

CITY OF SALMON ARM

500 – 2 Avenue NE
PO Box 50 Salmon Arm, BC V1E4N2
250.803.4000 // www.salmonarm.ca

January 29, 2026

Permit Notice

Council Consideration:

Development Permit No. DP-469

- Monday February 9, 2026, commencing at 1:00pm during the Regular Council Meeting
- Council Chambers - Salmon Arm City Hall, 500 – 2 Avenue NE

PROPERTY:

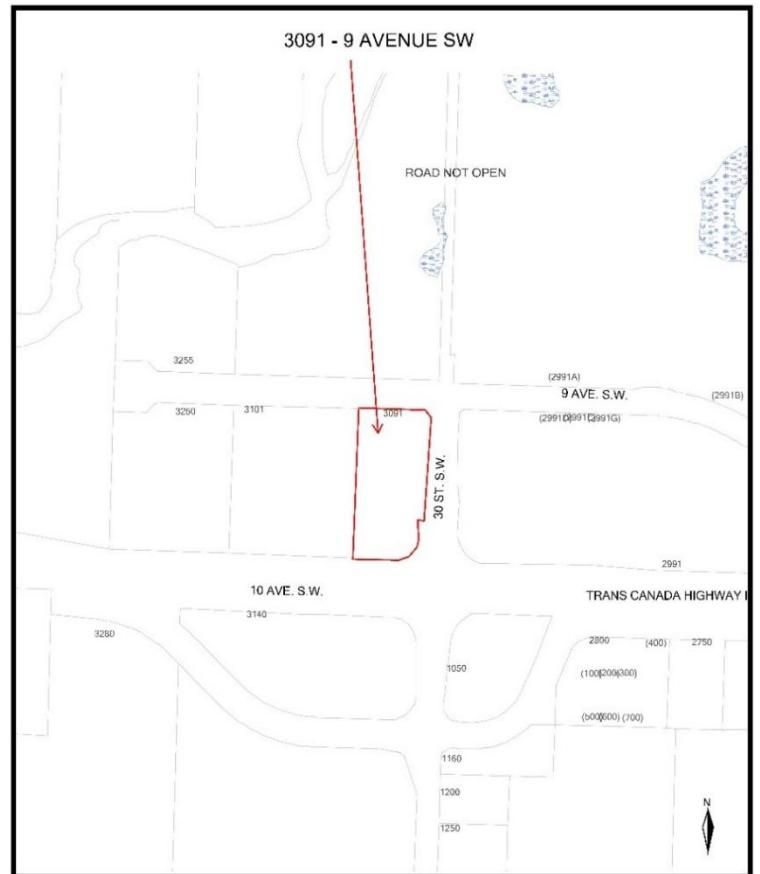
3091 – 9 Avenue SW
Lot A, Section 16, Township 20 Range 10, W6M, KDYD,
Plan EPP138553

LOCATION:

North of Trans Canada HWY and West of 30 Street SW
on the South side of 9 Avenue SW

PROPOSAL:

A commercial development consisting of two (2) buildings including a *fuel service station* and *licensee retail store* (liquor store) in accordance with the drawings dated January 22, 2026, attached in the report dated February 2, 2026



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CITY OF
SALMON ARM

INFORMATION:

The staff report for the proposed Development Permit No. DP-464 is available for viewing on the City of Salmon Arm website at [Notices | Salmon Arm, BC - Official Website](#) from January 29, 2026 - February 9, 2026 inclusive.

Respectfully,

Development Services // **For more information contact:** planning@salmonarm.ca // 250.803.4000

**CITY OF
SALMON ARM**

DEVELOPMENT PERMIT

Local Government Act (Part 14)

Bylaw No. 4640

PERMIT NUMBER: **DP-469**

SCHEDULE "C"

TO: **1521935 BC Ltd.**

Location: **3091 – 9 Avenue SW / PID: 032-299-940**

1. This Development Permit is issued subject to compliance with all applicable City of Salmon Arm By-Laws except as specifically varied by this Permit.
2. This Development Permit applies to, and only to (legal description),

Lot A, Section 16, Township 20, Range 10, W6M KDYD Plan EPP138553

and any and all buildings, structures and other development thereon.

3. The City of Salmon Arm

Zoning Bylaw No. 2303
 Subdivision and Development Servicing Bylaw No. 4293
 Sign Bylaw No. 2880
 Required under Development Permit Areas (Official Community Plan Bylaw No. 4000)

THAT: the Committee recommends to Council that Development Permit No. 469 be authorized for issuance for that part of Lot A, Section 16, Township 20, Range 10, W6M, KDYD, Plan EPP138553 (3091 9 Avenue SW) in accordance with the drawings dated January 22, 2026 attached to this memorandum;

AND THAT: issuance of Development Permit No. 469 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
5. This Permit is not a Building or Sign Permit.
6. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
7. The terms of the Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.
8. **If the Permittee or its successor(s) in title does not substantially commence any construction with respect to which this permit was issued within 2 years after the date it was issued, the Permit shall lapse.**
9. Security in the amount of _____ has been deposited as per Council's direction, in conjunction with Subsection 11 of the City of Salmon Arm Development Permit Procedure Bylaw No. 4640.

AUTHORIZING RESOLUTION ADOPTED BY COUNCIL on the _____ day of _____, 2026.

ISSUED this _____ day of _____, 2026.

CORPORATE OFFICER
Rhonda West

**CITY OF
SALMON ARM**

REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. DP-469 (Commercial Highway Service)

Legal: Lot A, Section 16, Township 20, Range 10, W6M, KDYD, Plan EPP138553
Civic: 3091 9 Avenue SW
Owner: 1521935 BC Ltd.
Agent: Hindbo, C.

Date: February 2, 2026

Executive Summary/Purpose:

The proposal is for a development permit for a commercial development consisting of two buildings including a *fuel service station* and *licensee retail store* (liquor store) is proposed subject to the guidelines of the “Commercial Highway Service Development Permit Area”.

Motion for Consideration:

THAT: the Committee recommends to Council that Development Permit No. 469 be authorized for issuance for that part of Lot A, Section 16, Township 20, Range 10, W6M, KDYD, Plan EPP138553 (3091 9 Avenue SW) in accordance with the drawings dated January 22, 2026 attached to this memorandum;

AND THAT: issuance of Development Permit No. 469 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

Staff Recommendation:

The Motion for Consideration be adopted.

Proposal:

A commercial development consisting of two buildings including a *fuel service station* and *licensee retail store* (liquor store) is proposed subject to the guidelines of the “Commercial Highway Service Development Permit Area”.

Background:

The subject parcel is located at 3091 9 Avenue SW at the eastern portion of the Country Camping site and is approximately 1.55 acres (6,293 square meters) in area. The site is within the City's west commercial area, adjacent to the Trans Canada Highway and 30 Street SW, west of the SmartCentres Development and with the Salmon River further north and west (see Appendix 1 and 2). The parcel is designated Commercial – Highway Service / Tourist (HC) in the City's Official

Community Plan (OCP) and currently zoned CD-26 (Comprehensive Development Zone) in the Zoning Bylaw (Appendix 3 and 4).

The commercial development consists of 2 buildings including a gas station, liquor store, restaurants and retail units as described and shown in the attached development concept (Appendix 5). The uses proposed are permitted in the CD-26 zone. The applicant has provided a letter of rationale attached as Appendix 6.

The proposed buildings as illustrated are 1 storey with a height of 7 metres (the maximum height permitted is 10 metres). The parcel coverage of the buildings amounts to 18%, while there are 73 parking stalls proposed.

Relevant Policy(ies):

The proposed development is subject to the guidelines of the “Commercial Highway Service Development Permit Area” as described in the OCP and further in this report, which includes criteria under the categories of site and building, landscape and screening, as well as access, circulation and parking area, and lighting guidelines. Staff have completed an associated DPA Checklist (Appendix 7) and feel the proposal largely complies with the guidelines. Zoning Bylaw regulations are applicable.

