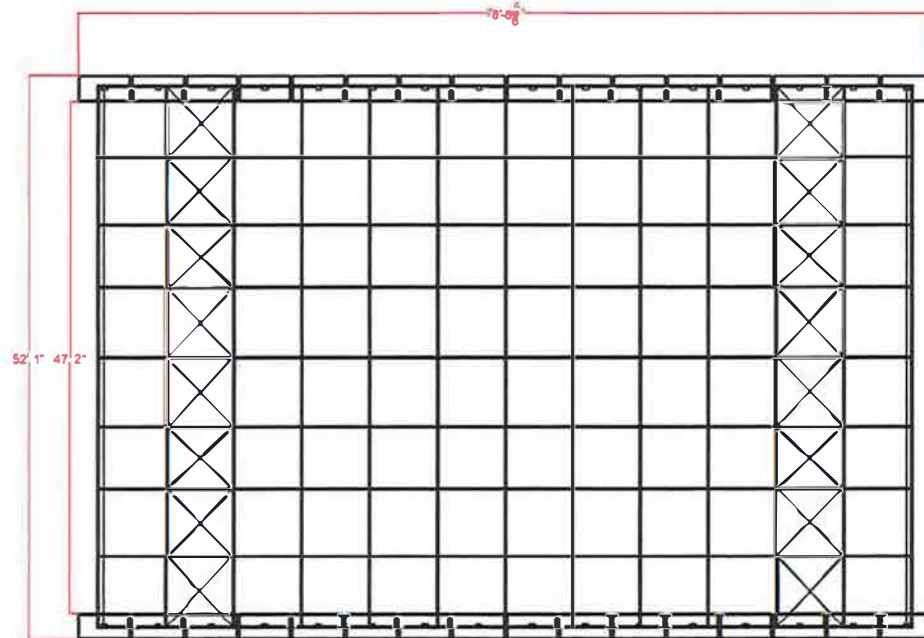




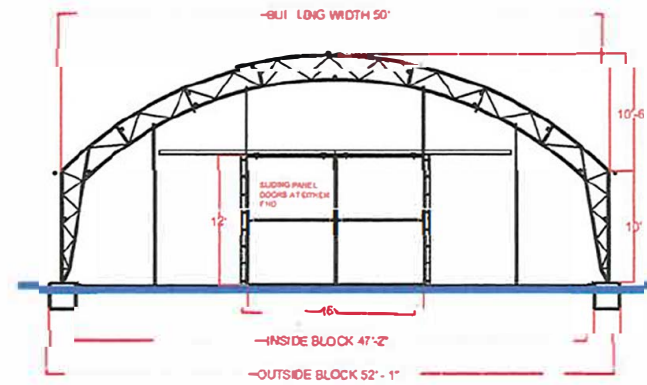
PLAN



ELEVATION

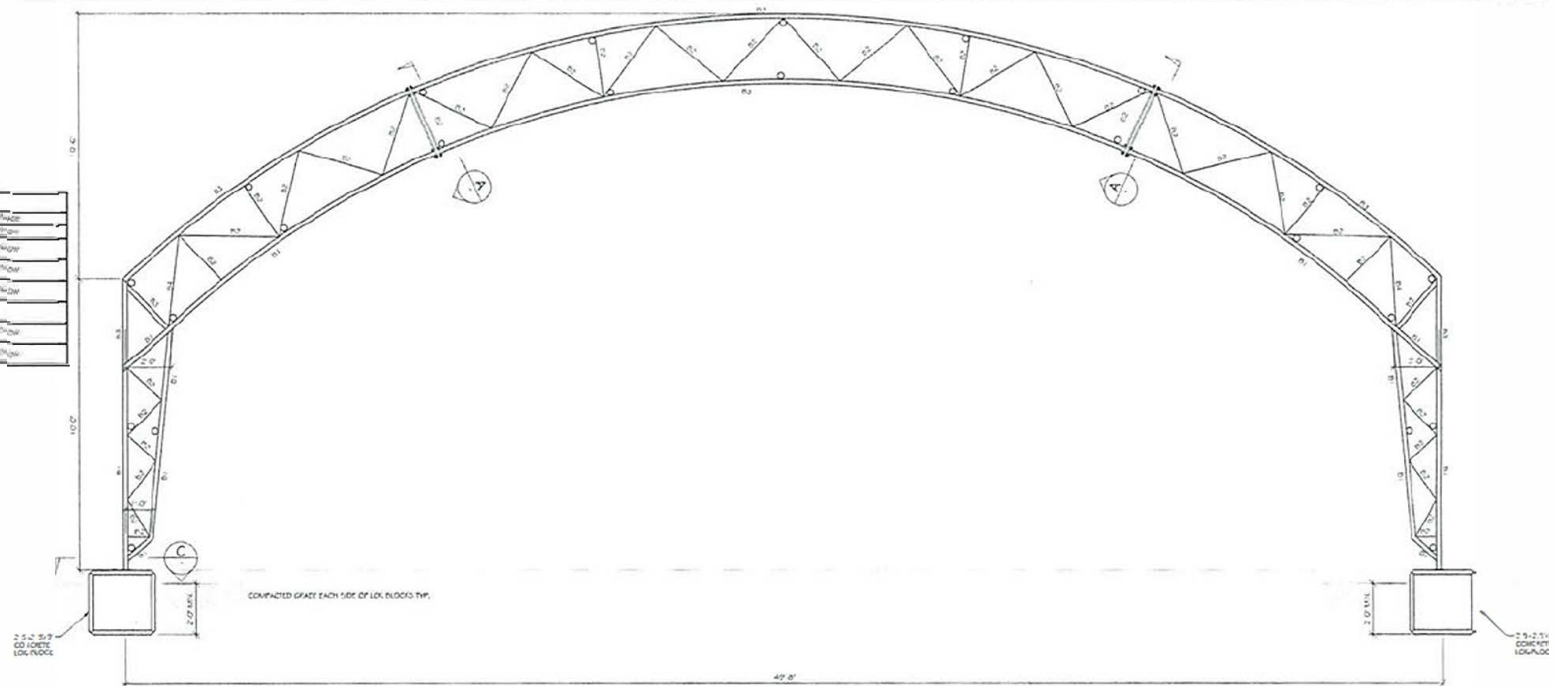


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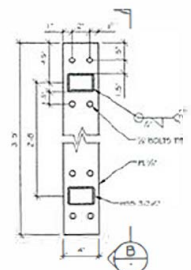




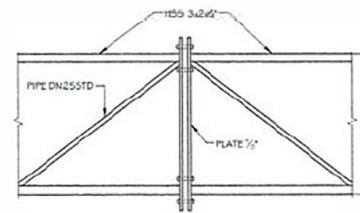
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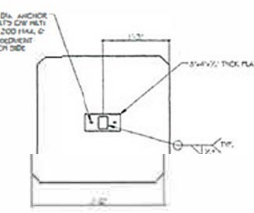
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SECTION  
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SECTION  
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PLAN  
SCALE 1/2" = 1'-0"

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FOUNDATION NOTES: ADDS		MAY 17, 2016		SHIFENG ENGINEERING LTD.		CORPORATE: 100-1000, 100-1000		4033 GLENVIEW AVE. S.E.																									
FOR FOUNDATION PREPARE		MAY 18, 2016		NEW WESTMINSTER, B.C. V3M 5Y6		TEL: (604) 525-4122		FAX: (604) 525-3001																									
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