

# Regional District of Bulkley-Nechako

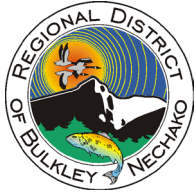
## Public Documents



## Development Variance Permit A-02-24

**3279 Banff Avenue**, legally described as Parcel B  
(Being a consolidation of Lots 13, 14, 15, 16, 17  
and 18), Block 24, Section 2, Township 1A, Range  
5, Coast District, Plan 1076

# Draft Permit



## REGIONAL DISTRICT OF BULKLEY-NECHAKO DEVELOPMENT VARIANCE PERMIT NO. A-02-24

ISSUED TO: Travis Bayes  
PO Box 291  
Smithers BC, V0J 2N0

WITH RESPECT TO THE FOLLOWING LANDS:

**3279 Banff Avenue, legally described as Parcel B (being a consolidation of lots 13, 14, 15, 16, 17 and 18), Block 24, Section 2, Township 1A, Range 5, Coast District, Plan PRP1076 (the "Lands")**

1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 as follows:
  - Section 9.0.5.1a) by reducing the minimum setback of a Structure from a Front Parcel Line from 7.5 metres to 4.4 metres for the proposed Single Family Dwelling addition.
  - Section 9.0.5.1c) by reducing the minimum setback of a Structure from Any Parcel which abuts a Highway from 4.5 metres to 1.7 metres for the existing Single Family Dwelling.
  - Section 9.0.5.1a) by reducing the minimum setback of a Structure from a Front Parcel Line from 7.5 metres to 0.8 metres for the existing garage.
  - Section 9.0.5.1c) by reducing the minimum setback of a Structure from any Parcel Line which abuts a highway from 4.5 metres to 1.3 metres for the existing garage.
2. This variance applies only to the proposed Single Family Dwelling addition, existing Single Family Dwelling and existing garage 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 these 4.4 metre, 1.7 metre, 0.8 metre and 1.3 metre setbacks.
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

Proposed Setback  
Variance (4.4 m)

Proposed Setback  
Variance (0.8 m)

Proposed Setback  
Variance (1.3 m)

Proposed Setback  
Variance (1.7 m)

SFD Addition

Existing Garage

Existing SFD

Banff Ave



# Board Report

(Anticipated to be available by end of day May 17, 2024 under Board Agenda on the RDBN's [Board and Committee Meeting webpage \(Link\)](#))

# Public Notification



May 10, 2024

Property Owner/Resident

**Re: Development Variance Permit Application A-02-24  
3279 Banff Avenue, legally described as Parcel B (Being a consolidation of Lots 13, 14,  
15, 16, 17 and 18), Block 24, Section 2, Township 1A, Range 5, Coast District, Plan 1076**

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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 3279 Banff Avenue, 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 May 23, 2024 Board Meeting. A property Location Map and Site Plan are on the backside of this notice.

The applicant wishes to legalize the location of an existing Single Family Dwelling and garage, and build an addition to the existing Single Family Dwelling within the setback areas from their north and east Parcel Lines. Therefore, the applicant has applied for a Development Variance Permit to vary the following sections of “Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020”:

- Section 9.0.5.1a) by reducing the minimum setback of a Structure from a Front Parcel Line from 7.5 metres to 4.4 metres for the proposed Single Family Dwelling addition.
- Section 9.0.5.1c) by reducing the minimum setback of a Structure from any Parcel Line which abuts a Highway from 4.5 metres to 1.7 metres for the existing Single Family Dwelling.
- Section 9.0.5.1a) by reducing the minimum setback of a Structure from a Front Parcel Line from 7.5 metres to 0.8 metres for the existing garage; and
- Section 9.0.5.1c) by reducing the minimum setback of a Structure from any Parcel Line which abuts a Highway from 4.5 metres to 1.3 metres for the existing garage.

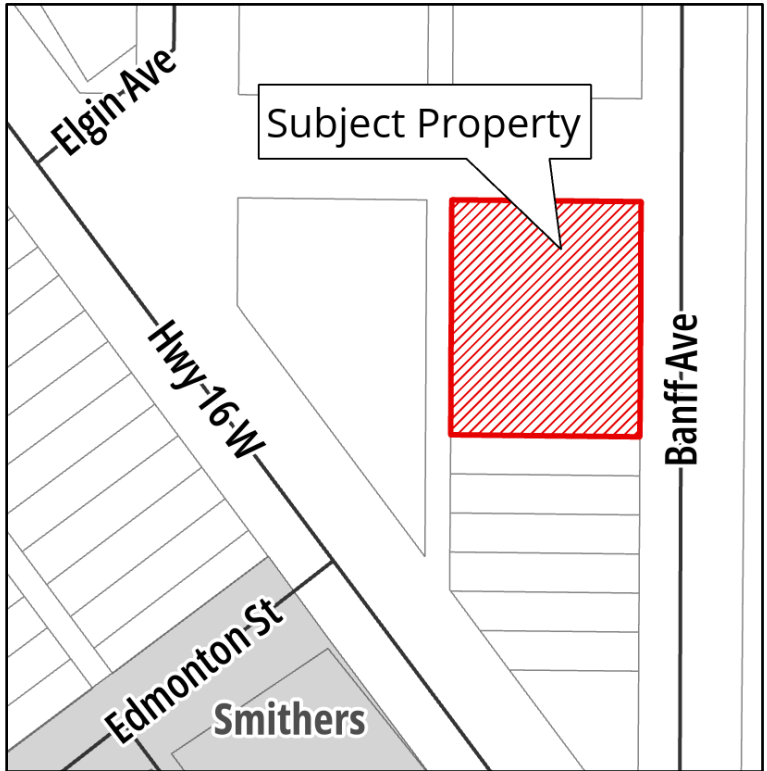
All persons who deem their interests to be affected by this application can deliver written comments to the RDBN Office at 37 3<sup>rd</sup> Ave, Burns Lake BC.; by mail to PO Box 820 Burns Lake, BC V0J 1E0; or by email to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). Written submissions must be received by the Regional District of Bulkley-Nechako no later than 4:30 pm Tuesday, May 21, 2024 to be ensured of consideration by the Board.

A copy of the proposed permit and additional information may be inspected online from May 10, 2024 to May 23, 2024 at [www.rdbn.bc.ca/departments/planning/public-meetings](http://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