Siting and Building Guidelines

The site is relatively flat and clear, with no proposed retaining walls. The two buildings are situated towards the west and south parcel lines and share a single access lane to 9 Avenue SW, with perimeter greenspace and parking shared between buildings. The position of the south building along the south parcel line contributes to the streetscape along the Trans Canada Highway, at a location that serves as an entry into the community.

The building designs are generally a modern or contemporary style with colour, material, facade and roofline variations. Architectural features and details are reasonably unified on all elevations. The angular design features, balconies, as well as the varied materials and colour choices create visual interest. The building forms are generally complimentary to existing development in the area with separate buildings allowing for the articulation across the site and a reduced overall massing as opposed to a larger single building.

OCP Development Permit Area policies encourages breaking up building massing, with varied facades and rooflines, all of which staff feel is reasonably achieved by the proposed building designs and site plan. The articulation of the facades, rooflines, and the different materials and use of colours as proposed offer visual interest. The entrance features create easily identifiable and protected access points, with pedestrian connections. As such, staff feel the design achieves the intent of the guidelines as outlined in the OCP.

Landscape Design Guidelines

The landscape plan has been completed in alignment with OCP guidelines. The landscape plan prescribes perimeter plantings along the parcel lines, reducing the impact of the development and enhancing the frontages. The site was cleared of trees many years ago and the landscape plan proposes 19 new trees and additional plantings. An estimate and a security of 125% of a landscaper's estimate for completion of the landscaping plan will be required prior to the issuance of the Development Permit (should the proposal be approved).

Access, Circulation and Parking Area Guidelines

Vehicle access proposed is via a 7 metre wide access route, with multiple options for a turn-around. There are a total of 74 parking stalls proposed across the development, with 2 loading spaces. Both meet the requirements of the Zoning Bylaw based on the uses proposed in the application. Pedestrian accesses are proposed between both buildings and the frontage sidewalks. The drawings also indicate the proposed installation of 4 Electric vehicle charging stations.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

Requirements of the Subdivision and Development Servicing Bylaw are to be met, including upgrading both the 9 Avenue SW and 30 Street SW frontages to the appropriate standard including sidewalk and boulevard construction, as well as street light installation. The detailed Engineering Servicing Report has been provided to the applicant (Appendix 8).

Other

With the proposal for Commercial Highway Service development, the application was referred to the Design Review Panel (DRP) for review. The Panel was supportive of the proposal, subject to the consideration of two elements:

- consideration to a potential design addition to the building at the southwest corner,
- and that clear pedestrian access be provided.

The December 4, 2025 DRP meeting minutes are attached as Appendix 9.

Subsequent to the DRP meeting, amendments were made to address both points, enhancing the southwest building elevation and pedestrian connections provided to both buildings.

Ministry of Transportation and Transit (MoTT)

Staff note that MoTT was not referred this Development Permit application as the total area of the buildings (1155 square metres) does not meet the threshold for MoTT review (4500 square metres). The recent rezoning of the subject property, from C4 – Fuel Service Commercial Zone to CD-26 Comprehensive Development Zone 26 was approved by MoTT.

Planning Department

The proposal aligns with the Development Permit Area guidelines as described in the OCP and is supported by staff.

Financial Considerations:

At the time of Building Permit Development Cost Charges would be levied at the Commercial rate.

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and *Development Permit Procedures Bylaw*, notices are mailed to landowners within a 30m radius of the application. The notice advises that Council will be considering issuance of the Development Permit during the Regular Meeting of Council on February 9, 2026.

Alternatives & Implications:

Council may wish to defeat the proposal with reasons for the decision, or provide conditional support subject to some revisions.

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 - Location
- Appendix 2 – Ortho
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Site Plans & Elevations
- Appendix 6 – Letter of Intent
- Appendix 7 – DPA Checklist
- Appendix 8 – Engineering Report
- Appendix 9 – DRP Minutes

