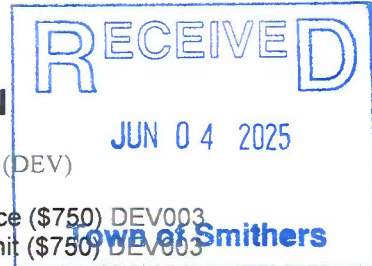




MS DEV003 750.00
 VISA CU 750.00
 R:133681 / B:2025060401 / T:6504 04/Jun/2025 ANNETTE
 PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0
 Telephone (250) 847-1600 Fax (250) 847-1601
 www.smithers.ca



DEVELOPMENT PROPOSAL APPLICATION

APPLICATION TYPE: Enter all applications under miscellaneous (MS) category development (DEV)

- Joint Official Community Plan & Zoning Amendment (\$2,000) DEV001
- Official Community Plan Amendment (\$1,500) DEV001
- Zoning Bylaw Amendment (\$1,500) DEV001
- Development Permit with minor variance* (\$800) DEV003
- Development Permit with variance (\$1,100) DEV003
- Temporary Use Permit (\$1,000) DEV003
- Board of Variance (\$750) DEV003
- Development Variance Permit (\$750) DEV003
- Development Variance Permit (minor)* (\$300)
- Development Permit with no variance (\$750) DEV003
- Development Permit Amendment (\$600) DEV003
- Temporary Use Permit Extension (\$1,000) DEV003

APPLICANT INFORMATION

APPLICANT	REGISTERED OWNER(S)
Name(s): <u>Sarah Beaubien</u>	Name(s): <u>Beaubien Living</u>
Mailing address: <u>4723 Slack Rd</u>	Mailing address: <u>4723 Slack Rd</u>
Phone: <u>778-210-2050</u>	Phone: <u>778-210-2050</u>
Fax/Email: <u>sarahnikal7@hotmail.com</u>	Fax/Email: <u>sarahnikal7@hotmail.com</u>

SUBJECT PROPERTY INFORMATION

Civic address: #37 4430 HWY 16 Smithers B.C V0J 2N2

Legal description: _____

Description of the present use of the property: _____

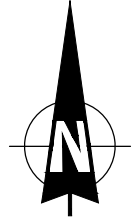
Existing OCP designation: _____ Existing zoning designation: _____

Proposed OCP designation: _____ Proposed zoning designation: _____

PROPOSAL DESCRIPTION (supplemental letter of intent/rationale is encouraged):

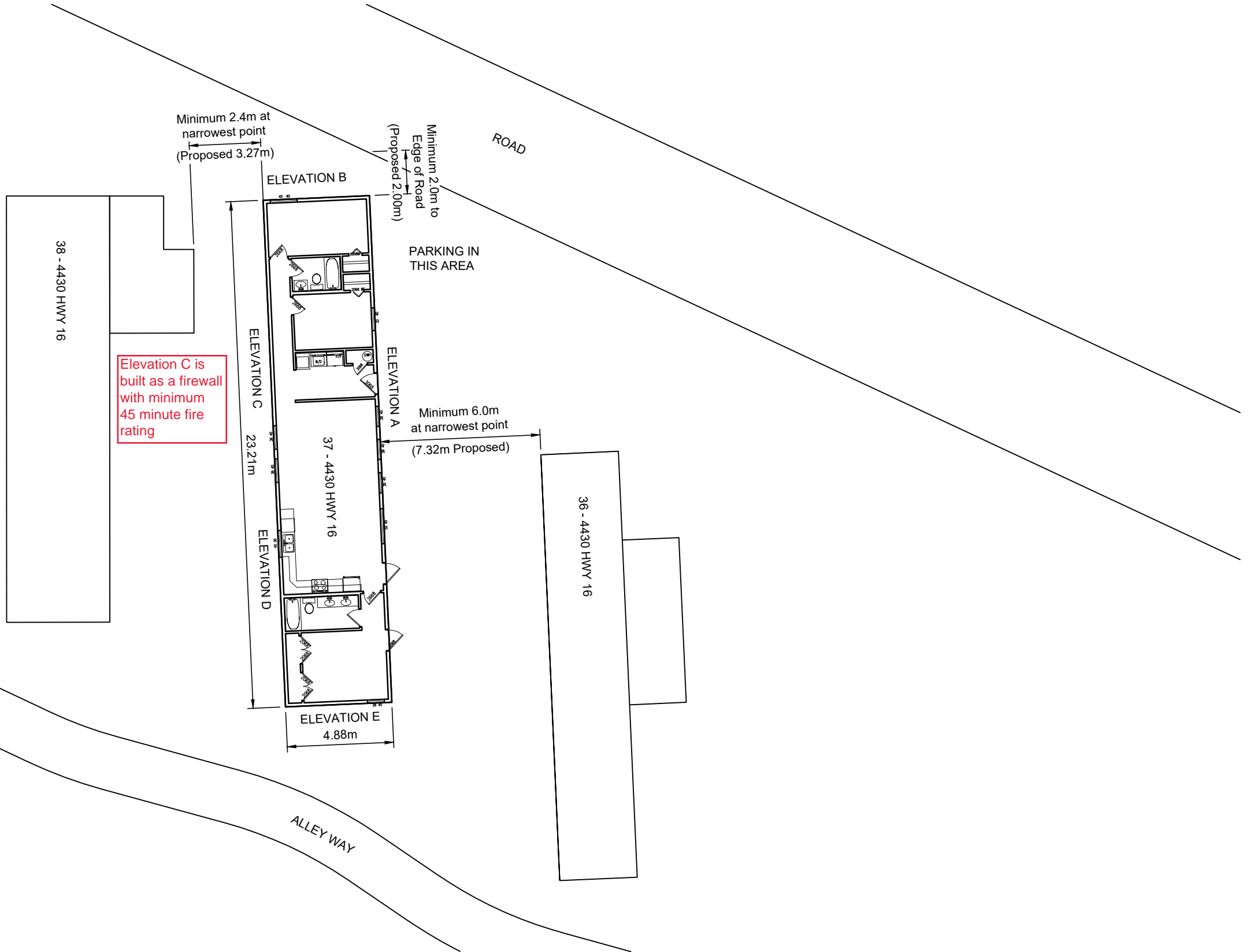
Fire wall on right side of home where neighbours are too close with addition of their home.

