

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 | ☐ Temporary Use Permit Extension (\$1,000) DEV003 |

APPLICANT INFORMATION

APPLICANT

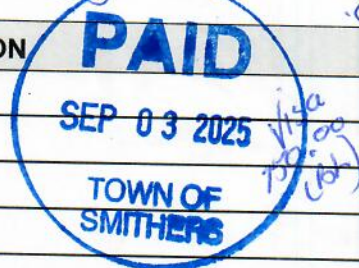
Name(s): Jakob Glennie
Mailing address: 8740 Silvern rd
Phone: 250 465 0523
Fax/Email: jglennie@rocktel mail. com

REGISTERED OWNER(S)

Name(s): 416313 Bc Ltd
Mailing address: 3300 Fraser rd country
Phone: 250 465 0523
Fax/Email: jglennie@rocktel mail. com

SUBJECT PROPERTY INFORMATION

Civic address: 3835 3RD AVENUE
Legal description: residential
Description of the present use of the property: Residential



Existing OCP designation: _____
Proposed OCP designation: _____

Existing zoning designation: C1A - Residential
Proposed zoning designation: _____

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

Please see attached

* 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*.
- ☐ Site plan (including 1 set of reduced 8.5x11 plans) showing:
 - ☐ Location of existing and proposed buildings and structures, lot dimensions & setbacks.
 - ☐ Parking areas, loading space, access/egress, garbage areas & landscaping.
 - ☐ North arrow & scale.
 - ☐ Measurements in metric (imperial measurements may also be included).
- ☐ Supplemental letter of intent & rationale is strongly encouraged but not required.
- ☐ Other information as necessary to assess the development proposal.

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:

- ☐ Plans showing:
 - ☐ Toe of slope and top of bank;
 - ☐ Location of watercourses and any watercourse setback areas that are located on or that abut the site;
 - ☐ Existing and proposed grades, including details on proposed retaining walls;
 - ☐ Floodplain areas;
 - ☐ Areas to be cleared, areas of cut and fill and proposed sequencing/timing.

D) FORM & CHARACTER DEVELOPMENT PERMIT APPLICATIONS ONLY:

- ☐ Elevation drawings illustrating all sides of the building(s) & including proposed signage details.
- ☐ Exterior samples and materials.

E) TEMPORARY USE PERMIT APPLICATIONS ONLY:

- ☐ Rationale & long term plan outlining when & how temporary use will be ended, buildings/area to be used, hours of use & site rehabilitation.
- ☐ Permit length requested (max. 3 years): _____

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 *Freedom of Information and Protection of Privacy Act* 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: _____

Date: _____

Aug 12 2025

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.