Subject Property Map

APPENDIX 1



0 15 30 60 90 120 Meters

Legend

Subject Property Parcels

Ortho Map

APPENDIX 2



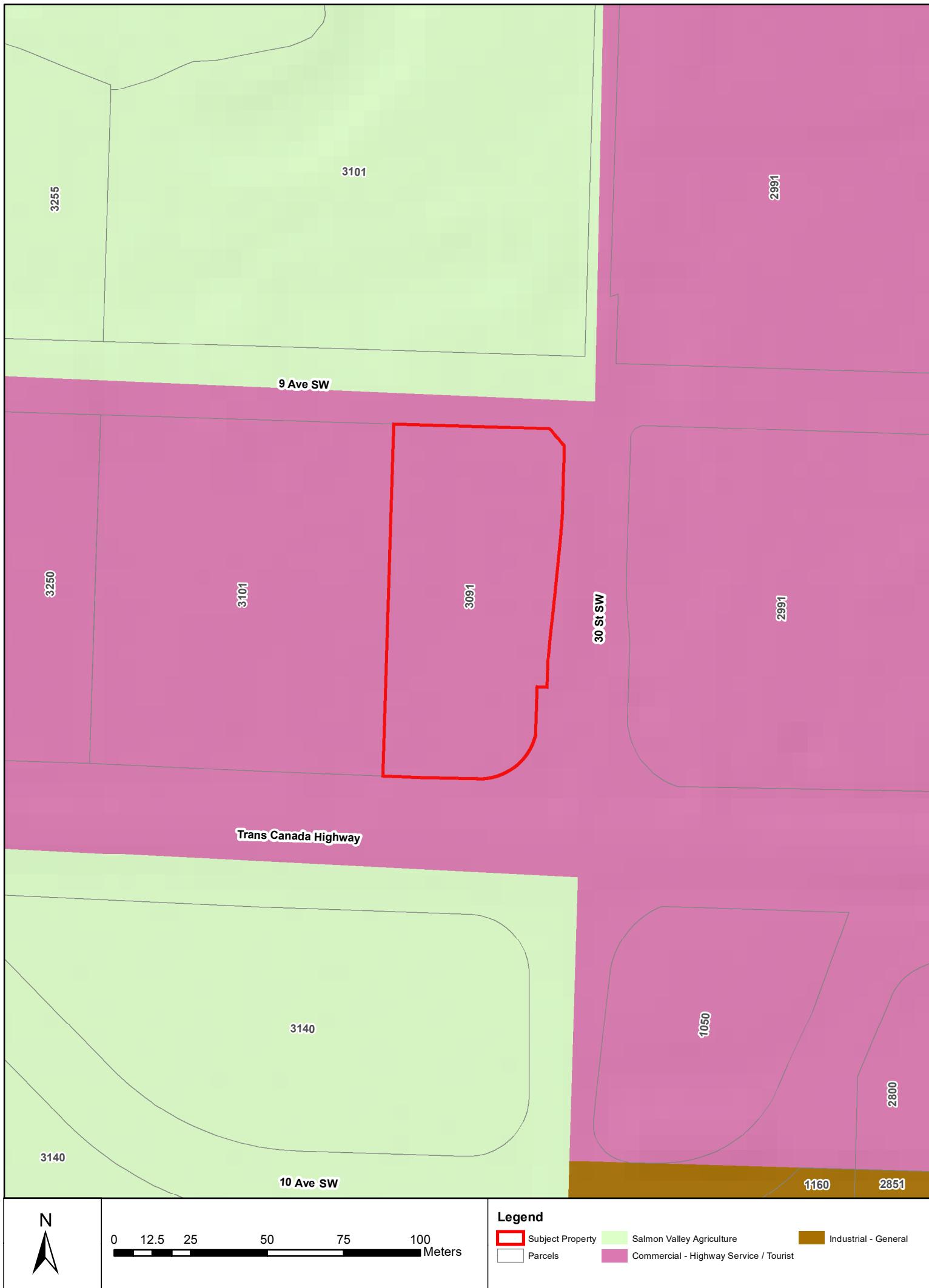
0 15 30 60 90 120 Meters

Legend

Subject Property Parcels

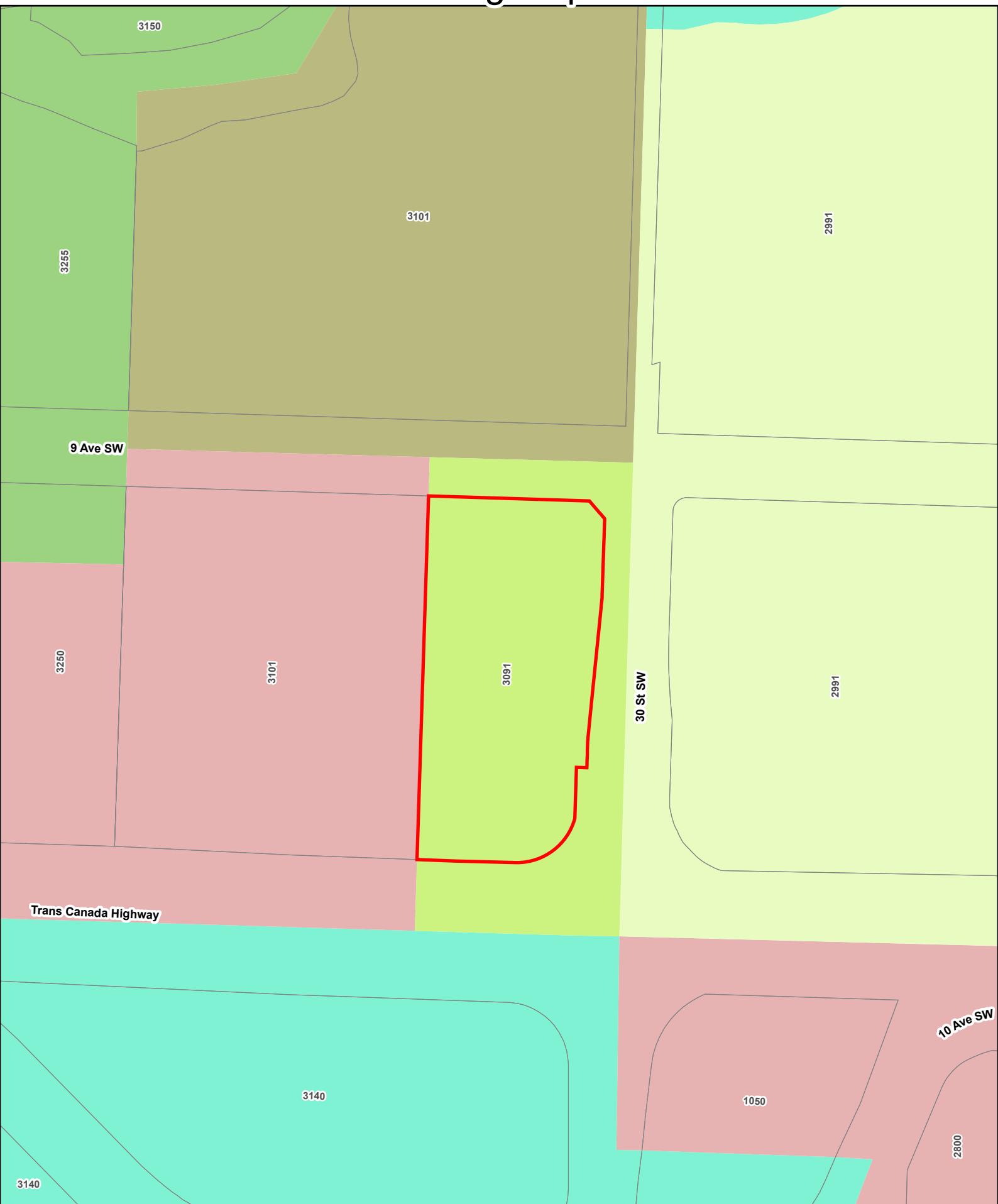
OCP Map

APPENDIX 3



Zoning Map

APPENDIX 4



0 10 20 40 60 80 Meters

Legend

Parcels

Subject Property

A-1 A-3

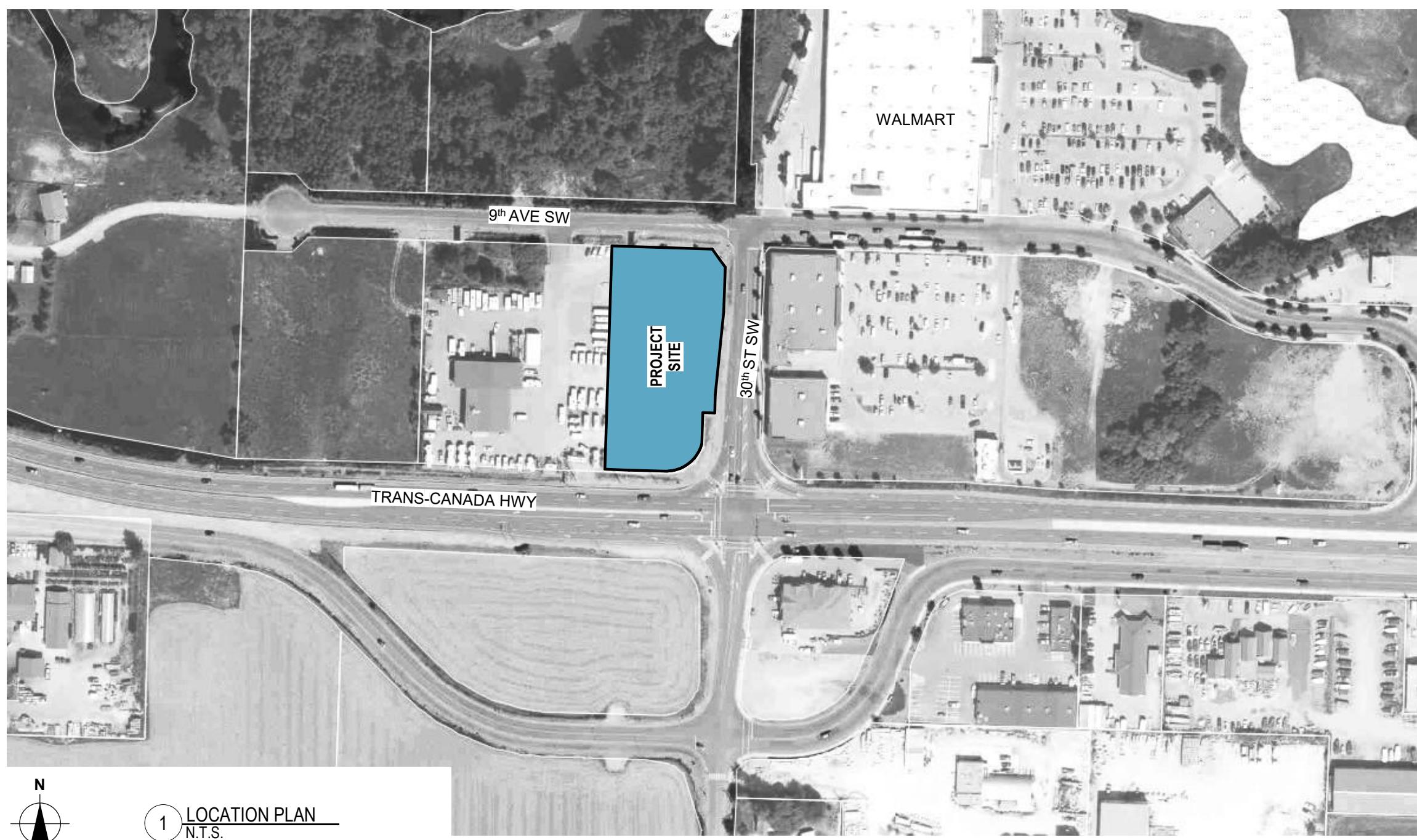
A-2

CD-8

CD-26

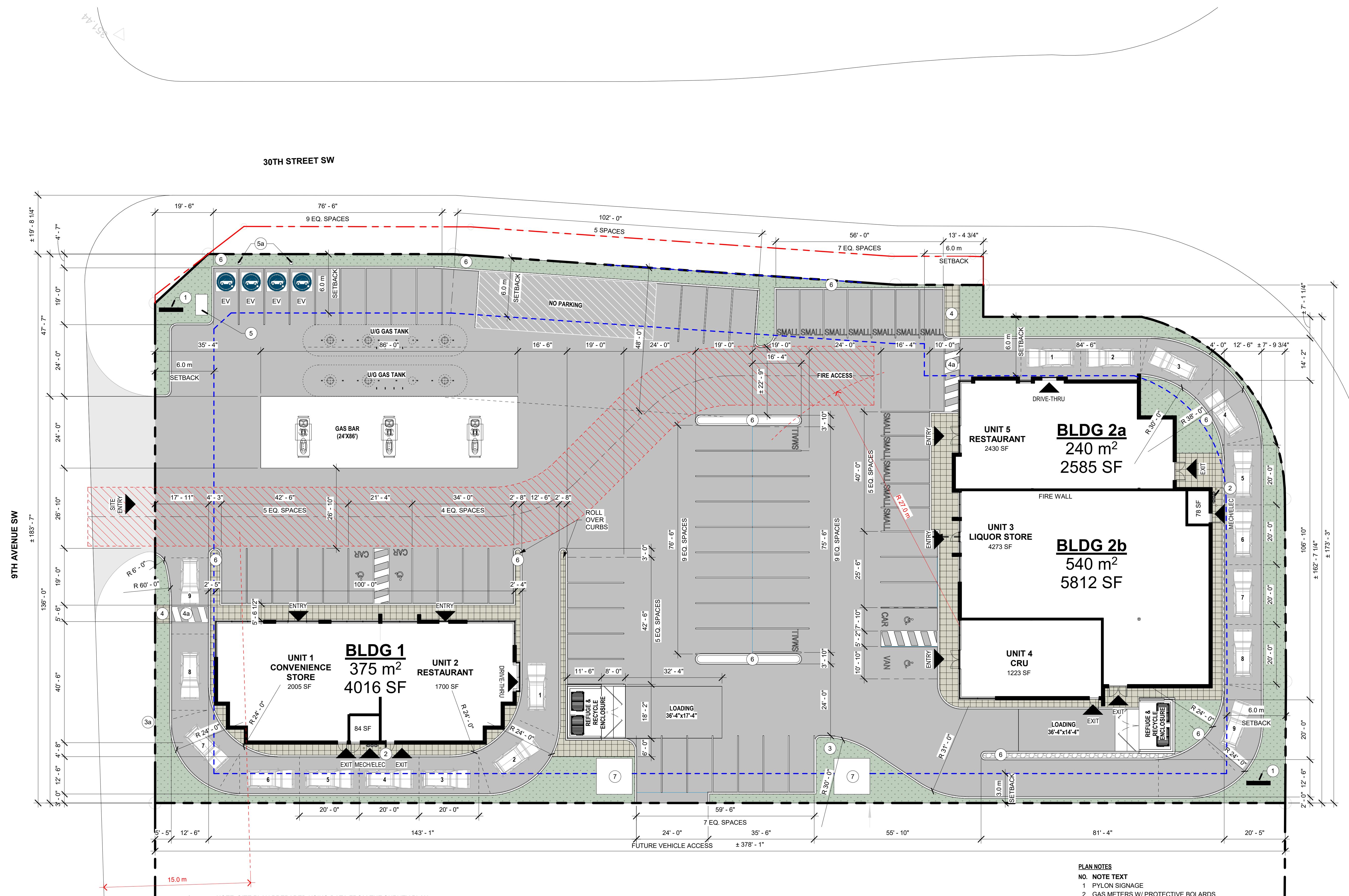
WATERSIDE LANDING

3091, 9TH AVE SW, SALMON ARM, BRITISH COLUMBIA



PROJECT INFORMATION

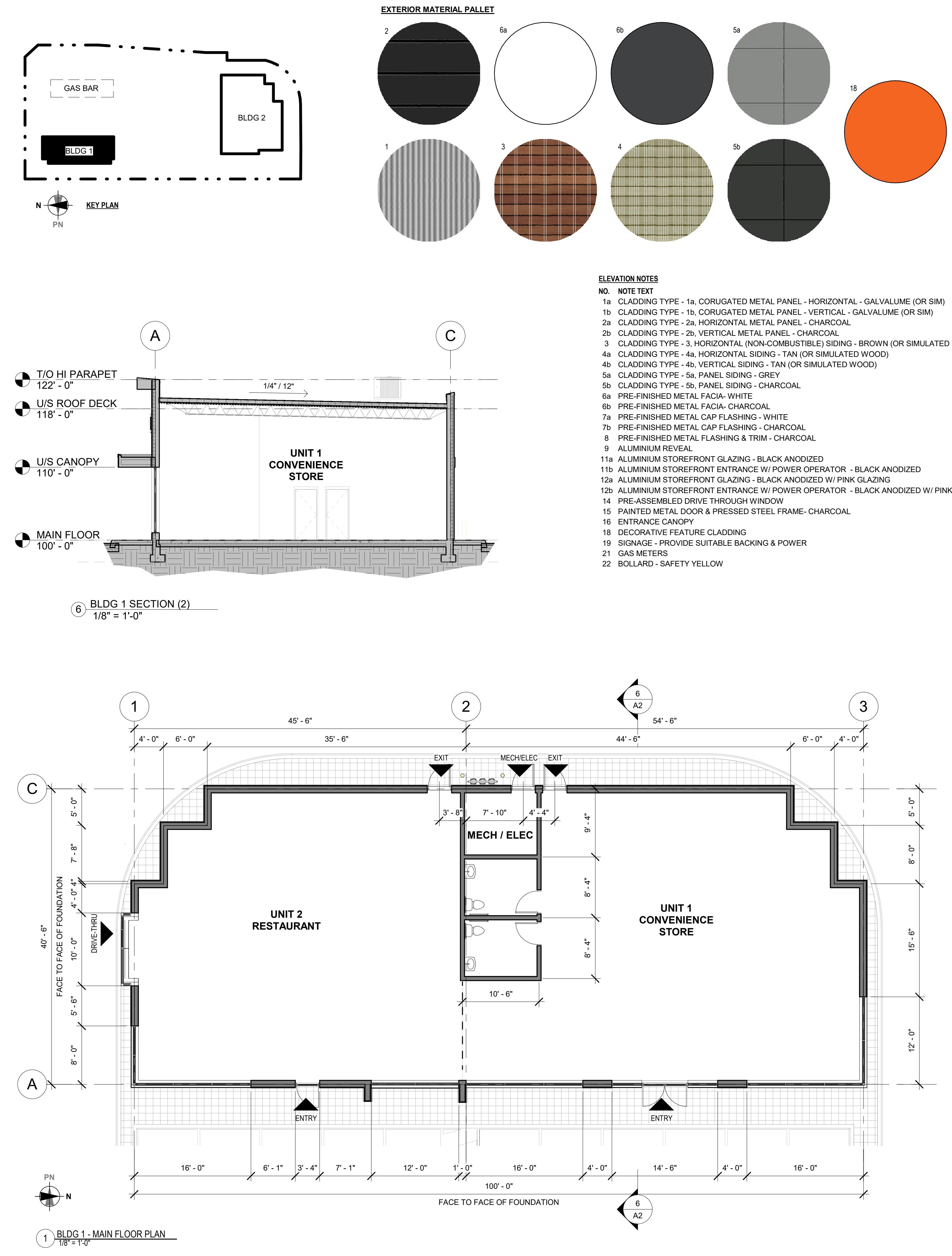
PROJECT INFORMATION		PRELIMINARY CODE SUMMARY BLDG 1		PRELIMINARY CODE SUMMARY BLDG 2a		PRELIMINARY CODE SUMMARY BLDG 2b		TABLE 2 - SPATIAL SEPARATION											
OWNER:	VILLAGE WEST DEVELOPMENTS TIM FRAZER	TYPE OF WORK	NEW CONSTRUCTION	TYPE OF WORK	NEW CONSTRUCTION	TYPE OF WORK	NEW CONSTRUCTION	COMPARTMENT	L	H	AREA OF EXPOSED COMPARTMENT	RATIO L/H	LIMITING DISTANCE	% OPENINGS PERMITTED	FIRE RESISTANCE RATING	CONSTRUCTION	CLADDING		
ARCHITECT:	BLUECROW ARCHITECTURE INC. JAY GILLMAN, ARCHITECT AIBC	BASIS FOR CODE ANALYSIS	BC BUILDING CODE EDITION - 2024 ACCEPTABLE SOLUTIONS & DESCRIPTIVE REQUIREMENTS (DIVISION B): PART 9	BASIS FOR CODE ANALYSIS	BC BUILDING CODE EDITION - 2024 ACCEPTABLE SOLUTIONS & DESCRIPTIVE REQUIREMENTS (DIVISION B): PART 3	BASIS FOR CODE ANALYSIS	BC BUILDING CODE EDITION - 2024 ACCEPTABLE SOLUTIONS & DESCRIPTIVE REQUIREMENTS (DIVISION B): PART 9	BUILDING 1 9TH AVE SW											
