



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)

- | | |
|--|--|
| <input type="checkbox"/> Joint Official Community Plan & Zoning Amendment (\$2,000) DEV001 | <input type="checkbox"/> Board of Variance (\$750) DEV003 |
| <input type="checkbox"/> Official Community Plan Amendment (\$1,500) DEV001 | <input checked="" type="checkbox"/> Development Variance Permit (\$750) DEV003 |
| <input type="checkbox"/> Zoning Bylaw Amendment (\$1,500) DEV001 | <input type="checkbox"/> Development Variance Permit (minor)* (\$300) |
| <input type="checkbox"/> Development Permit with minor variance* (\$800) DEV003 | <input type="checkbox"/> Development Permit with no variance (\$750) DEV003 |
| <input type="checkbox"/> Development Permit with variance (\$1,100) DEV003 | <input type="checkbox"/> Development Permit Amendment (\$600) DEV003 |
| <input type="checkbox"/> Temporary Use Permit (\$1,000) DEV003 | <input type="checkbox"/> Temporary Use Permit Extension (\$1,000) DEV003 |

APPLICANT INFORMATION

APPLICANT

Name(s): Rebecca Morris
 Mailing address: PO Box 2902 Smithers, BC
 Phone: 778-210-1599
 Fax/Email: rebecca.mulhern@gmail.com

REGISTERED OWNER(S)

Name(s): Rebecca Morris, Trever Morris
 Mailing address: PO Box 2902 Smithers, BC
 Phone: 778-210-1599
 Fax/Email: rebecca.mulhern@gmail.com

SUBJECT PROPERTY INFORMATION

Civic address: 1247 Sunny Point Drive
 Legal description: LOT 15, PLAN PRP13077, DISTRICT LOT 865, RANGE 5, COAST RANGE 5 LD
 Description of the present use of the property: Single Family Residential

Existing OCP designation: _____	Existing zoning designation: _____
Proposed OCP designation: <u>No change</u>	Proposed zoning designation: <u>No change</u>

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

See supplemental 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*.
- 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): _____

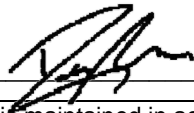
AUTHORIZATION

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: _____



Date: January 13, 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.

Rebecca Morris

PO Box 2902 Smithers, BC V0J 2N0

Jan 13, 2025

Smithers Town Council

PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0

Subject: Letter of Intent for Development Variance Permit Application to Extend Driveway Width by 3 meters at 1247 Sunny Point Dr.

Dear Members of the Smithers Town Council,

I am writing to formally request a development variance permit to extend the width of my driveway by 3 meters. The purpose of this extension is to provide adequate space to park my 30-foot motorhome along the side of my house during the winter months.

Currently, my driveway is too narrow to allow for safe and efficient parking of my motorhome. To position it beside my house, I must maneuver at an awkward angle, which causes the motorhome to encroach upon my neighbor's yard and brings it dangerously close to my roof gutters. This situation poses risks of property damage and is not a sustainable long-term solution.

The proposed extension will alleviate these challenges by creating the necessary space to park my motorhome entirely on my property without risking damage to my home or encroachment on my neighbor's yard. Additionally, the extension would align with the character of my neighborhood, where both of my adjacent neighbors have driveways that are wider than mine. The modification would therefore not appear out of place or detract from the aesthetics of the area.

I assure the council that I am committed to adhering to all municipal guidelines and ensuring that the extension is completed in a manner that respects the community's standards. If required, I am happy to provide any additional documentation or address any concerns that may arise during the evaluation process.

Thank you for considering my application. I look forward to your decision and am happy to answer any questions or provide further information to assist in your review.