Auxiliary Building Proposal

Statement

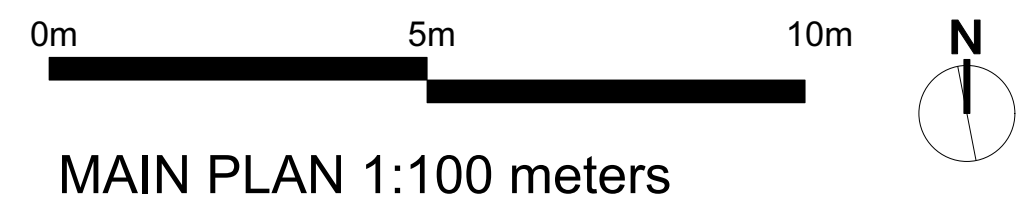
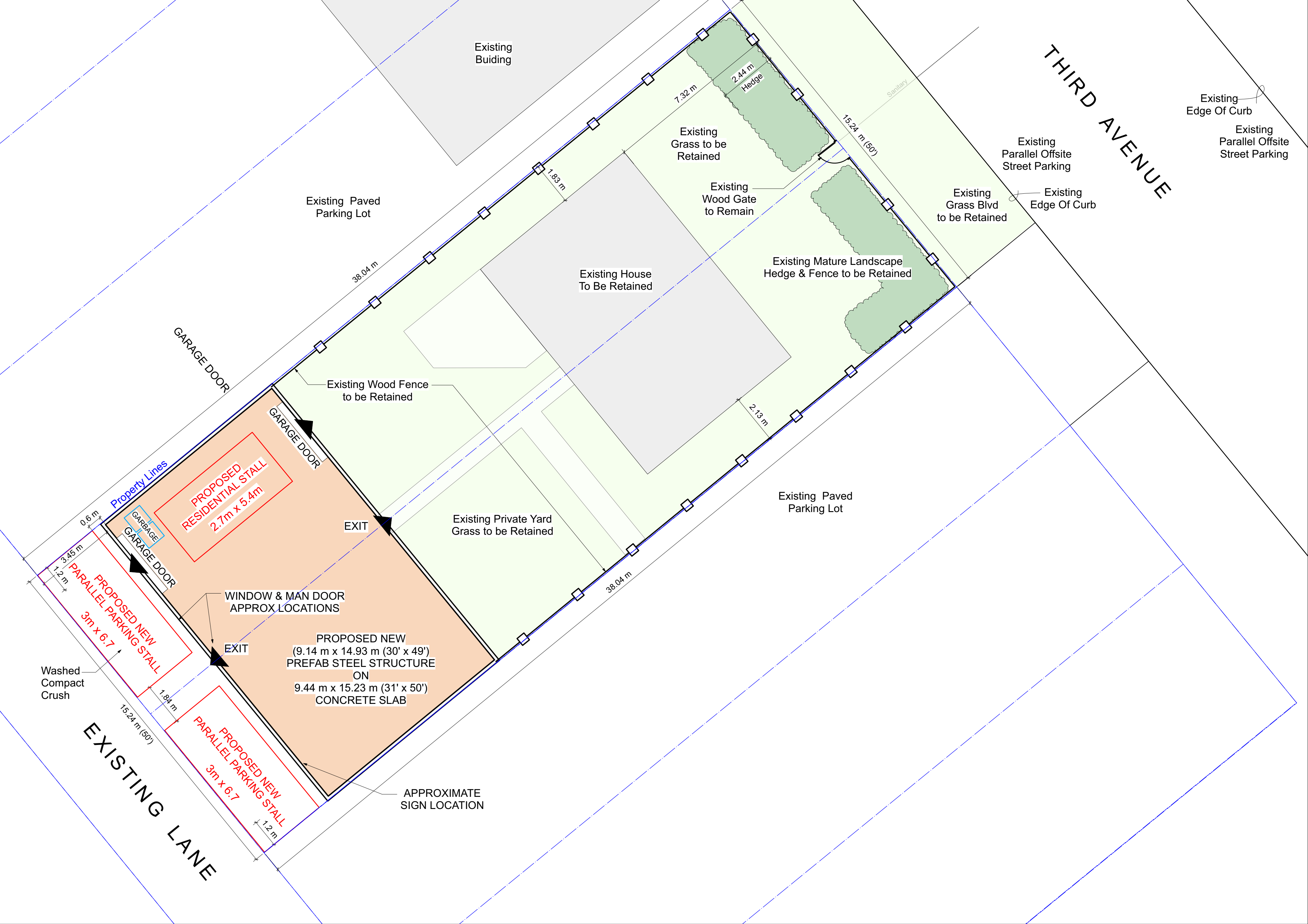
The proposed project will replace an aging and unsafe structure with a fully engineered auxiliary building designed to enhance the property and support a valued local business. The new structure, measuring approximately 30 feet by 49 feet with a 12-foot eave height, will be built on an engineered slab and finished with durable black metal siding that blends with the existing alley character. The building will provide safe, functional, and attractive space for Replay Outdoors, a community-minded consignment shop specializing in reusing sporting goods. By keeping gear in circulation locally, Replay Outdoors lowers barriers to outdoor activities, reduces waste, and serves as a central gear hub for Smithers. With modest operating hours (11:30 a.m. to 5:00 p.m., Wednesday–Saturday) and an average of six customers per day, the business ensures minimal traffic and parking impact while strengthening the community's outdoor culture and small-business base.

Key Benefits

- Replaces an unsafe structure with a safe, fully engineered building on an engineered slab.
- Durable construction: 30' x 49' footprint, 12' eave height, black metal siding, designed for longevity and low maintenance.
- Supports a small, local business that contributes to Smithers' economy and community life.
- Creates a gear hub for the town, making outdoor equipment more accessible and affordable while encouraging reuse and sustainability.
- Modest scale of operations: limited hours and low daily customer volume ensure minimal traffic/parking impacts.
- Enhances property and neighborhood appearance by transforming an underused site into an attractive, functional space that fits the alley character.
- Promotes sustainability and outdoor access by keeping gear in circulation and making it easier for residents to get outside.