MUNICIPAL ADDRESS:	3091 9TH AVENUE SW, SALMON ARM, BRITISH COLUMBIA	BUILDING AREA:	375 m ²	BUILDING AREA:	240 m ²	BUILDING AREA:	540 m ²	UNIT 1 (C-STORE)											
LEGAL DESCRIPTION:	PART OF LOT 1, PLAN KAP67152 AND LOT 2, PLAN 2340 BOTH OF SEC 16, TP 20, RGE 10, W6M, KYD	OCCUPANCY	MULTIPLE MAJOR OCCUPANCIES GROUP A, DIV 2, ASSEMBLY - RESTAURANT W/ DRIVE THROUGH (SEE BELOW)	OCCUPANCY	MULTIPLE MAJOR OCCUPANCIES GROUP A, DIV 2, ASSEMBLY - RESTAURANT W/ DRIVE THROUGH	OCCUPANCY	MULTIPLE MAJOR OCCUPANCIES GROUP D, BUSINESS & PERSONAL SERVICES - COMMERCIAL UNITS GROUP E, MERCANTILE OCCUPANCIES - LIQUOR RETAIL STORE SUBSIDIARY OCCUPANCY(S) - NONE	UNIT 1 (C-STORE)											
OFFICIAL COMMUNITY PLAN:	COMMERCIAL HW SERVICE/TOURIST	CURRENT ZONING:	C-4 - FUEL SERVICE STATION COMMERCIAL ZONE	ZONING SUMMARY:	NOT CHILD CARE OCCUPANT LOAD < 100 1 hr FRR SEPARATION OR FIRE SEPARATION IF SPRINKLERED PERMANENT OCPT SIGN	OCCUPANT LOAD (TABLE 3.1.17.1)	BUILDING OCCUPANT LOAD: (BLDG 2a & BLDG 2b COMBINED) RESTAURANT UNIT 1 NO. SEATS 40 PERSONS CRU UNIT 4 111.8m ² @ 3.7m ² /OCPT (MERCANTILE) 31 PERSONS LIQUOR-STORE UNIT 3 392.4m ² @ 3.7m ² /OCPT (MERCANTILE) 107 PERSONS TOTAL 178 PERSONS	FRONT (30TH ST SW)											
CITY OF SALMON ARM ZONING BYLAW NO. 2303	ZONING: C-4 - FUEL SERVICE STATION COMMERCIAL ZONE	PERMITTED USES:	FUEL SERVICE STATION,	ACCESSORY USES:	CONVENIENCE STORE RESTAURANT	BUILDING OCCUPANT LOAD:	GRADE: FLAT SITE HEIGHT: 1 STOREY TYPE OF CONSTRUCTION: COMBUSTIBLE & NONCOMBUSTIBLE AUTOMATIC SPRINKLERS: NO	TRANS CANADA HWY	UNIT 2 (RESTAURANT)	12.3 m	5.5 m	67 m ²	2.2	11.0 m	TABLE 3.2.3.1.B	100%	NO REQ	NO REQ	NO REQ
