



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): REDACTED
Mailing address: REDACTED
Phone: REDACTED
Fax/Email: REDACTED

REGISTERED OWNER(S)

Name(s): REDACTED
Mailing address: REDACTED
Phone: REDACTED
Fax/Email: REDACTED

SUBJECT PROPERTY INFORMATION

Civic address: 3167 Tatlow Rd. #5, Smithers, BC, V0J 2N5

Legal description: Lot 1, Plan P2P10001, section 30, township 4, range 5, coast range 5 land district,

Description of the present use of the property: Contains buildings with multiple uses including a private gym, boot repair shop (previous use of unit), and image design shop.

Existing OCP designation: Light Industrial

Existing zoning designation: M2

Proposed OCP designation: Light Industrial

Proposed zoning designation: M2

except plan 12241 P2P13768

PROPOSAL DESCRIPTION (supplemental letter of intent/rationale is encouraged): P2P14686

Please see attached letter of intent.

* 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. *except as no ground disturbance involved*

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. *6 letters of support.*

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. *- included in letter of intent.*

Permit length requested (max. 3 years): *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: Dec 24, 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.

December 20, 2025

Town of Smithers Council

Smithers, BC

Dear Council Members,

My name is [REDACTED]. I am the sole owner and operator of North Peak Athletic Therapy. Born and raised in Smithers, I attended university in Calgary but knew that I wanted to come back home to fulfill my dream of opening an athletic therapy clinic. I completed my athletic therapy degree in 2020 and certified as an athletic therapist in 2021. I proceeded to certify as a Strength and Conditioning Specialist through the National Strength and Conditioning Association. These complimenting certifications allow me to work with individuals in a strength training capacity to not only recover from their injuries, but get back to doing what they love, in a stronger and less injury-prone way.

I am applying for a Temporary Use Permit for a unit on Tatlow (3167, previously Webb Boot Company) that is currently zoned as M2, light industrial; a “gym space” or “personal service establishment” is not on the permitted usages. I would like to turn this space into an athletic therapy clinic and corresponding training space with a variety of strength and cardiovascular equipment.

With the recent closing of a very prominent gym in Smithers, there is even more of a need for individuals who do not feel comfortable training at other gyms. My goal is for this space to be a comfortable and inclusive training environment for women, seniors, youth athletes, and anyone else who may feel discouraged from the usual gym setting.

The Tatlow space is perfect for what I want to expand my business into. 3 office spaces allow me to incorporate other practitioners in the health and wellness field such as a nutritionist or RMT. Additionally, the affordable rent allows me to offer reasonably priced memberships, mitigating a barrier that keeps a lot of individuals out of training spaces. I will have 24/7-hour access in place so people can use the facility whenever it works for them. I also hope to set aside women's only hours on a few days.

The location is ideal for many reasons. A downtown space is not valuable for my line of work. Clients hear about North Peak through referrals, word of mouth, and social media, not foot traffic. Furthermore, the parking is substantially better than downtown. Noise is also less of a concern than it might be in a downtown location. Many municipalities include gyms in their industrial areas, for the above-mentioned reasons.

North Peak is the only athletic therapy clinic in the Bulkley Valley. The closest athletic therapy clinics are in Prince George and Prince Rupert. Athletic therapists treat a variety of musculoskeletal injuries from sprained ankles to concussions. Though “athlete” is in the name, I treat a wide variety of individuals from athletes of all ages to seniors, and pregnant and post-partum women.

Early on in my interest in this location, I assumed that this zone (M2) allowed gyms because there is a gym next door. I was not aware that the bylaw had changed in 2022 and gym spaces were no longer listed under “usages.” However, gyms and/or fitness centres are not listed as a use anywhere, in any of the

zones. Unaware of this, I went ahead with everything and renovations at this time are about halfway complete.

My long-term plan is to apply for a TUP extension after 3 years.

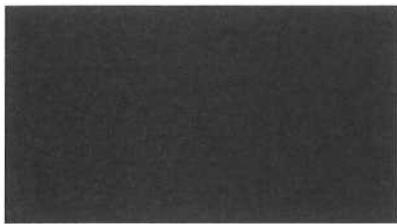
I strongly believe that a space such as this would greatly benefit our community. The more women I speak with about it, the more I am made aware of just how many women want to strength train but have no place to comfortably do so. I also have an agreement with the Northern Summit Volleyball Club for their female athletes to train at this location upon its opening. This will be an environment for women, seniors, youth athletes, and anyone else who might not be comfortable training at one of the other gyms in our town. I want exercise and strength training to be a valuable resource that does not intimidate people. Our active and growing town deserves a space like this.

RIJEN HOLDINGS LTD.

BOX 2742

SMITHERS, B.C.

V0J 2N0



This letter is to confirm that we (F. [REDACTED] and operators of the Industrial Complex located at 3167 Tatlow Road Smithers Units # 1 – 12) hereby authorize and support the request by North Peak Athletic Therapy for temporary occupation and operations permit located at Unit 5 3167 Tatlow Road.