REPLAY OUTDOOR BUILDING

3835 3rd Ave Smithers BC V0J 2N0



MAIN PLAN 1:100 meters



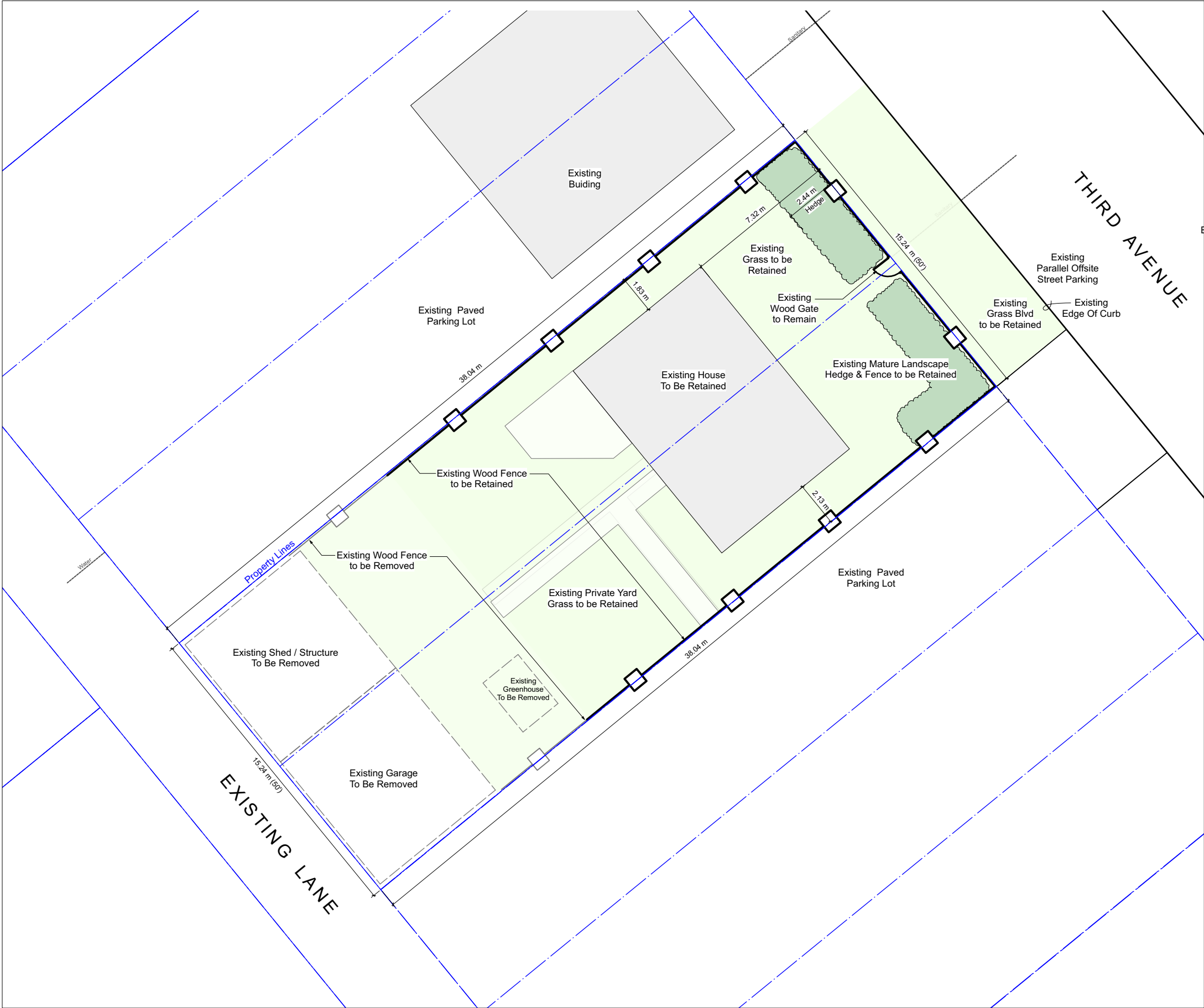
**LAZZARIN
SVISDAHL**
LANDSCAPE ARCHITECTS