PERMITTED USES:	FUEL SERVICE STATION,	ACCESSORY USES:	CONVENIENCE STORE RESTAURANT	PROPOSED USES:	FUEL SERVICE STATION, CONVENIENCE STORE RESTAURANT (DRIVE-THRU) COMMERCIAL (GENERAL) LIQUOR RETAIL STORE	BUILDING SIZE AND CONSTRUCTION	GRADE: FLAT SITE HEIGHT: 1 STOREY TYPE OF CONSTRUCTION: COMBUSTIBLE & NONCOMBUSTIBLE AUTOMATIC SPRINKLERS: NO	WEST PL	ALL	30.5 m	5.5 m	167 m ²	5.6	6.0 m	TABLE 3.2.3.1.C	EX 12%	2hr FRR	COMB / NONCOMB	NONCOMB
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	SITE AREA:	-6293.79m ²	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING SIZE AND CONSTRUCTION	GRADE: FLAT SITE HEIGHT: 1 STOREY TYPE OF CONSTRUCTION: COMBUSTIBLE & NONCOMBUSTIBLE AUTOMATIC SPRINKLERS: NO	MECHE/ELC	3.0 m	5.5 m	17 m ²	1.8	6.0 m	TABLE 3.2.3.1.C	61%	1hr FRR	COMB / NONCOMB	NONCOMB	
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2a 30TH ST SW	UNIT 1 (C-STORE)	13.6 m	5.5 m	75 m ²	2.5	6.0 m	TABLE 3.2.3.1.C	18%	2hr FRR	COMB / NONCOMB	NONCOMB		
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2a 30TH ST SW	UNIT 2 (RESTAURANT)	13.9 m	5.5 m	76 m ²	2.5	6.0 m	TABLE 3.2.3.1.B	36%	45min FRR	COMB / NONCOMB	NONCOMB		
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2b FRONT (9TH AVE SW)	UNIT 5 (RESTAURANT)	21.9 m	5.5 m	120 m ²	4.0	9.0 m	UNLIMITED (3.2.3.10) MIN 9m LD	100%	NO REQ	NO REQ	NO REQ		
