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DEVELOPMENT & DEVELOPMENT VARIANCE PERMIT APPLICATION

I/We DANIEL & NATALIE CHIMKO
(Name of Applicant)

of 78 STURGEON ST., KITIMAT, B.C., V8C 2K6
(Mailing Address)

apply for the following permit(s) to manage development on the property specified below.

- Permit Type**
 Development Permit \$700
 Development Variance Permit \$350

2. **Subject Property**

Civic Address 78 STURGEON ST, Kitimat, B.C., V8C 2K6
 Legal Description 117 Lot 6192 Block RP 8007 District Lot
 Zone G3-A Property Area 0.64 ha
 Official Community Plan Designation RESIDENTIAL SMALL HOLDINGS

3. **Existing Use**

Describe existing use and development.

RESIDENTIAL HOME WITH SEVERAL SMALL ACCESSORY STRUCTURES.

4. **Proposed Use**

Describe proposed use and development (attach extra pages if necessary).

ADDITION OF ONE LARGER (32' x 60') ACCESSORY STRUCTURE FOR USE AS POTTERY STUDIO, WORKSHOP STORAGE ETC. THAT IDEALLY WOULD BE BUILT CLOSER TO LOT LINES THAN CURRENT SETBACKS ALLOW. →
 Approximate project start date and completion schedule. START JUNE 2020 → COMPLETE SEPTEMBER 2020

5. **General Comments**

Reasons and comments in support of application.

CURRENT SETBACKS IN G3-A REQUIRE ACCESSORY STRUCTURES TO BE VERY FAR FROM LOT LINES. BUILDING THE STRUCTURE CLOSER TO LOT LINES WILL HAVE NO ILL EFFECT ON NEIGHBORS, FUTURE OWNERS, OR THE MUNICIPALITY.

7. **Attachments**

The Director of Community Planning and Development may require you provide some or all of the following documents in support of your application. Please attach all documents which are checked as "required". Other information may also be requested.

Required Sketch plan of site showing the parcel(s) to be re-designated (by zoning amendment), existing building, access, services and scale. Measurements should be in metres. Preferred size is 28 cm x 43 cm (11" x 17").

Required Technical information and reports listed below.

Required Copy of (1) State of Title Certificate, or (2) Certificate of Indefeasible Title, for subject property. Copies are available from the Land Title Office, and should be dated no more than thirty days prior to application date.

8. **Declarations**

a. Property Owner

Where the applicant(s) is/are not the registered property owner(s), the following statement must be signed by the registered owner(s) or the owner's(s') agent.

This application is made with my/our full knowledge and consent.

Name(s) Date

Mailing Address (incl Postal Code) Authorized Signature(s)

Phone Email Fax

b. Applicant

I/We declare that statements and information submitted in support of this application are, to the best of my/our knowledge, true and correct.

D. Chiles _____ March 2, 2020
Signature(s) Date

Phone Email Fax

FOR OFFICE USE:

Yes No _____ 02 MARCH 2020 _____
Application Details Attached? Fee Paid (Date) Initials of Official

Yes No _____ Yes No _____
Building Permit Required? Bldg Permit Application Rcvd?

Circulation: Building Engineering Fire Planning

Department Comment Required by: _____
(Date)

Proposed use continued:

Ideally we would like to build the structure with a roofline 1.0m from the rear yard line and 1.0m from the side yard line. The structure will have large overhangs so the actual structure would be 2.0m from the side yard and 1.66m from the rear yard. If the structure were to be built with the allowable setbacks of 4.5m from side yard and 9.0m from the rear yard it would block our current driveway and it would have to be re-routed.