



DEVELOPMENT VARIANCE PERMIT DV25-05

APPLICANT: Jakob Glennie
Box No. 187
3835 Third Avenue
Smithers, BC, V0J 2N0.

OWNER: H16313 BC Ltd
3300 Fraser Road
Courtenay
BC, V9N 9P3

CIVIC ADDRESS: 3835 Third Avenue

LEGAL DESCRIPTION: Lot 33 and Lot 34, Block 95, Plan PRP1054, District Lot 5289,
Range 5, Coast Range 5 Land District (The "Lands")

PARCEL IDENTIFIERS: 008-728-542: 013-575-392

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1. This Development Variance Permit is issued in accordance with the requirements of Section 498 of the *Local Government Act* and is subject to compliance with all applicable bylaws of the Town of Smithers, except specifically varied by this Development Variance Permit.
 2. This Development Variance Permit varies the following sections of the Town of Smithers Zoning Bylaw No. 1987, as necessary for the construction of a fully enclosed workshop/ storage/sales area for the owner's home occupation business;
 - a) Section 2.15.1 (b), by reducing the side yard setback of the auxiliary building from 1.2 m to 0.0 m; and
 - b) Section 2.15.6 (i), by varying the combined floor area permitted for auxiliary buildings on a parcel of up to 580.4 m², from 60 m² to 137 m².
 3. In accordance with Section 503 of the *Local Government Act*, notice of this Development Variance Permit shall be filed in the Land Title Office. Upon such filing, the terms of this Development Variance Permit shall be binding upon all persons who acquire an interest in the Lands affected by the permit.
 4. Pursuant to Section 504 of the *Local Government Act*, if the holder of this permit does not substantially start construction with respect to which the permit was issued within

two (2) years after the date of the Council resolution authorizing this permit, or such other period of time as may be specified in this permit, this permit shall lapse.

**AUTHORIZING RESOLUTION PASSED BY THE TOWN OF SMITHERS COUNCIL
THE _____ DAY OF _____ 2025.**

**THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE
HEREBY ACKNOWLEDGED.**

H16313 BC Ltd

THIS PERMIT IS ISSUED ON: _____, 2025

The Corporate Seal of the TOWN OF
SMITHERS was hereunto affixed in
the presence of:

Gladys Atrill
Mayor

Michael Dewar
Chief Administrative Officer

AS/MA/DC

File n:\3000-3699 land administration\3090 development variance permits\3090-20 - permits (individual)\2025\dv25-05 3835 third
avenue\report\council\dv 25-075 attach.8 draft development variance permit dv 25-05