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2b FRONT (9TH AVE SW)	ALL	11.0 m	5.5 m	60 m ²	2.0	9.0 m	TABLE 3.2.3.1.B	100%	NO REQ	NO REQ	NO REQ		
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2b FRONT (9TH AVE SW)	UNIT 5 (RESTAURANT)	11.0 m	5.5 m	60 m ²	2.0	9.0 m	UNLIMITED (3.2.3.10) MIN 9m LD	100%	NO REQ	NO REQ	NO REQ		
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SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2b FRONT (9TH AVE SW)	ALL	21.3 m	5.5 m	117 m ²	3.9	9.0 m	UNLIMITED (3.2.3.10) MIN 9m LD	100%	NO REQ	NO REQ	NO REQ		
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2b FRONT (9TH AVE SW)	ALL	21.3 m	5.5 m	117 m ²	3.9	9.0 m	UNLIMITED (3.2.3.10) MIN 9m LD	100%	NO REQ	NO REQ	NO REQ		
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2b FRONT (9TH AVE SW)	ALL	21.3 m	5.5 m	117 m ²	3.9	9.0 m	UNLIMITED (3.2.3.10) MIN 9m LD	100%	NO REQ	NO REQ	NO REQ		
SETBACKS (C4 SETBACKS SHOWN)	NORTH - FRONT (6.0m): 7.1m EAST - FRONT (6.0m): 6.1m SOUTH - FRONT (6.0m): 7.4m WEST - INTERIOR (3.0m): 6.6m	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 2 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1): N/A NUMBER OF STREETS (15m FROM STREET) 1 STREETS	BUILDING 2b FRONT (9TH AVE SW)	ALL	21.3 m	5.5 m	117 m ²	3.9	9.0 m	UNLIMITED (3.2.3.10) MIN 9m LD	100%	NO REQ	NO REQ	NO REQ		
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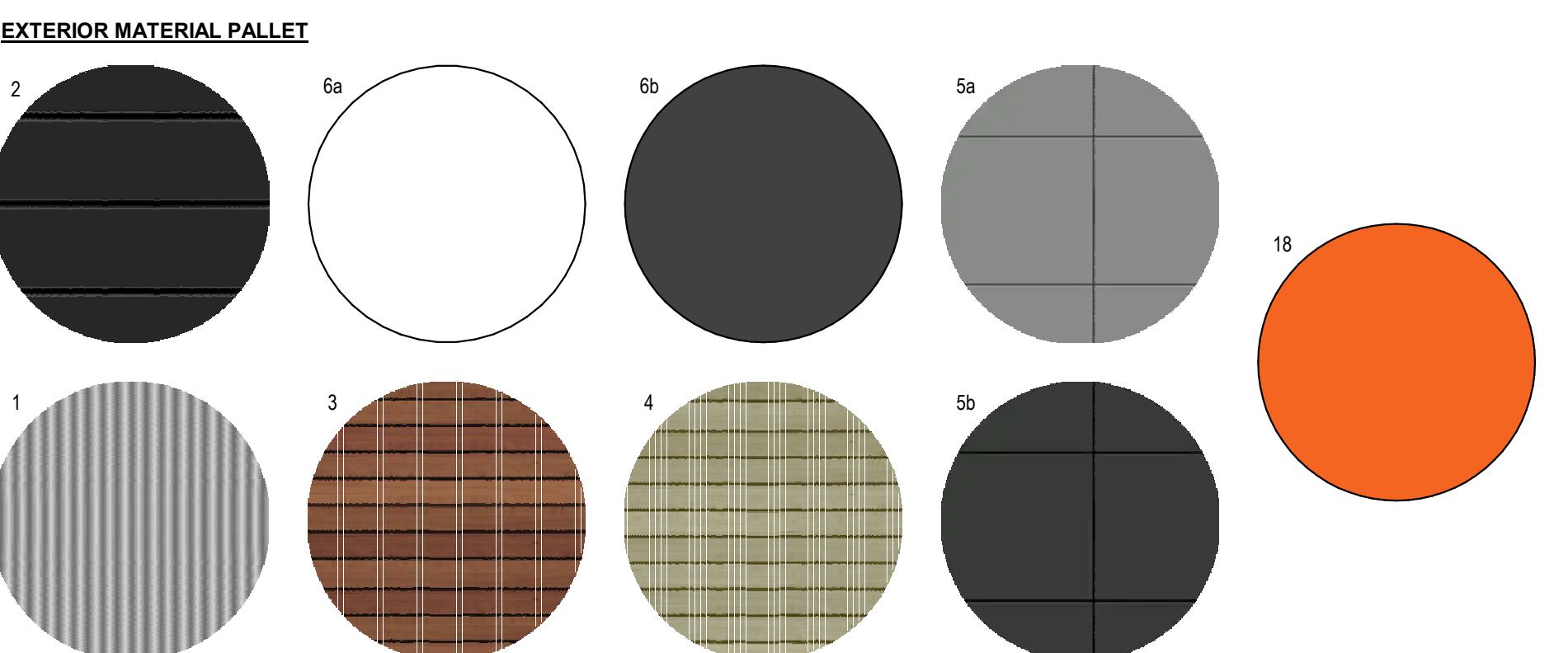
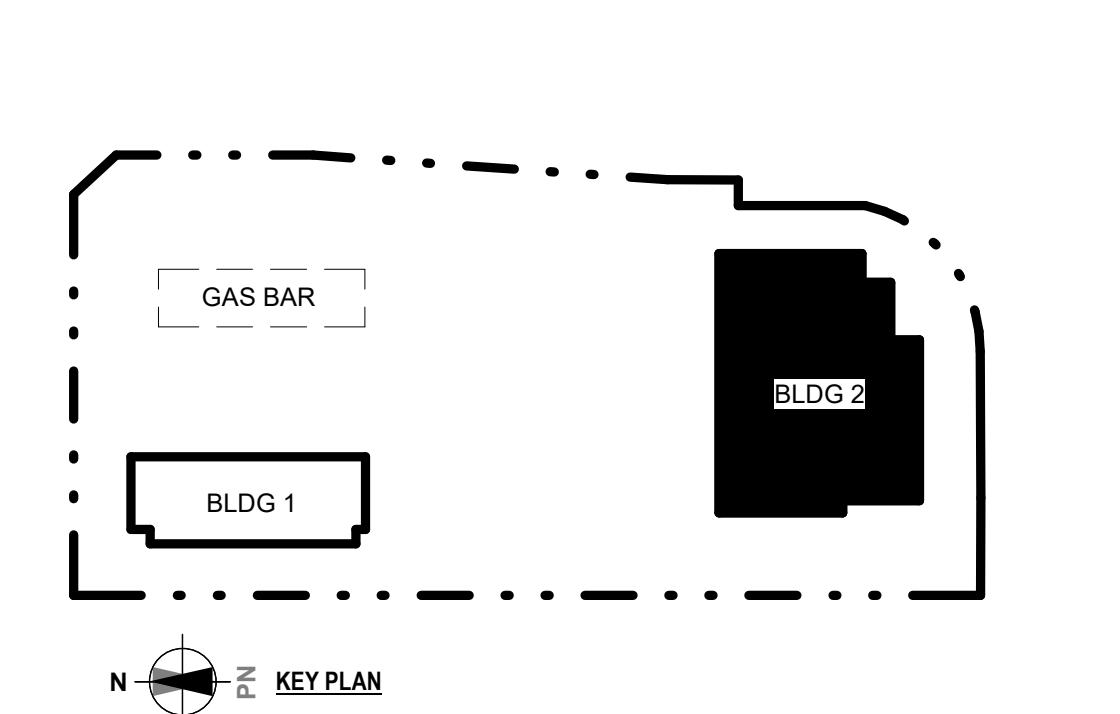


