

Regional District of Bulkley-Nechako

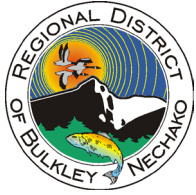
Public Documents



Development Variance Permit A-01-24

327 Prairie Road, legally described as
Block E, District Lot 1589, Range 5, Coast
District

Draft Permit



REGIONAL DISTRICT OF BULKLEY-NECHAKO DEVELOPMENT VARIANCE PERMIT NO. A-01-24

ISSUED TO: Kayhan Ghatavi and Sarah Harvie
PO Box 4228
Smithers BC, V0J 2N0

WITH RESPECT TO THE FOLLOWING LANDS:

327 Prairie Road, legally described as Block E, District Lot 1589, Range 5, Coast District (the "Lands")

1. This Development Variance Permit varies Section 12.0.5.1.b) of Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by reducing the minimum setback of a structure from a Side Parcel Line which does not abut a Highway from 2.0 metres to 0.31 metres.
2. This variance applies only to the addition to the existing Cabin, as shown on the site plan attached hereto as Schedule A, which forms part of this permit.
3. Projections such as eaves, cornices, leaders, gutters, and/or antennae may not intrude into this 0.31 metre setback.
4. The lands shall be developed in accordance with the terms and provisions of this permit and in general compliance to the plan attached as Schedule A, which forms part of this permit.
5. If the Building Permit for the development that is the subject of this permit has not been issued (if required), and the construction substantially started within two (2) years after the date of this permit's issuance, the permit shall lapse.
6. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

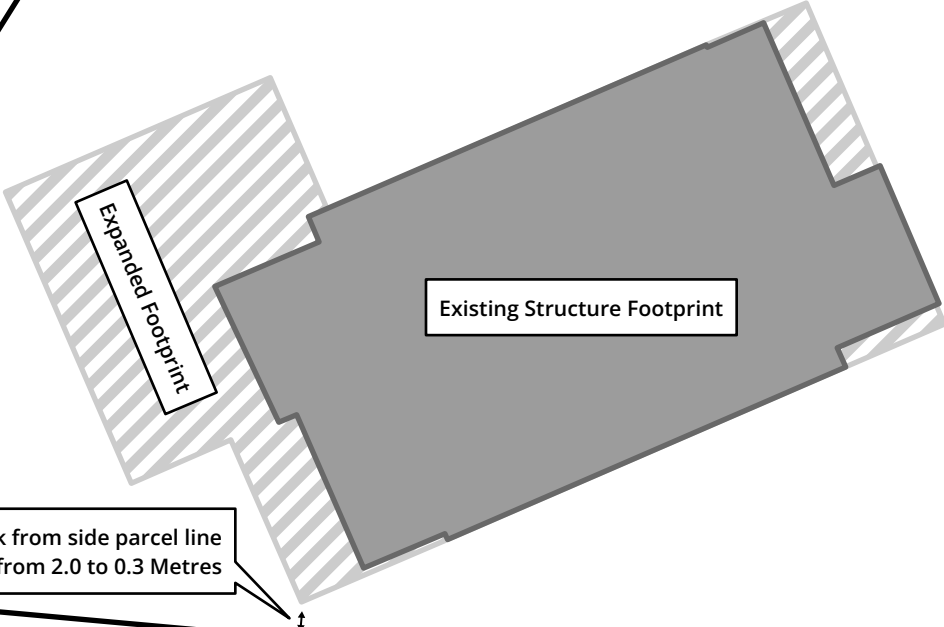
AUTHORIZING RESOLUTION passed by the Regional District Board

this ___ day of _____, 2024.

PERMIT ISSUED on this ___ day of _____, 2024.