* 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.



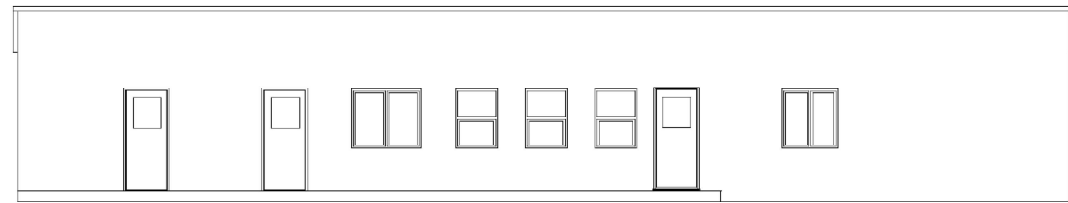
BC Building code requires 2.4 metres for elevation C. However, the town of Smithers bylaw No. 748 requires a minimum setback of 6 metres between mobile homes. A variance will be required. Current proposed distance between trailers on lot 38 and 37 will be 3.27 metres.

Elevation C is built as a firewall with minimum 45 minute fire rating

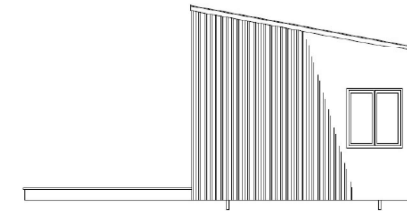


Rev	Date	Checked	Approved	Notes
1	2025-06-11	APD	APD	For Permit

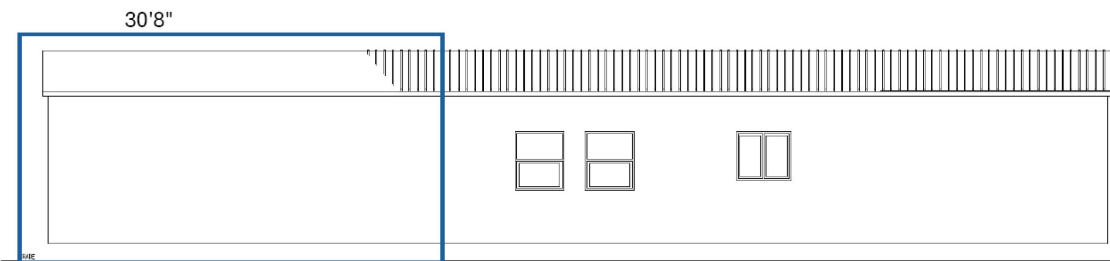
Scale 1:200	Client: Beaubien Living Ltd.	Project Title: #37-4330 Highway 16	
Paper B	#37-4330 Highway 16 Smithers, B.C.	Description: General Layout	
Project Number: 1920-27		Drawing Number: 1920-27-S-01	Sheet: 1 / 1
			Revision: 1