SITE PLAN

PROJECT NO. 2025-05 SCALE As indicated REVISION DP REVISIONS

SITE LEGEND	
	ASPHALT PAVING
	PEDESTRIAN SIDEWALK / PATIOS
	OFFSITE LANDSCAPE AREA
	LANDSCAPE AREA
	TREES/SHRUBS
	NON ENGINEERED RETAINING WALL
	PROPERTY LINE
	SITE SETBACK LINE

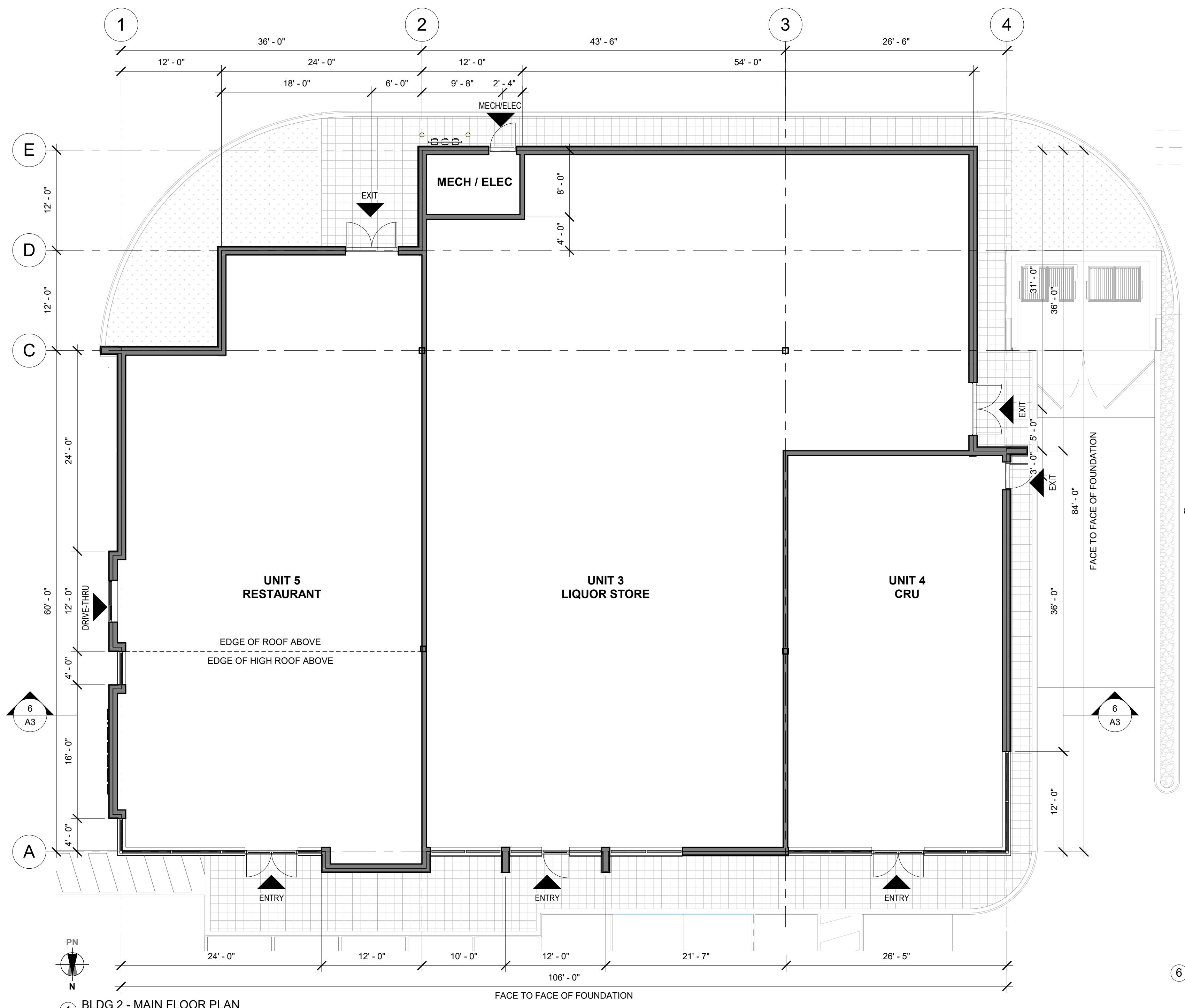




ELEVATION NOTES
NO. NOTE TEXT
1a CLADDING TYPE - 1a, CORUGATED METAL PANEL - HORIZONTAL - GALVALUME (OR SIM)
1b CLADDING TYPE - 1b, CORUGATED METAL PANEL - VERTICAL - GALVALUME (OR SIM)
2a CLADDING TYPE - 2a, HORIZONTAL METAL PANEL - CHARCOAL
2b CLADDING TYPE - 2b, VERTICAL METAL PANEL - CHARCOAL
3 CLADDING TYPE - 3, HORIZONTAL (NON-COMBUSTIBLE) SIDING - BROWN (OR SIMULATED WOOD)
4a CLADDING TYPE - 4a, HORIZONTAL SIDING - TAN (OR SIMULATED WOOD)
4b CLADDING TYPE - 4b, VERTICAL SIDING - TAN (OR SIMULATED WOOD)
5a CLADDING TYPE - 5a, PANEL SIDING - GREY
5b CLADDING TYPE - 5b, PANEL SIDING - CHARCOAL

ELEVATION NOTES
NO. NOTE TEXT
6a PRE-FINISHED METAL FACIA - WHITE
6b PRE-FINISHED METAL FACIA - CHARCOAL
7a PRE-FINISHED METAL CAP FLASHING - WHITE
7b PRE-FINISHED METAL CAP FLASHING - CHARCOAL
8 PRE-FINISHED METAL FLASHING & TRIM - CHARCOAL
9 ALUMINIUM REVEAL
11a ALUMINIUM STOREFRONT GLAZING - BLACK ANODIZED
11b ALUMINIUM STOREFRONT ENTRANCE W/ POWER OPERATOR - BLACK ANODIZED
12a ALUMINIUM STOREFRONT GLAZING - BLACK ANODIZED W/ PINK GLAZING

ELEVATION NOTES
NO. NOTE TEXT
12b ALUMINIUM STOREFRONT ENTRANCE W/ POWER OPERATOR - BLACK ANODIZED W/ PINK GLAZING
14 PRE-ASSEMBLED DRIVE THROUGH WINDOW
15 PAINTED METAL DOOR & PRESSED STEEL FRAME - CHARCOAL
16 ENTRANCE CANOPY
18 DECORATIVE FEATURE CLADDING
19 SIGNAGE - PROVIDE SUITABLE BACKING & POWER
21 GAS METERS
22 BOLLARD - SAFETY YELLOW





SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

① BUILDING 1 - PERSPECTIVES
N.T.S.



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



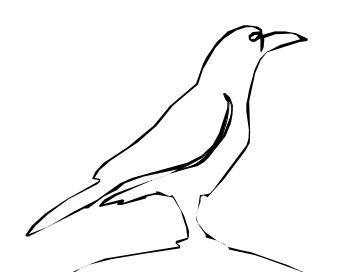
SOUTHEAST PERSPECTIVE

② BUILDING 2 - PERSPECTIVES
N.T.S.

PERSPECTIVES

PROJECT NO. 2025-05
SCALE N.T.S.
REVISION DP REVISIONS
DATE JAN 7, 2026

NOT FOR CONSTRUCTION



BlueCROW
Architecture Inc.
3415 32nd Avenue, Vernon
British Columbia, V1T 2M9
P. 250.541.9545, jay@bluecrown.ca

October 28, 2025

Letter of Intent

Applicant: 1521935 BC Ltd.

To: City of Salmon Arm - Staff and Council

On behalf of **1521935 BC Ltd.**, we are pleased to submit this letter to formally express our intent to apply for a **Development Permit** for the property located at **3091 9 Avenue SW, Salmon Arm**. The proposed project involves the construction of two commercial buildings designed to accommodate a variety of uses, as outlined below.

Proposed Development:

- **Building 1:** Approximately **3,538 sq. ft.**, featuring a **fuel service station, convenience store, and a quick-service drive-thru restaurant.**
- **Building 2:** Approximately **8,004 sq. ft.**, including a **quick-service drive-thru restaurant, liquor store, and one commercial retail unit (CRU)** with the tenant to be determined.

We believe this development will make a positive contribution to the local commercial landscape and align with the **City of Salmon Arm's long-term vision** for this area.

Sincerely,

Coady Hindbo
on behalf of 1521935 BC Ltd.

FILE #: DP-469

Address: 3091 9 Avenue SW

Highway Service/Tourist Commercial Development Permit Area - Planning Check**Y- Yes****P- Partially Addressed****N-No****N/a – Not Applicable*****Objectives***

	Y	P	N	N/A
To promote quality building, site and landscape design with high level architectural standards.	X			
To ensure that commercial developments provide a positive impression of Salmon Arm along provincial highways, city roads and in residential neighbourhoods.	X			
To encourage new commercial developments to promote safe non-vehicular access.	X			
To promote environmentally sensitive building and landscape approaches.			X	

Siting and Building Guidelines

	Y	P	N	N/A
Design the site layout and building locations to:				
a) retain and protect important natural vegetation, rocks, and unique site features, including unique tree species, mature trees that are not a hazard, other significant vegetation, nesting areas, and other wildlife habitat;				X
b) encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles;	X			
c) retain distant views of landscape features;	X			
d) work with the existing topography, minimizing the need for cut and fill or tall retaining walls; and	X			
e) respect the form and character of surrounding developments.	X			
Orient building frontages and main entrances to the dominant street frontage, with well defined entries with walkways and bicycle access to the street.	X			
Design portions of buildings visible from a provincial highway or city street with architectural interest, with design features such as varying roof lines, extensive glazing, well defined entrances, business specific signage, and high quality exterior elements.		X		
Consider the safety and security of businesses and customers in the design and layout of the development with a particular focus on Crime Prevention through Environmental Design (CPTED) principles.		X		
Screen roof top mechanical equipment from views in a manner that is consistent with the architectural design of the building. Screening of on-grade large mechanical equipment with noise and vibration abatement material is encouraged.		X		

