

DEVELOPMENT PROPOSAL APPLICATION

APPLICATION TYPE: Enter all applications under miscellaneous (MS) category development (DEV)

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| ☐ Joint Official Community Plan & Zoning Amendment (\$2,060) DEV001 | ☐ Board of Variance (\$775) DEV003 |
| ☐ Official Community Plan Amendment (\$1,545) DEV001 | ☐ Development Variance Permit (\$775) DEV003 |
| ☒ Zoning Bylaw Amendment (\$1,545) DEV001 | ☐ Development Variance Permit (minor)* (\$310) DEV003 |
| ☐ Development Permit with minor variance* (\$825) DEV003 | ☐ Development Permit with no variance (\$775) DEV003 |
| ☐ Development Permit with variance (\$1,135) DEV003 | ☐ Development Permit Amendment (\$620) DEV003 |
| ☐ Temporary Use Permit (\$1,030) DEV003 | ☐ Temporary Use Permit Extension (\$1,030) DEV003 |

APPLICANT INFORMATION

APPLICANT

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

REGISTERED OWNER(S)

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

SUBJECT PROPERTY INFORMATION

Civic address: 1027 Aldous Street
Legal description: Applicable to all properties within the Town of Smithers
Description of the present use of the property: Applicable to all properties within the Town boundaries

Existing OCP designation: Not applicable Existing zoning designation: Not applicable
Proposed OCP designation: Not applicable Proposed zoning designation: Not applicable

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

To amend the Town of Smithers Zoning Bylaw No. 1987 to establish a land use framework for permitting year-round shelter use within the Town boundaries. The proposed amendments aim to balance the different public interests associated with the various types of temporary shelter uses and set a path forward that maximize community wellbeing.

Amend AP-1 and AP-2 minimum parcel size from 558 sq m to 200 sq m and minimum parcel width from 25m to 12 m to support additional flexibility and enable lease registration with LTSA.

* 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:

- ☒ NA Letter of authorization if the applicant is other than the registered owner(s).
- ☒ NA Site Disclosure Statement in accordance with the *Environmental Management Act* and *Contaminated Sites Regulation*.
- ☒ NA 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:

- ☒ NA 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 plans 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 Fees and Charges Bylaw No. 1941 do not imply or guarantee application approval.

Applicant Signature: Mark All Date: July 14, 2020

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.