1395 5th Ave Prince George, BC V2L 3L6
250-563-6158 www.isla-landarch.com

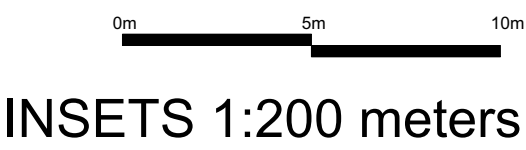
DATE	REV	NOTE	INITIAL
AUG 12 2025	DP	DRAFT FOR REVIEW	LS
SEPT 2 2025	DVP	SUBMISSION.	LS



INSET A - CONTEXT LOCATION MAP



INSET B - EXISTING CONDITIONS & REMOVALS

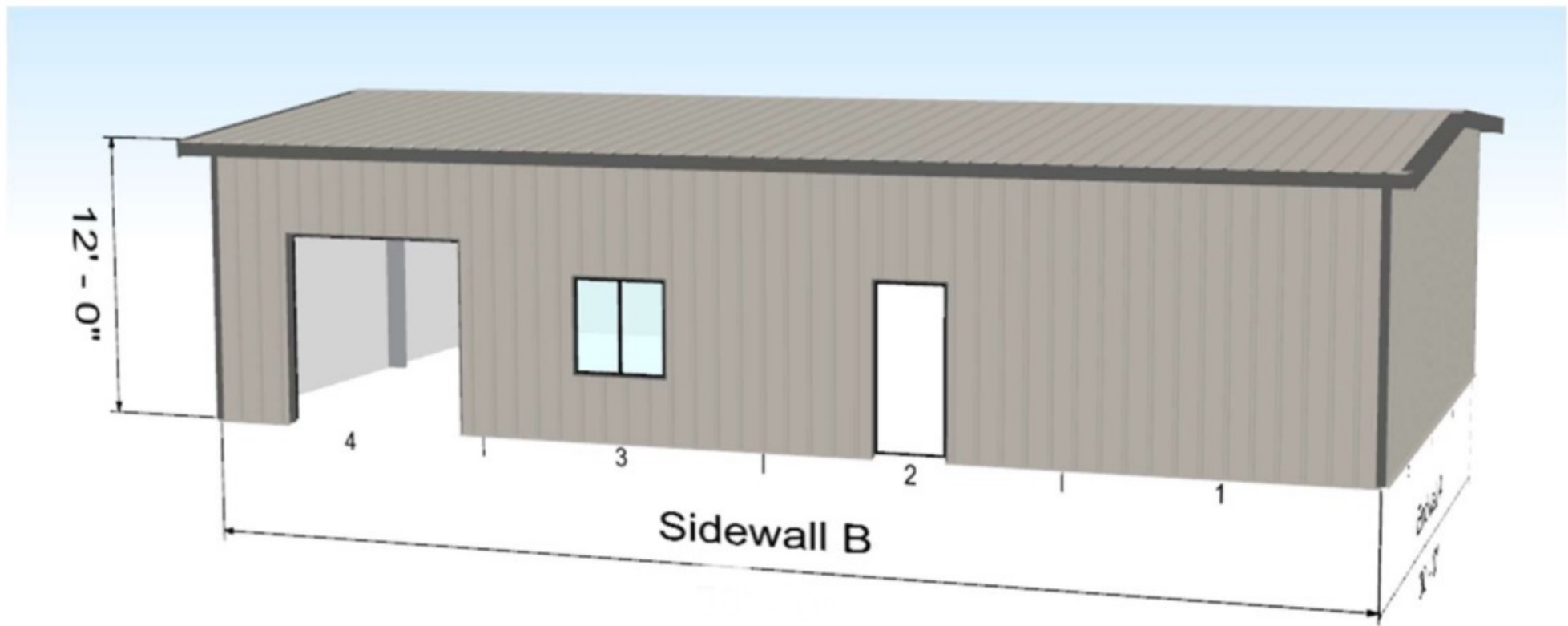


INSETS 1:200 meters



Stamped Engineered structural drawings included.

NOTE: Client will be responsible for confirming all loads with their local building department prior to manufacturing. Loading changes could affect the price. No snow shadow taken into consideration. Loading is designed for Stiff Soil (D4) conditions.



#1 STEEL BUILDING DEALER IN CANADA



3 ft
max.
height

REPLAY

OUTDOORS

22 sq. ft
max. area

2.5 ft
max. width