Sincerely,



Rebecca Morris

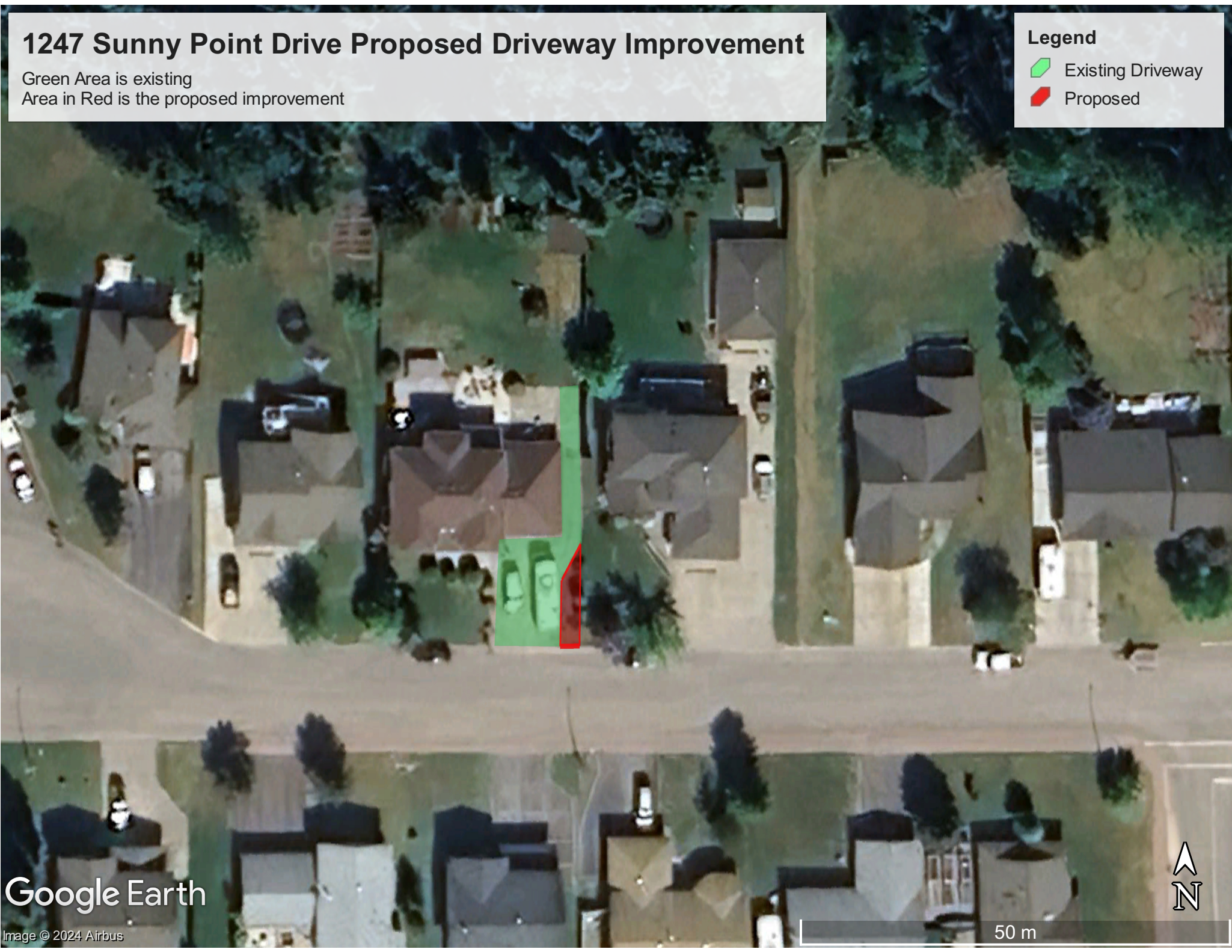
778-210-1599 rebecca.mulhern@gmail.com

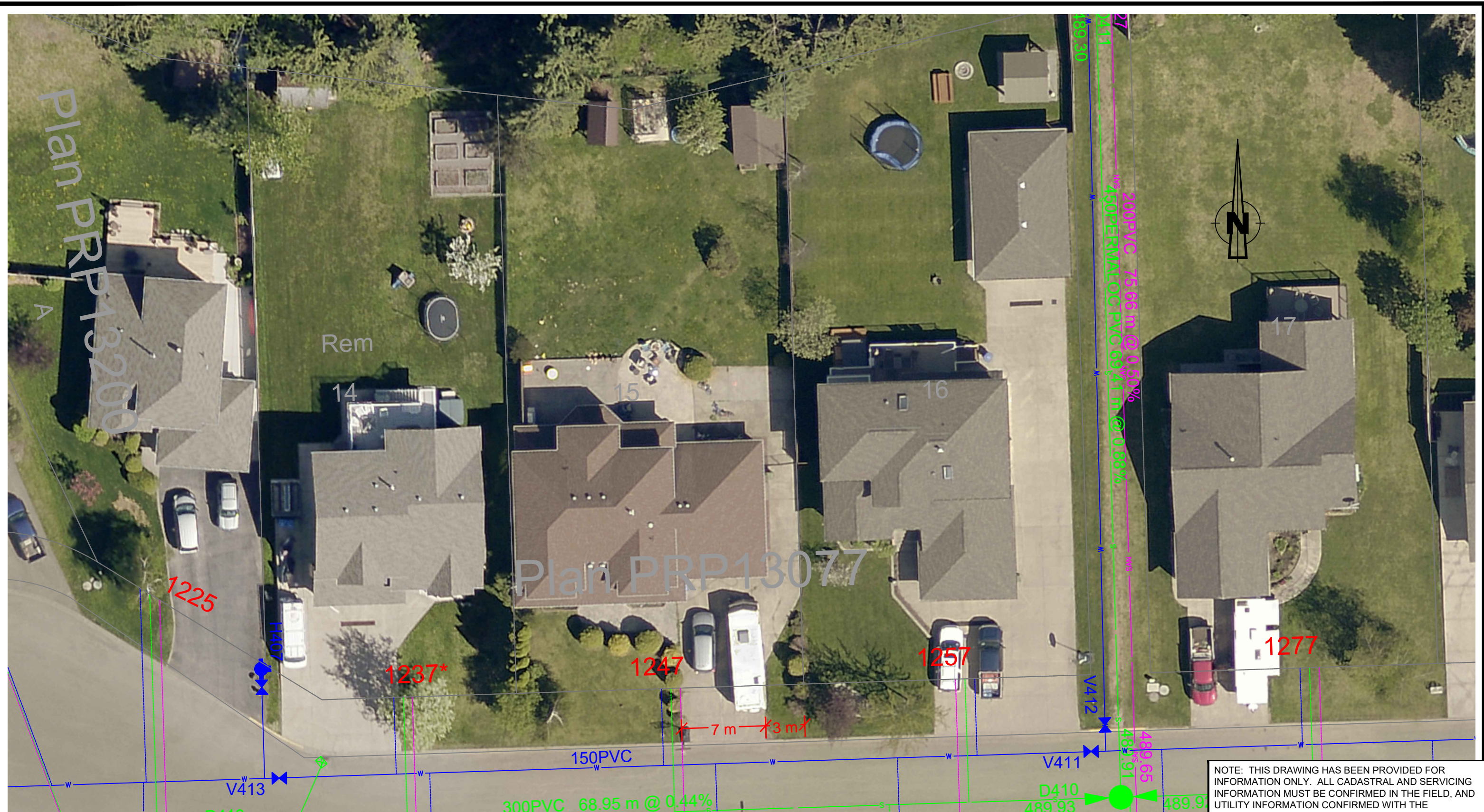
1247 Sunny Point Drive Proposed Driveway Improvement

Green Area is existing
Area in Red is the proposed improvement

Legend

-  Existing Driveway
-  Proposed





NOTE: THIS DRAWING HAS BEEN PROVIDED FOR INFORMATION ONLY. ALL CADASTRAL AND SERVICING INFORMATION MUST BE CONFIRMED IN THE FIELD, AND UTILITY INFORMATION CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.



TITLE:
BC1Call:
20244105650

- LEGEND:
- WATER SERVICE LINE
 - SANITARY SEWER LINE
 - STORM WATER SEWER LINE
 - - - IRRIGATION LINE
 - LEGAL PARCEL BOUNDARY

SCALE: 1:300	
DRAWN BY: TMS	DATE: Oct 8, 2024
APPROVED BY: MFA	DATE: Oct 8, 2024
DRAWING PATH: N:\5200-5799 ENGINEERING AND PUBLIC WORKS\5240 ENGINEERING - GENERAL\5240-02 - BC ONE CALL SURV Call 2024-2.dwg	





Town of Smithers
property: proposed
concrete driveway
expansion.

Owner's property:
Removed old concrete
and vegetation. Area
to be resurfaced with
concrete