

DEVELOPMENT VARIANCE PERMIT NO. 2019-04

Authorization by City Council, at meeting of January 28, 2020

1.0 LEGAL DESCRIPTION and CIVIC ADDRESS:

Civic Address: LOT 1, DISTRICT LOT 123 KAMLOOPS DIVISION YALE
DISTRICT, PLAN EPP93760

PID: 030-893-984

Legal Description: 2302 NICOLA AVENUE

2.0 APPLICANT and ADDRESS:

1182695 BC Ltd. Inc. No. BC 11862695
228 TRANQUILLE ROAD
KAMLOOPS BC, V2B 3G1

Authorized Agent:

URBAN OPTIONS PLANNING & PERMITS
C/O BIRTE DECLOUX
287 RIALTO DRIVE
KELOWNA BC, V1V 1E9
birte@urbanoptions.ca

3.0 CONDITIONS TO BE VARIED OR SUPPLEMENTED:

All conditions to be varied are listed below and additionally as per the specifications and working drawings submitted by the applicant which are attached here as **Schedule A**.

3.1 To increase the Maximum Parcel Coverage requirement in Section 6.15.5 a) of Zoning Bylaw No. 2187, 2015 from 50% to 77.8%.

4.0 SPECIAL PROVISIONS:

None

5.0 SECURITY REQUIRED: ____ YES x NO

6.0 GENERAL NOTES:

None

7.0 Approvals Required by Ministry of Transportation:☐

YES

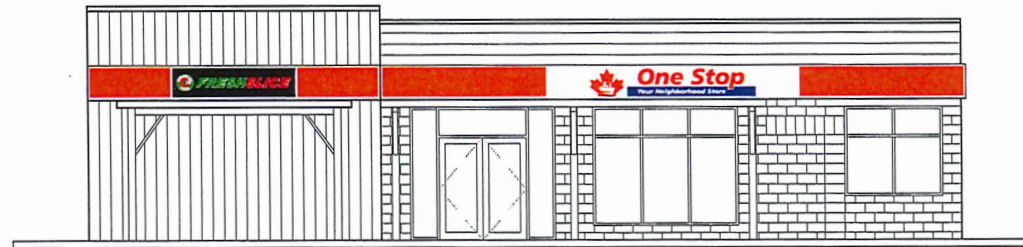
☒

NO

Attachments: Schedule A



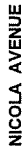
210, 340 Midpark Way SE, Calgary, Alberta, T2X 1P1
TEL. 403.640.0990 • Fax 403.259.0506 • www.ctmdesign.ca



NOTES TITLE	
DWG. NO.	DRAWING TITLE
A0-0	TITLE SHEET & DRAWING INDEX
	SITE
A1-1.1	EXISTING SITE PLAN
A1-1.2	PROPOSED SITE PLAN
	RETAIL CANOPY
A3-1.1	PROPOSED CANOPY PLAN
A3-2.1	PROPOSED CANOPY ELEVATIONS
	RETAIL BUILDING
A4-1.1	EXISTING/GROUND FLOOR PLAN
A4-1.2	PROPOSED FLOOR PLAN
A4-2.1	EXISTING EXTERIOR ELEVATIONS
A4-2.2	PROPOSED EXTERIOR ELEVATIONS
A4-2.3	COLORLED ELEVATIONS

ISSUED FOR DEVELOPMENT PERMIT
2019-06-14

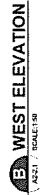
MERRITT C-STORE
2302 NICOLA AVE, MERRITT, BC

[illegible]



210, 340 Midpark Way SE, Calgary, Alberta, T2X 1P1
TEL: 403.640.0990 • Fax: 403.259.6506 • www.cdn-design.ca