Side Elevation A			
Spatial Separation	9.10.15 Spatial Separation Between Houses Table 9.10.15.4 Openings Allowed	Minimums: Fire Rating Wall Construction Wall Cladding	0 minutes Combustible Combustible
Total Wall Area	74.2 m ²		
Openings	5.15 m ²		
Openings (%)	6.94 %		
Minimum Separation Distance	2.4 m	(1.2 m x 2 due to fire response times)	

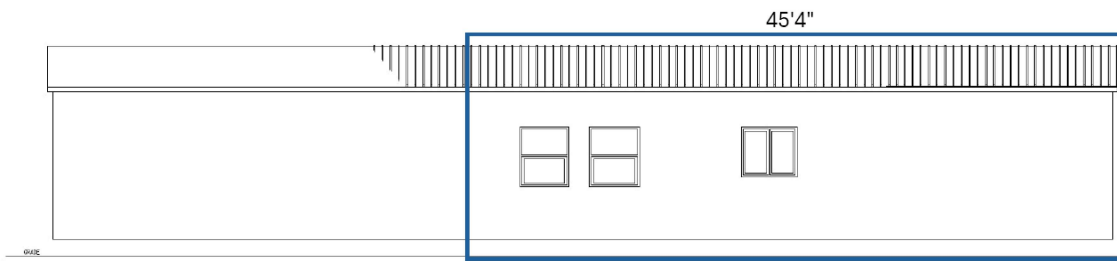


End Elevation B			
Spatial Separation	9.10.15 Spatial Separation Between Houses Table 9.10.15.4 Openings Allowed	Minimums: Fire Rating Wall Construction Wall Cladding	0 minutes Combustible Combustible
Total Wall Area	13.76 m ²		
Openings	1.03 m ²		
Openings Provided	7.51 %		
Minimum Separation Distance	2.7 m	(1.35 m x 2 due to fire response times)	



Side Elevation C			
Spatial Separation	9.10.15 Spatial Separation Between Houses Table 9.10.15.4 Openings Allowed	Minimums: Fire Rating Wall Construction Wall Cladding	45 minutes Combustible Non Combustible
Total Wall Area	22 m ²		
Openings	0.00 m ²		
Openings (%)	0.00 %	OK	
Minimum Separation Distance	1.2 m	(0.6 m x 2 due to fire response times)	

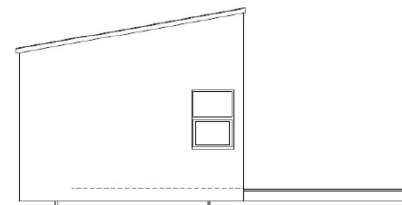
Side Elevation C requires a 45 minute fire rating. Wall construction - 1/2" Type X gypsum board, 2 x 6 wood studs @ 24" OC, R24 Rock or Slag Fibre Insulation, 1/2" OSB Sheathing, Cement Fibre Siding



Side Elevation D			
Spatial Separation	9.10.15 Spatial Separation Between Houses Table 9.10.15.4 Openings Allowed	Minimums: Fire Rating Wall Construction Wall Cladding	0 minutes Combustible Combustible
Total Wall Area	33.83 m ²		
Openings	2.63 m ²		
Openings (%)	7.78 %		
Minimum Separation Distance	2.9 m	(1.45 m x 2 due to fire response times)	

9.10.15.3: Limiting distance has been adjusted for fire response times exceeding 10 minutes. Adjusted limiting distance is 2 x limiting distance as allowed in Table 9.10.15.4

A-9.10.15.4 (2) Doors openings calculated as glazed portions only. Opaque portions of doors do not have to be included in the opening calculation.



End Elevation E			
Spatial Separation	9.10.15 Spatial Separation Between Houses Table 9.10.15.4 Openings Allowed	Minimums: Fire Rating Wall Construction Wall Cladding	0 minutes Combustible Combustible
Total Wall Area	13.76 m ²		
Openings	0.67 m ²		
Openings (%)	4.88 %		
Minimum Separation Distance	2.40 m	(1.2 m x 2 due to fire response times)	



23 May 2025
Permit # 1002404

MD Engineering Ltd. 9337 Berge Drive PO Box 1177 Grande Cache, AB, T0E0Y0 780 827 6416 www.mdengineering.ca aaron.davis@mdengineering.ca AB Permit to Practice #: 11716 BC Permit to Practice #: 1002404	Rev	Date	Checked	Approved	Notes	Scale 1:4 Paper B Project Number: 1920-27	Client: Beaubien Living Ltd. #37, 4330 Highway 16 Smithers, B.C.	Project Title: #37 4330 Highway 16		
								Description: Spatial Separation Calculations		
								Drawing Number: 1920-27-S-02		
								Sheet: 2 / 2		
								Revision: A		