Corporate Administrator

Property Subject to
DVP No. A-01-24

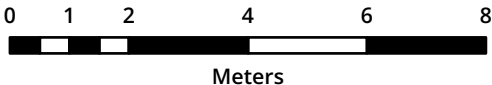


Expanded Footprint

Existing Structure Footprint

Setback from side parcel line
varied from 2.0 to 0.3 Metres

Southern Parcel Line



Board Report

Available by end of day, March 15, 2024 under
Board agenda on the RDBN's [Board and
Committee Meeting webpage \(Link\)](#)

Public Notification



March 8, 2024

Owner/Occupier

**Re: Development Variance Permit Application A-01-24
327 Prairie Road, legally described as Block E, District Lot 1589, Range 5, Coast District**

You are receiving this notice pursuant to Section 499 of the *Local Government Act* because you own or occupy a property within 100 metres of 327 Prairie Road, which is the subject of a Development Variance Permit application.

This is to advise you that the Regional District Board will be considering the issuance of a Development Variance Permit for the above noted property at its March 21, 2024, Board Meeting. A property Location Map and Site Plan are on the backside of this notice.

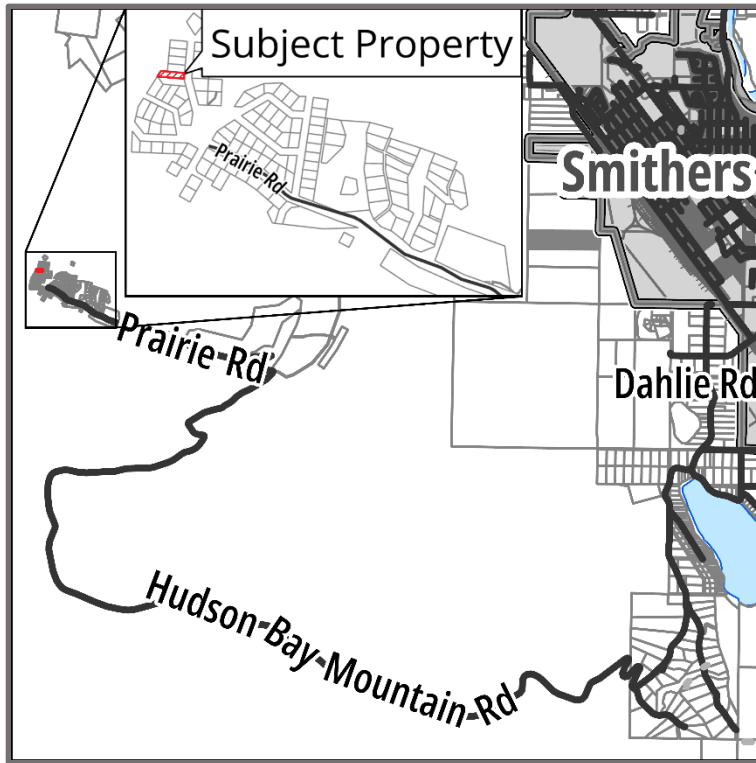
The applicants want to build an addition to an existing cabin 0.31 metres from their south side parcel line. Therefore, the applicants have applied for a Development Variance Permit to vary Section 12.0.5.1b) of “Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020” to reduce the required setback of a structure from a side parcel line which does not abut a highway from 2 m to 0.31 m, as shown on the attached Site Plan.

All persons who deem their interests to be affected by this application can deliver written comments to the RDBN Office at 37 3rd Ave, Burns Lake BC.; by mail to PO Box 820 Burns Lake, BC V0J 1E0; or by email to planning@rdbn.bc.ca. Written submissions must be received by the Regional District of Bulkley-Nechako no later than 4:30 pm Tuesday, March 19, 2024, to be ensured of consideration by the Board.

A copy of the proposed permit and additional information may be inspected online from March 8, 2024 to March 21, 2024 at www.rdbn.bc.ca/departments/planning/public-meetings. The information can also be requested by contacting the Planning Department toll free at 1-800-320-3339 (Open Monday to Friday 8:30 am to 4:30 pm, excluding statutory holidays).

Regional District Planning Department

Location Map



Site Plan