Design facades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.				X
Consider the use of alternative technologies for on-site energy production, e.g., geothermal, photovoltaic and fuel cells, heat pumps.		X		

Landscape Design Guidelines

	Y	P	N	N/A
Maximize the amount of landscaped areas on site to increase the natural infiltration of rain water, with landscaping along adjacent streets and adjoining residential sites.	X			
Design the landscape to define the edges of the site, minimize the view of parking lots from the streets and adjacent residential sites, and to provide year-round interest.	X			
Consider hard surface paving other than asphalt adjacent to streets to create more interest and reduce the visual impact of the asphalt.	X			
Select trees and other plants that will be readily established and provide significant visual impact upon planting.	X			
Use quality materials for hard landscape construction.	X			
Incorporate pedestrian scale lighting in outdoor use areas.	X			
Select trees and other plants that will be readily established and provide significant visual impact upon planting, without adversely affecting daylight or sunlight penetration into buildings or open spaces when fully grown.	X			
In the landscape plan, consider finished site grades, utilities, views, shade and sun angles, needs for privacy or screening, user safety, maintenance and irrigation requirements, and all other typical site planning criteria.	X			
Plant a uniform alignment of street trees along public streets at the spacing recommended by the City. Appropriate spacings are 15 metres along arterials, 10 metres along local and collector streets, lower spacing for smaller trees. If boulevard tree planting is not feasible along a street right-of-way, then tree planting along the front and exterior lot boundaries may be required at appropriate intervals.	X			
For street tree selection along public boulevards, use the City's "Landscape Standards and Recommended Species Guide" as a reference.	X			
Perimeter landscaping to reduce the visual impact of parking may be required in some situations. This will typically be a combination of grass, low shrubs and deciduous trees to retain visibility.	X			
Locate refuse and recycling container areas where they are accessible to businesses and to container pick-up trucks, screen them with an appropriate durable enclosure, and provide	X			

landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.				
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Access, Circulation and Parking Area Guidelines

	Y	P	N	N/A
Minimize potential pedestrian and vehicular conflicts through well defined streets and parking lot accesses that respect pedestrian corridors. Develop shared vehicular access points and parking lots where possible.	X			
Locate parking lots at the rear of lots, or to the sides of buildings where required and no parking is available in the rear.		X		
Design parking lots for efficient circulation of all types of vehicles, with a layout that discourages speeding and provides safe pedestrian routes from parking lots to sidewalks and building entrances	X			
Parking areas shall be hard surfaced in accordance with the City's Zoning Bylaw.	X			
Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.			X	
Provide curb let-downs to accommodate universal accessibility from disabled parking spaces to sidewalks and buildings.	X			
In parking areas in excess of 20 stalls, intersperse intensively landscaped islands or bioswales at least 1.5 metres wide, planted with hardy vegetation and shade trees. Provide landscaping at the ends of parking rows, within and around parking lots as needed to define parking clusters, increase human comfort, provide visual relief, and increase infiltration of rain water.	X			
Encourage underground or below grade parking that is well-lit and secured			X	
Include low intensity lighting in parking areas, designed and constructed for convenient pedestrian and vehicular access.		X		
Design on-site lighting to minimize glare and overspill into the development, to adjacent properties, and into the sky. Submission of a detailed lighting plan may be required.		X		

Notes:

Reviewed by: CL - GB

Date: Jan 21, 2026

CITY OF
SALMON ARM

*Memorandum from the
 Engineering and Public
 Works Department*

TO: Gary Buxton, Director of Planning
 DATE: December 10, 2025
 PREPARED BY: Nate Johnson, Engineering Assistant
 OWNER: 1521935 BC Ltd. – Coady Hindbo / Hindbo Construction
 APPLICANT: 1521935 BC Ltd. – Coady Hindbo / Hindbo Construction
 LEGAL: Lot A, Section 16, Township 20, Range 10, W6M, KDYD, Plan EPP138553
 CIVIC: **3091 9 Avenue SW**
 SUBJECT: **DEVELOPMENT PERMIT APPLICATION No. DP-469**

Further to your referral dated November 13, 2025, we provide the following servicing information.

Comments are based on the Development as proposed in the referral. If the development plans for the property change significantly, comments below may change

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval, detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 9 Avenue SW on the subject properties northern boundary is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCCLS).
2. 9 Avenue SW was recently upgraded by the Ministry of Transportation to a paved Rural Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-02. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, street drainage and hydro and telecommunications.
3. 30 Street SW on the subject property's eastern boundary is designated as an Urban Local Road standard requiring 20.0m road dedication (10.0m on either side of road centerline) plus throat widening approaching the Trans-Canada Highway. Additional dedication will be required to achieve 20.0m from centerline. Extent of dedication required to be confirmed by a BCCLS.
4. 30 Street SW is currently constructed to an Interim Local Road standard. Upgrading to the current Local (highway frontage) Road standard is required. Upgrading may include, but is not limited to, sidewalk, boulevard construction and street lighting. Any infrastructure located outside of the required dedication must be protected by a statutory right-of-way. Owner / Developer is responsible for all associated costs.
5. Trans-Canada Highway on the subject property's southern boundary is a provincial controlled access highway. Additional dedication / improvements will be determined by Ministry of Transportation.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 9 Avenue SW and 30 Street SW and a 200mm and 300mm diameter Zone 1 watermain on Trans-Canada Highway. No upgrades will be required at this time.
2. The proposed development is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs
3. The subject property is in an area with sufficient fire flows and pressures according to the 2025 Water Master Plan.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 30 Street SW. No upgrades will be required at this time.
2. Extension of a 200mm diameter sanitary sewer across the southern boundary of the subject property will be required.
3. The proposed development is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 250mm diameter storm sewer on 30 Street SW and 300mm diameter storm sewer along the Trans-Canada Highway. No upgrades will be required at this time subject to Item 3.
2. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020).
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an “Alternative Stormwater System” shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for Category A (Building Foundation Design) and Category B (Pavement Structural Design) are required.



Nate Johnson, AScT
Engineering Assistant



Jenn Wilson P.Eng.
Director of Engineering and
Sustainability



DESIGN REVIEW PANEL

December 4, 2025 - Online, City Hall

Present: Aiden Poehnell (Panel Member)
 Al Waters (Panel Member)
 Bill Laird (Panel Member - Chair)
 Dennis Lowe (Panel Member)
 Trent Sismey (Panel Member)
 Verna Burton (Panel Member)
 Chris Larson (staff)

Application No. DP-467

4600 Canoe Beach Drive NE – Avex Architecture (BDGA Development Company Inc. - Claeys, D.)

The application was reviewed by the DRP, Staff and the applicants presented the proposal. The DRP noted that this appeared to be a needed form of housing for the market but noted concern with the logistics of access and parking, as well as the opportunity for more contribution of the building design to the streetscape. The quality of the building design and compact proposal was positively noted.

The DRP is supportive subject to considerations:

Panel Recommendation

THAT the DRP supports application DP-467 as presented with the following considerations:

- That some consideration be given to a potential design addition on the north building elevations,
- And that clear pedestrian access be provided to Canoe Beach Drive.

Application No. DP-469

3091 9 Avenue SW – Bluecrow Architecture (1521935 BC Ltd. – Hindbo Construction, Hindbo, C)

The application was reviewed by the DRP. Staff and the applicant presented. The DRP noted the positive quality of the building design and use of colors, but noted concern with the highway facing building elevation as this location is a gateway to the community.

The DRP is supportive subject to considerations:

Panel Recommendation

THAT the DRP supports application DP-469 as presented with the following considerations:

- That some consideration be given to a potential design addition at the southwest corner,
- And that clear pedestrian access be provided to the east/southeast corner.


 Endorsed on behalf of Design Review Panel