

DV25-0

PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0 Telephone (250) 847-1600 Fax (250) 847-1601 www.smithers.ca

# **DEVELOPMENT PROPOSAL APPLICATION**

APPLICATION TYPE: Enter all applications under miscellaneous (MS) category development (DEV)			
☐ Joint Official Community Plan & Zoning Amendment (\$2,000) DEV001 ☐ Board of Variance (\$750) DEV003 ☐ Official Community Plan Amendment (\$1,500) DEV001 ☐ Development Variance Permit (\$750) DEV003 ☐ Zoning Bylaw Amendment (\$1,500) DEV001 ☐ Development Variance Permit (minor)* (\$300) ☐ Development Permit with minor variance* (\$800) DEV003 ☐ Development Permit with no variance (\$750) DEV003 ☐ Development Permit with variance (\$1,100) DEV003 ☐ Development Permit Amendment (\$600) DEV003 ☐ Temporary Use Permit (\$1,000) DEV003			
APPLICANT INFORMATION			
APPLICANT		REGISTERED OW	NER(S)
Name(s):	Johanna Wick	Name(s):	Johanna Wick
Mailing address:	PO Box 5290	Mailing address:	PO Box 5290
Phone:	250-617-4606	Phone:	250-617-4606
Fax/Email:	Johanna.b.wick@gmail.com	Fax/Email:	Johanna.b.wick@gmail.com
SUBJECT PROPERTY INFORMATION			
Civic address: 1685 Main Street			
Legal description: PID: 013-512-614; PID: 013-512-633; PID: 013-512-641			
Description of the present use of the property: Primary residental			
Existing OCP designation:    Density   Existing zoning designation:   N/A			
PROPOSAL DESCRIPTION (supplemental letter of intent/rationale is encouraged):			
The proposal is for Supplemental letter	a two story detached structure with a grown of intent has been included.	garage on the botton	n and a rental suite on on top.

<sup>\*</sup> Minor variance means a request to vary a provision of a Town bylaw as permitted under sections 7.2 - 7.5 of the Town of Smithers Development Procedures Bylaw No. 1908.

ATTACHMENT CHECKLIST
A) PLEASE ATTACH THE FOLLOWING FOR ALL APPLICATIONS:
Letter of authorization if the applicant is other than the registered owner(s).
Site Disclosure Statement in accordance with the Environmental Management Act and Contaminated Sites Regulation.
<ul> <li>Site plan (including 1 set of reduced 8.5x11 plans) showing:</li> <li>□ Location of existing and proposed buildings and structures, lot dimensions &amp; setbacks.</li> <li>□ Parking areas, loading space, access/egress, garbage areas &amp; landscaping.</li> <li>□ North arrow &amp; scale.</li> <li>□ Measurements in metric (imperial measurements may also be included).</li> </ul>
Supplemental letter of intent & rationale is strongly encouraged but not required.
☐ <u>Other information</u> as necessary to assess the development proposal.
D) ACD AVOD TONING AMENDMENT ADDITIONS ONLY
B) OCP &/OR ZONING AMENDMENT APPLICATIONS ONLY:
Acknowledge sign notification posting requirements as specified by the Town of Smithers.
C) ENVIRONMENTAL DEVELOPMENT PERMIT APPLICATIONS ONLY:
<ul> <li>☐ Plans showing:</li> <li>☐ Toe of slope and top of bank;</li> <li>☐ Location of watercourses and any watercourse setback areas that are located on or that abut the site;</li> <li>☐ Existing and proposed grades, including details on proposed retaining walls;</li> <li>☐ Floodplain areas;</li> <li>☐ Areas to be cleared, areas of cut and fill and proposed sequencing/timing.</li> <li>D) FORM &amp; CHARACTER DEVELOPMENT PERMIT APPLICATIONS ONLY:</li> <li>☐ Elevation drawings illustrating all sides of the building(s) &amp; including proposed signage details.</li> <li>☐ Exterior samples and materials.</li> </ul>
<ul> <li>E) TEMPORARY USE PERMIT APPLICATIONS ONLY:</li> <li>Rationale &amp; long term plan outlining when &amp; how temporary use will be ended, buildings/area to be used, hours of use &amp; site rehabilitation.</li> <li>Permit length requested (max. 3 years):</li> </ul>
AUTHORIZATION
As the applicant or approved agent, I hereby make application in accordance with the above-stated information and declare that the statements are true and correct.
I understand that this application form is a public document and that any and all information contained in it, including personal information as defined in the <i>Freedom of Information and Protection of Privacy Act</i> of BC, is open for inspection by the public and may be reproduced and distributed to the public as part of a report(s) to Council or for purposes of a public hearing.
I acknowledge that fees as per the Town of Smithers Development Procedures Bylaw No. 1807 do not imply or guarantee application approval.
Applicant Signature: Livich Date: Dec 20, 2024

