



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): Town of Smithers
Mailing address: 1027 Aldous Street PO Box 879
Phone: 250-847-1600
Fax/Email: devserv@smithers.ca

REGISTERED OWNER(S)

Name(s): Town of Smithers
Mailing address: 1027 Aldous Street PO Box 879
Phone: 250-847-1600
Fax/Email: devserv@smithers.ca

SUBJECT PROPERTY INFORMATION

Civic address: Vacant Lots Broadway Avenue Smithers BC V0J 2N0
Legal description: see subject property map attached to view all the lots in the application
Description of the present use of the property: Town of Smithers snow dump / vacant land

Existing OCP designation: Low Density Residential Existing zoning designation: Parks, Open Space & Trails
Proposed OCP designation: Institutional Proposed zoning designation: Institutional

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

Amend OCP Land Use designation for the above mentioned Lots from Low Density Residential /
Parks, Open Space and Trails to Institutional in order to construct a Long Term Care Facility. _

Likewise the above mentioned Lots must be rezoned from Low Density Residential (LDR-1) to Public Use
Zone 2 (P-2) in order for the proposed development to comply with OCP Zoning.

* 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: Adrian Smith

Date: September 23rd 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.