A CANOPY SIGN
B GAS BAR CANOPY
C CONCRETE APRON
D CONCRETE ISLAND
E CANOPY COLUMN
F FUEL DISPENSER

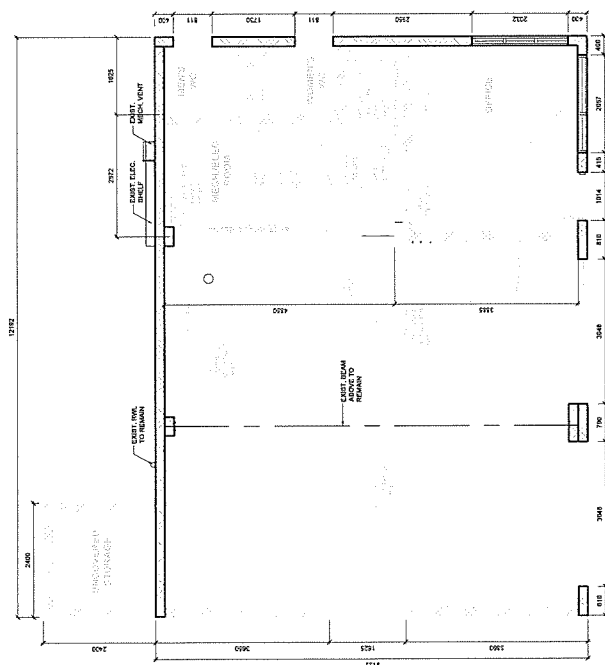


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MERRITT, BC

ctm
Design Services Ltd

DL	FD
1:50	

A2-2.1



NOTE:

1. REMOVE ALL EXISTING EQUIPMENT AS PER OWNER INSTITUTIONS.
2. DEMOLISH ALL EXISTING MELLWORK.
3. REMOVE ALL EXISTING WALLS AS INDICATED. WALL FLOOR AND CEILING FINISHES THROUGHOUT, INCLUDING LIGHT FIXTURES.
4. REMOVE WINDOWS AND DOORS AS SHOWN.
5. PROVIDE OPENING FOR NEW DOORS AND WINDOWS AS SHOWN.
6. REMOVE ALL EXISTING SIDEWALKS.

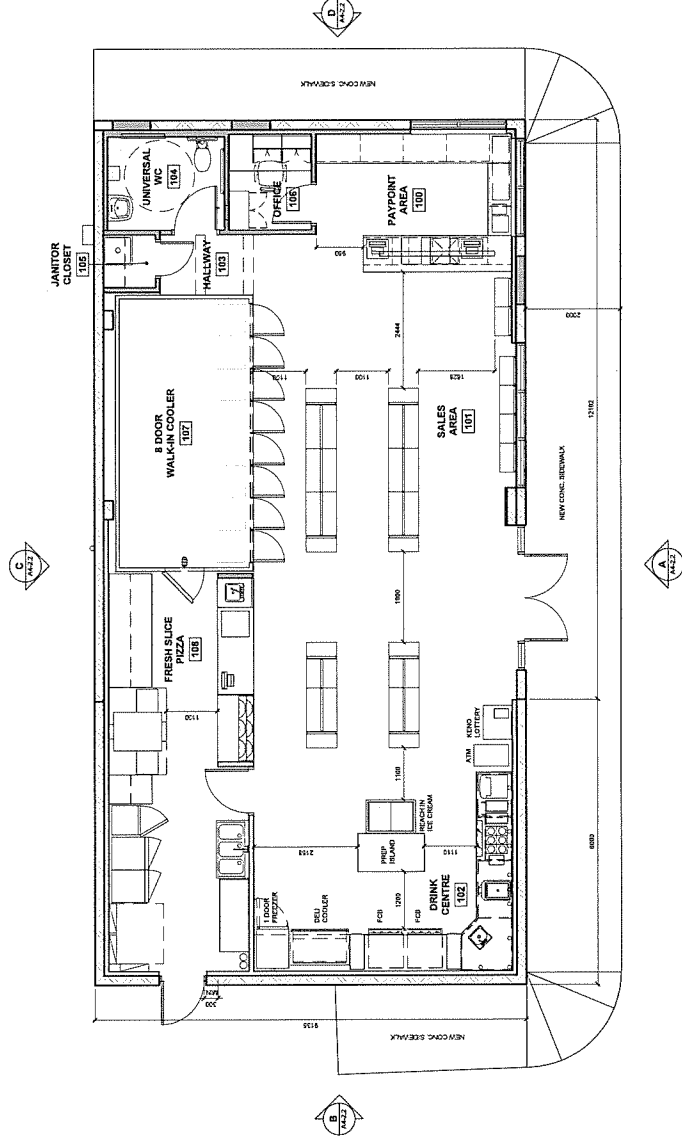
ctm
Design Services Ltd

210, 345 Midway Way SE, Calgary, Alberta, T2S 0P9
Canada
Tel: 403.243.1111
Fax: 403.243.1112
E-mail: info@ctmdesign.com
Web: www.ctmdesign.com

EXISTING/DEMO
FLOOR PLAN

19025
19025A4-1,DWG
2019-04-22

A4-1.1



PROPOSED FLOOR
PLAN

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MERRITT, BC

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210-1000 Highway 101, Unit 100, Merritt, BC V2Y 1A1
TEL: 250-862-1111 FAX: 250-862-1112