Your personal information is maintained in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the use of your personal information, please call the Director of Corporate Services for the Town of Smithers at 250-847-1600.

Johanna Wick 1685 Main Street Smithers, BC, V0J 2N0 December 20, 2024

Development Services Town of Smithers Smithers, BC

Subject: Supplemental Letter of Intent – Development Variance for Garage with Secondary Suite

Dear Development Services Team,

I am writing to supplement my application for a development variance permit to construct a detached garage with a secondary suite above on my property at 1685 Main Street.

# **Project Overview:**

The proposed structure is a two-story detached garage with a secondary suite on the upper level. The garage will provide necessary storage for our household, while the suite will offer additional living space to support renters, contributing to the community's housing options.

# Reason for the Variance Request:

Due to specific bylaws regarding carriage houses, a variance is required for parking as per section 2.4, which requires a parking space along the lane way if possible, however, at our property there are already existing four parking spots along 12<sup>th</sup> of which the carriage house can be accessed from. Adding a fifth parking spot to the property would not be a meaningful use of space.

The second variance required is for the height of a secondary building as per section 2.15 (e), the proposed design does not exceed 6 m, however, it may exceed the height of our primary house. The proposed design has been thoughtfully developed to minimize the impact on neighboring properties while optimizing the use of space on the lot.

## **Benefits of the Project:**

- 1. **Increased Housing Availability:** The secondary suite will provide an affordable and functional housing option, aligning with the Town of Smithers' goals to address housing shortages and diversify housing stock.
- 2. **Neighborhood Aesthetics:** The building's design complements the character of the neighborhood and adheres to the town's architectural guidelines, maintaining Smithers' distinctive charm.
- 3. **Efficient Land Use:** This project maximizes the use of the property while preserving adequate open space and maintaining compatibility with surrounding land uses.

# **Community Engagement:**

I have proactively discussed this proposal with adjacent neighbors.

I kindly request your consideration and approval of this development variance to facilitate the construction of this project. I believe it will enhance both the functionality of my property and the broader community's housing options. Please feel free to contact me at 250-617-4606 or <a href="mailto:lohanna.b.wick@gmail.com">lohanna.b.wick@gmail.com</a> should you require any additional information or clarification.

Thank you for your time and consideration.

Sincerely,

Johanna Wick

HEIGHT VARIANCE PROPOSAL FOR:

WICK CARRIAGE HOUSE

1685 Main St Smithers, BC VOJ 2NO

CONTACTS:

HOMEOWNER(S): JOHANNA WICK

CONTACT: johanna,b.wick@gmail.com 250-617-4606

DESIGN DRAWINGS JOCE\_YN BURTON

CONTACT: jocelyn@juteboxintenors.com 250-686-4137

Civic Address(es) 1685 Main St LAND USE INFORMATION Town of Smithers

Is property within the ALR?

Low Density Residential (R-2)

OCP Designation(s): Town of Smithers OCP Mixed Residential

Is all or part of this property within a Fire Protection Area?

