BYLAW NO. 2016

TOWN OF SMITHERS ZONING BYLAW NO. 1987
AMENDMENT NO. 26-03

WHEREAS the Council may, under the authority of Section 479 of the *Local Government Act*, create different zones and regulate uses, density, and siting within each zone;

NOW THEREFORE the Council of the Town of Smithers, in open meeting assembled, hereby enacts as follows:

1. CITATION:

1.1 This bylaw may be cited as "Bylaw No. 2016 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-03" and takes effect as of the date of adoption.

2. ADMINISTRATIVE PROVISION:

2.1 If any section, subsection, sentence, clause or phrase in this bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portion of the bylaw.

3. MAP AMENDMENTS:

3.1 The Zoning map of the Town of Smithers Zoning Bylaw No. 1987 (Schedule A) is amended by changing the zoning designation of that portion of the parcel located at 2882 Railway Avenue lying west of Dahlie Road, legally described as Lot A, Section 19, Township 4, Range 5, Coast Range 5 Land District, Plan PRP7195, Except Plans PRP14792 and EPP874, as shown hatched on Schedule "A" attached to and forming part of this Bylaw:

From: A-1 Agricultural Zone
To: M-1 Light Industrial Zone

READ A FIRST TIME THIS DAY OF 2026.

READ A SECOND TIME THIS DAY OF 2026.

PUBLIC HEARING HELD TIME THIS DAY OF 2026.

READ A THIRD TIME THIS DAY OF 2026.

RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION AND TRANSIT ON TIME THIS DAY OF 2026.

ADOPTED THIS DAY OF 2026.

The Corporate Seal of the Town of Smithers
was hereto affixed in the presence of:

_____ _____

John Buikema
Mayor

Michael Dewar
Chief Administrative Officer

CERTIFIED A TRUE AND CORRECT COPY of "Bylaw No. 2016 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-03".

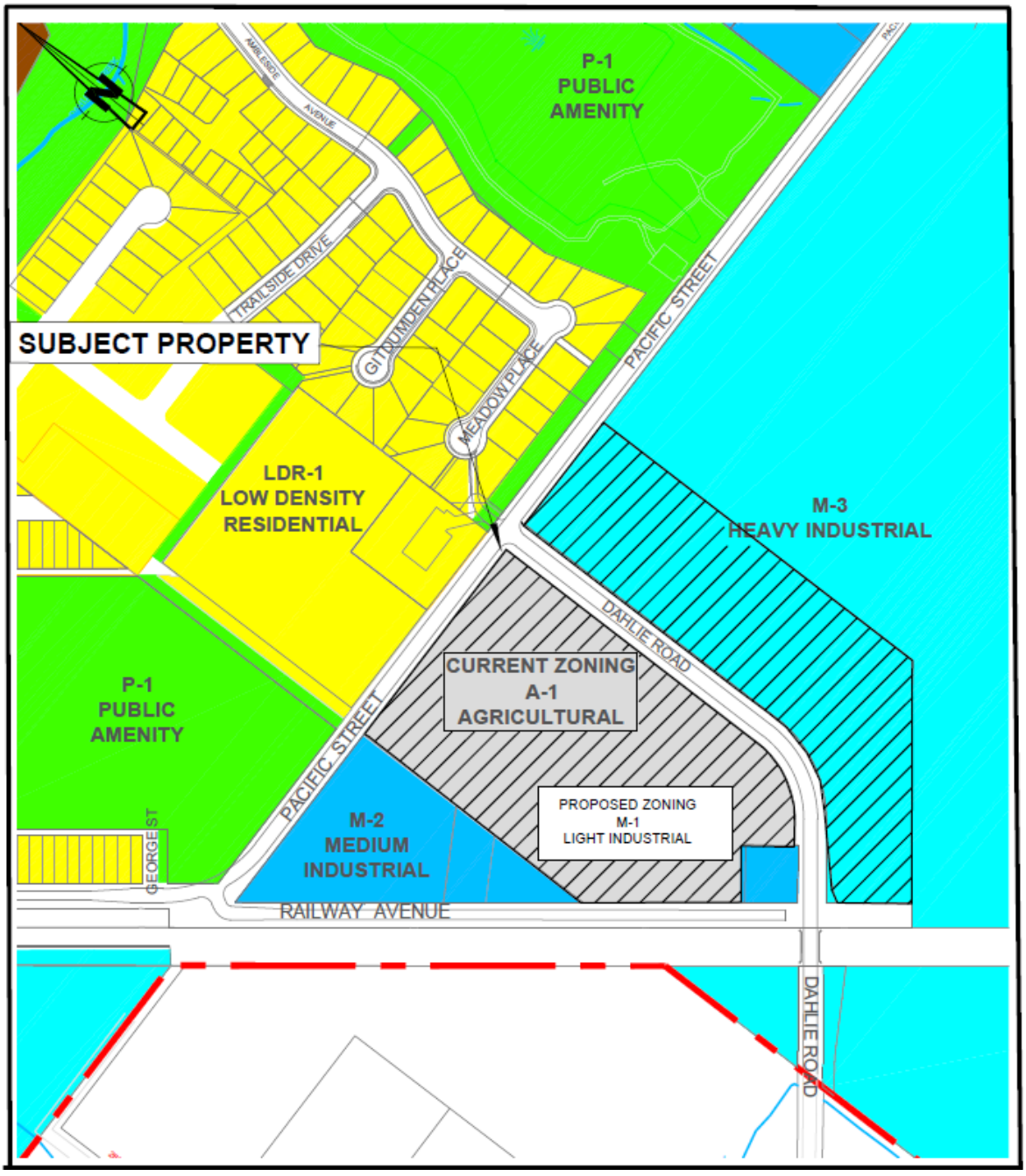
_____

David Schroeter
Corporate Officer

DC

n:\3000-3699 land administration\3360 zoning and rezoning\3360-20 - applications by year\2026\r26-03-west fraser mills (matt sear)_2882 railway ave\proc\bylaw\bl 2016 zoning amendment 26-03-draft.docx

SCHEDULE A


P-1
PUBLIC
AMENITY
SUBJECT PROPERTY
TRAILSIDE DRIVE
GITSUMDEN PLACE
MEADOW PLACE
PACIFIC STREET
LDR-1
LOW DENSITY
RESIDENTIAL
M-3
HEAVY INDUSTRIAL
DAHLIE ROAD
CURRENT ZONING
A-1
AGRICULTURAL
P-1
PUBLIC
AMENITY
PACIFIC STREET
PROPOSED ZONING
M-1
LIGHT INDUSTRIAL
M-2
MEDIUM
INDUSTRIAL
GEORGE ST
RAILWAY AVENUE
DAHLIE ROAD