



## **DEVELOPMENT VARIANCE PERMIT DV26-03**

**APPLICANT:** Karan Sharma  
CN2 Ventures Ltd  
3487-4113 Third Avenue  
Smithers, BC  
V0J 2N0

**OWNER:** TS Ventures Inc, INC.NO. BC1021206  
PO Box 3195  
3828 Fifteenth Avenue  
Smithers, BC  
V0J 2N0

**CIVIC ADDRESS:** 1306 Main Street of 3778 Fourth Avenue

**LEGAL DESCRIPTION:** Lots 20, Block 29, Plan PRP1054, District Lot 5289, Range 5, Coast Range 5 Land District (The "Lands")

**PARCEL IDENTIFIERS:** 013-674-269

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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 as specifically varied by this Development Variance Permit.
  2. This Development Variance Permit varies the following sections of the Town of Smithers Sign Bylaw No. 1841:
    - a) Section 8.4 a) establishing maximum fascia sign area permitted for parcels housing multiple businesses, as necessary to increase the fascia sign size permitted for the Fresh Slice Pizza business from 2.025 m<sup>2</sup> to 4.076 m<sup>2</sup>.
  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 \_\_\_\_\_, 2026.**

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

\_\_\_\_\_  
TS Ventures Inc, INC.NO. BC1021206

**THIS PERMIT IS ISSUED ON: \_\_\_\_\_ 2026**

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

\_\_\_\_\_  
Gladys Atrill  
Mayor

\_\_\_\_\_  
Michael Dewar  
Chief Administrative Officer