Jurisdiction-Roll Number:



AEY PLAN WITH EXISTING BUILDINGS, SETBACKS SCALL YES

PROPERTY REPORT:

PROPERTY INFORMATION Roll Number: 00763000

PID(s) 013512617, 013512641, 013512633

Legal Plant PRP1054

Electoral Area/Municipality

Zoning Designation(S);

SERVICE AREA INFORMATION

DRAWING LIST:

ID 1 TITLE PAGE

25-478-00763000

ID 2 PROPOSED STRUCTURE WITH SETBACKS

ID 3 EXTERIOR ELEVATIONS

ID 4 EXTERIOR PERSPECTIVES ID 5 FLOOR PLANS

ID 6 INTERIOR SECTION

CONSTRUCTION NOTES.

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PROJECT

WICK CARRIAGE HOUSE

SHCET TITLE

Title Page

DATE November 20, 2024

SCALE AS NOTED

AUTHOUR: JEB







SITE

## SETBACK REQUIREMENTS:

From main house:

4m

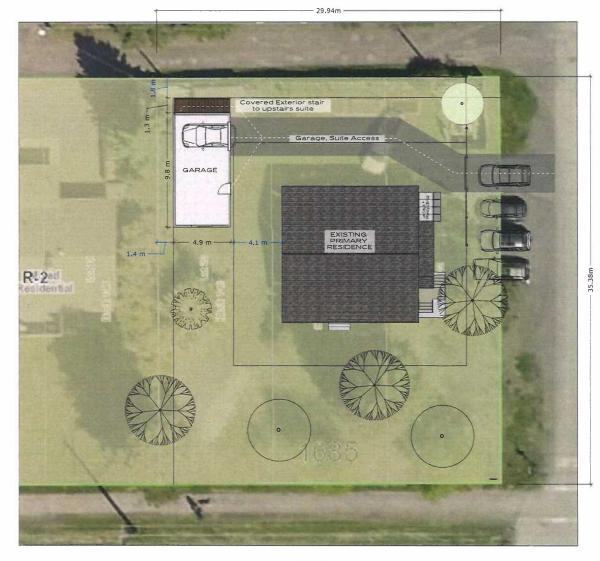
Exterior Sideyard:

1.2m

Rear yard:

1.8m (direct opening to lane)

Height to midpoint of slope: 6m (addressed on Page 3)



Main St





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## WICK CARRIAGE HOUSE

1685 Main S Smilners, BC

SHEET TITLE

# New Structure with Setbacks

DATE November 20, 2024

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PROPOSED CARRIAGE HOUSE















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## WICK CARRIAGE HOUSE

1685 Main St Smillers BC VOJ 2NO

SHEET TITLE

## Exterior Elevations

DATE November 20, 2024

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WICK CARRIAGE HOUSE

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Exterior Perspectives

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SCALE AS NOTED

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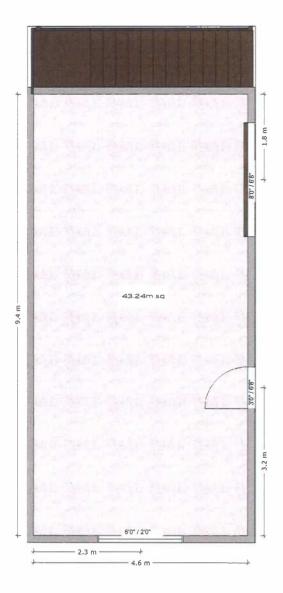
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INTERPOSE

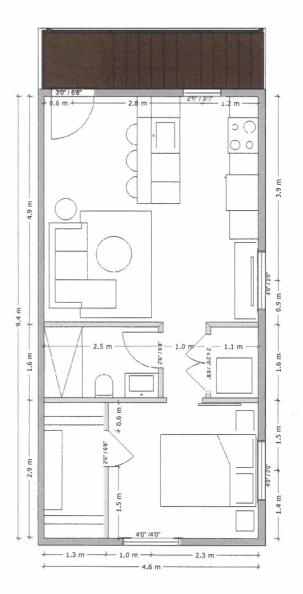
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# WICK CARRIAGE HOUSE

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Floor Plans

DATE: November 20, 2024

SCALE: AS NOTED

AUTHOUR: JEB





ROOF SLOPE: 1:3

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SCALE AS NOTES

2024 November 20.

Interior Section

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WICK CARRIAGE HOUSE

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