



DISTRICT OF KITIMAT
270 City Centre
Kitimat, British Columbia
Canada, V8C 2H7

Public Notice Development Variance Permit Application

Owner of 1304 Tweedsmuir Avenue has submitted a development variance permit (DVP) to vary the access requirements in the R2-A Two Family Residential zone to permit a second access that is unpaved. The access requirements for the R2-A zone in the *Kitimat Municipal Code* (KMC) state that a second access is only permitted on lots greater than 1,115 m² in area with a frontage of 30 metres or more and that each access shall be paved if the abutting street is paved. 1304 Tweedsmuir Avenue is under the minimum lot size (890 m²) but has over 30 metres in frontage. The applicant has requested that the parking spot be gravel and that the driving surface to connect from the stall to the road be two rows of cement blocks. Please see attached location map and site plan on the reverse page.

Development Variance Permit - Proposed Variance		
Property	1304 Tweedsmuir Avenue	
Zone	R2-A Two Family Residential	
KMC: R2-A Two Family Residential		
	Access Requirements	Access Requested
Driving surface type	Each access shall be paved if the abutting street is paved	Unpaved access, using gravel and cement blocks
Number of accesses per lot	One access not exceeding 7.5 metres in width is permitted per lot. Lots greater than 1,115 m ² in area with a frontage of 30 metres or more are permitted a second access no wider than 4.8 metres.	Lot 890 m ² in area permitted a second access.

Additional information on this DVP application is available for review at www.kitimat.ca/pn or at the District of Kitimat reception desk, 270 City Centre, 8:30am to 5:00 pm, Monday to Friday, excluding statutory holidays. Public comment period is between 16 July 2021 until 3 August 2021.

Provide comment before 3 August 2021 by:

Email: planning@kitimat.ca

Fax: Planning Department at 250-632-4995

Mail: Mayor & Council c/o 270 City Centre, Kitimat, BC V8C 2H7

* Submissions provided in response to the application, including names and addresses, will become part of the public record, and made available for public inspection at the District office and www.kitimat.ca/pn.

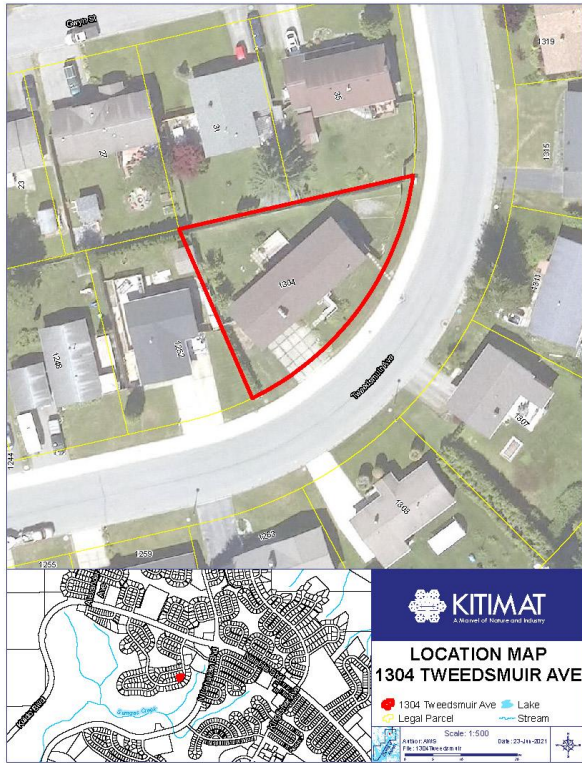
Virtually Attend or Watch Council Meeting:

Contact Staff at 250-632-8900 or planning@kitimat.ca before **3 August 2021** if you would like to be notified for when this application will be going to Council for their decision.

If you have any questions about this application, please contact Community Planning and Development at 250-632-8900 or planning@kitimat.ca

Thank you for your ongoing interest in your community.

File: 7.9.3.109
Location Map



Site Plan



Site Photos

