



File: 7. 8.3.146  
PID Nbr: 005 596 181  
Roll Nbr: \_\_\_\_\_

### DEVELOPMENT & DEVELOPMENT VARIANCE PERMIT APPLICATION

I/We S2 Architecture  
(Name of Applicant)

of Suite 900, 110 - 12 Avenue SW, Calgary, AB T2R 0G7  
(Mailing Address)

apply for the following permit(s) to manage development on the property specified below.

1. **Permit Type**

- Development Permit \$700
- Development Variance Permit \$350
- Development Permit Amendment \$250

2. **Subject Property**

Civic Address 22 Highway 37, Kitimat, B.C., V8C \_\_\_\_\_

Legal Description Lot A, DL 6040, Range 5 Coast District, Plan PRP11764, PID-005-596-181

Lot	Block	District Lot	RP
-----	-------	--------------	----

Zone C11 - Highway Commercial Property Area 1.09 ha

Official Community Plan Designation Highway Gateway Revitalization Area

3. **Existing Use**

Describe existing use and development.

Bare land

4. **Proposed Use**

Describe proposed use and development (attach extra pages if necessary).

Hotel and Liquor primary license (permitted use)

Approximate project start date and completion schedule.

Construction start date: August, 2109; Completion date: February, 2020

5. **General Comments**

Reasons and comments in support of application.

- Semi-trailer access removed for 5 ton access
- One (1) drive aisle access point and driveway on the back of hotel removed
- Revised footprint and overall area (no change to the provided FAR)
- Revised exterior finishes and added supply/return vents
- Revised floors and parapets heights. The change did not exceed the required building max. height
- Retaining Wall added to North East of Site

7. Attachments

The Director of Community Planning and Development may require you provide some or all of the following documents in support of your application. Please attach all documents which are checked as "required". Other information may also be requested.

Required Sketch plan of site showing the parcel(s) to be re-designated (by zoning amendment), existing building, access, services and scale. Measurements should be in metres. Preferred size is 28 cm x 43 cm (11" x 17").

Required Technical information and reports listed below.  
C4.01, C4.02, C4.03, C4.04, and C4.05. Retaining Wall Details

Required Copy of (1) State of Title Certificate, or (2) Certificate of Indefeasible Title, for subject property. Copies are available from the Land Title Office, and should be dated no more than thirty days prior to application date.

8. Declarations

a. Property Owner

Where the applicant(s) is/are not the registered property owner(s), the following statement must be signed by the registered owner(s) or the owner's(s) agent.

This application is made with my/our full knowledge and consent.

Howard Phillips July 12, 2019  
Name(s) Date  
Suite 900, 240 - 4th Ave SW, Calgary AB T2P 4H4 Howard Phillips  
Mailing Address (incl Postal Code) Authorized Signature(s)  
403-517-4672 hphillips@horizonnorth.ca  
Phone Email Fax

b. Applicant

I/We declare that statements and information submitted in support of this application are, to the best of my/our knowledge, true and correct.

[Signature] July 12, 2019  
Signature(s) Date  
403-670-7050 x 1051 c.zyla@s2architecture.com  
Phone Email Fax

FOR OFFICE USE:

Yes No 15 July 2019 [Signature]  
Application Details Attached? Fee Paid (Date) Initials of Official

Yes No Yes No  
Building Permit Required? Bldg Permit Application Rcvd?

Circulation: Building  Engineering  Fire  Planning

Department Comment Required by: 31 July 2019  
(Date)