

Regional District of Kitimat-Stikine

300 - 4545 Lazelle Avenue
Terrace, BC V8G 4E1

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File No. 3360 20

April 29, 2016

Richard Green
2021 1st Avenue
Terrace, B.C
V8G 0G5

Dear Mr. Green

**Re: Lot 2, District Lot 1531, Range 5 Coast District Plan 11180
1121 Old Lakelse Lake Road**

This letter is further to our meeting on April 29, 2016 in the Regional District office regarding conversion of a single family house to add two additional dwelling units on the ground floor. The property is at 1121 Old Lakelse Lake Road and contains a 2-storey house. The intent is to have a single family unit on the upper floor and two smaller self-contained units on the ground floor. Further, that each of the units is less than 55.0 square meters in floor area. You also indicated that you attended the Regional District office last year and were advised that your home conversion would be compliant with the zoning bylaw which allows one dwelling unit plus two guest houses even if the guest houses are contained within one structure instead of individual detached units.

The subject property is approximately 2 ha in size and is zoned Rural I (RRI) in the Regional District of Kitimat Stikine Lakelse Lake Zoning Bylaw No. 57. Section 2.5.0 b) permits one single family dwelling per property. Section 2.5.2 (4) states that on sites greater than seventeen hundred (1700) square meters in area, two (2) guest houses are permitted on each site if the method by which sewage is to be disposed of is compliant with Health regulations. Section 2.5.5 states that the guest houses shall not exceed 55.0 square meters in floor area. The intent of a "guest house" is to provide seasonal accommodation to visitors and guests of the property owner or occupier.

While the proposed development is not in keeping with the intent of the Bylaw, the Regional District is willing to accept your conversion of the single family dwelling to add the two dwelling units on the ground floor being the two guest houses that are permitted by the Bylaw provided that the house (all three units) are connected to an approved on-site septic disposal system which has been designed to accommodate this development. The 2 ground floor units will be considered as the allowed "guest houses". Please be advised that no additional dwelling units or "guest house" will be permitted on this property.

Should you have any questions or concerns regarding the content of this letter please contact the Regional District office between the hours of 8:30 am and 4:30 pm, Monday through Friday. Please contact the Regional District to file for a Building Declaration permit for any new construction.

Sincerely,



Norm Striker
Bylaw Enforcement Officer