1:1000

2018-06-14 15:02:27 PGT DP

19025
19025A4-1.2.DWG
2019-05-13

DL
FD

R00
A4-1.2

A	NEW ILLUMINATED SIGN, SIGNAGE BY OTHERS
B	NEW GLAZING
C	NEW MAIN DOOR
D	VERTICAL SIDING, COLOR: BLUE GREY
E	CANOPY
F	EXISTING CONCRETE BLOCK PAINTED WHITE
G	NEW STOREFRONT ENTRANCE
H	NEW CONCRETE BLOCK WALL PAINTED WHITE
J	NEW SIDEWALK
K	PORCHOLA



A4-2.2

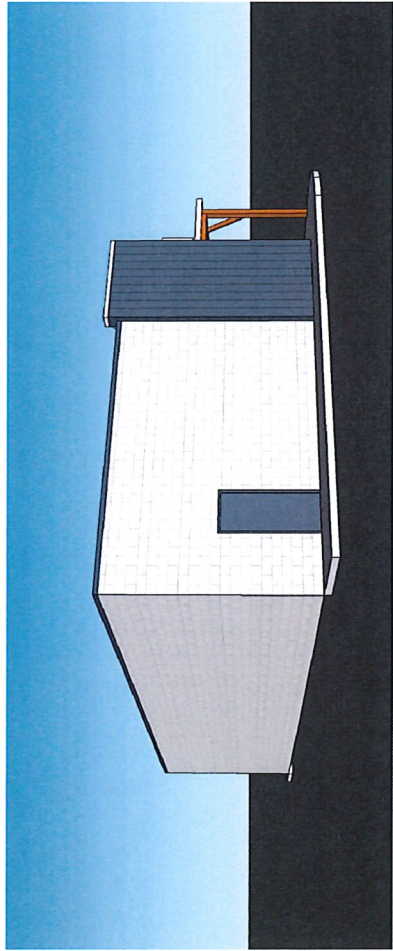
R00



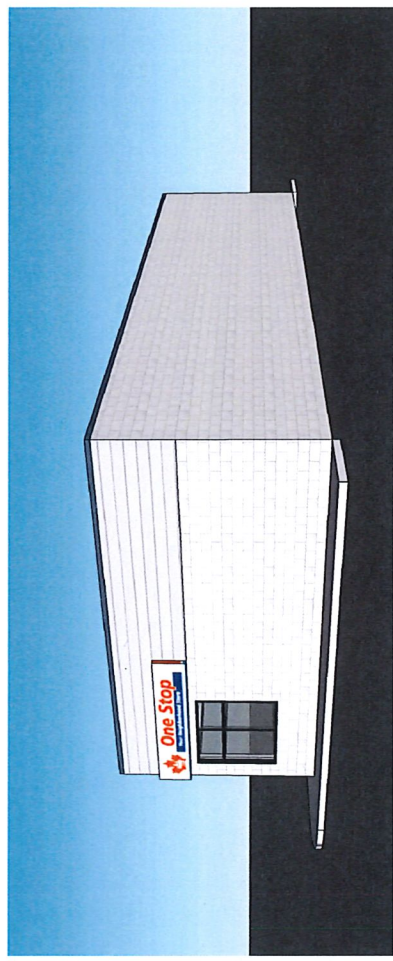
C NORTHEAST PERSPECTIVE
A4.3.3 SCALE: 1/8"



B NORTHWEST PERSPECTIVE
A4.3.3 SCALE: 1/8"



C SOUTHEAST PERSPECTIVE
A4.3.3 SCALE: 1/8"



D SOUTHWEST PERSPECTIVE
A4.3.3 SCALE: 1/8"

PROPOSED ACCESS



2018-06-14 ISSUED FOR DP



COLORED RENDERING
MERRITT C-STORE
2302 NICOLA AVE.
MERRITT, BC

PROJECT NO.	19025	SHEET NO.	2018-05-13
FILE NO.	19025A4-2.3.DWG	DATE	
SCALE	1:50	DRAWN	DL
REVISED		CHECKED	FD
		R00	A4-2.3



303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.culindesign.ca

A circle with a radius vector labeled z .

NOTICE

2302 NICOLA AVENUE

Alameda, BC

PREVIOUSLY: 101

CONCEPTUAL LANDSCAPE PLAN

EVALUATION / REVIEW	
1	19 Oct 27
2	
3	
4	
5	

PROJECT NO	10091
DESIGN BY	KW
DRAWN BY	WC
CHECKED BY	MB
DATE	JAN 27, 2019
SCALE	1:100



Researcher's name and affiliation

11

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