

District of Barriere

REPORT TO COUNCIL

Request for Decision

Date: July 20, 2026	File: 530.20/Rpts
To: Council	From: Corporate Officer
Re: Development Permit Application DP-26-01 Station 4394 Yard Road – Shell Gas Station / Convenience Store / Restaurant	
Recommendation: THAT Council approve the issuance of Development Permit Application DP-26-01 Station for the property located at 4394 Yard Road within the Highway Corridor Development Permit Area;	
AND THAT issuance of the Development Permit be subject to: • receipt of a Security Deposit in the amount representing 125% of the estimated value of applicable form and character and related site works as outlined within the Development Permit; and • execution of a Municipal Wastewater Connection Permit, satisfactory to the District, for connection to the municipal wastewater system.	

Purpose

The purpose of this report is to present Development Permit Application DP-26-01 Station to Council for consideration and authorization.

Background

The District of Barriere has received a Development Permit application for the property located at 4394 Yard Road. The subject property is legally described as:

LOT 3, DISTRICT LOTS 1325 AND 1634, KDYD, PLAN 6433 EXCEPT PLANS H749 AND KAP61046.



**red line show municipal wastewater service & blue lines are municipal water lines.*

The property is zoned C2 – Yellowhead Highway Commercial. The proposed development includes a combined Shell Gas Station and Convenience Store, with an attached future restaurant located on the south side of the existing building. The proposal conforms to the permitted uses within the C2 – Yellowhead Highway Commercial Zone as both a “Service Station” and “Restaurant” are permitted uses within *District of Barriere Zoning Bylaw No. 111, as amended*.

The property was recently purchased by the current owners. Prior to the sale, the property operated partially as the Station House Restaurant located within the north side of the building with the larger, south side of the building remaining largely unutilized.

As the property is located within the District's Highway Corridor Development Permit Area identified within the Official Community Plan (OCP), a Development Permit is required for overall form and character including, exterior building alterations, site layout modifications, signage, and landscaping.

Summary

As permitted under the *District of Barriere Development Applications Procedures Bylaw No. 269*, the issuance of this Development Permit is subject to receipt of a Security Deposit to ensure completion of approved works and conditions associated with the permit. The final Security Deposit amount will be determined upon receipt of estimated construction and landscaping values from the applicant's engineer and subject to Staff review. This amount will be returned to the applicant upon completion of the works as outlined in Bylaw No. 269.

Staff further recommend that the applicant be required to enter into a servicing agreement with the District respecting connection to the municipal wastewater system and any associated servicing requirements prior to issuance of the Development Permit.

The proposal includes:

- Installation of a Shell-branded fuel canopy and fuel dispensing area;
- Installation of underground double-wall fuel storage tanks;
- Renovation of the existing building exterior and interior;
- Conversion of the north side of the building into a convenience retail store;
- Provision for a future restaurant unit on the south side;
- New pedestrian access improvements and landscaping;
- New parking layout and loading area;
- Paving of all access points to municipal roadways, parking and traffic areas; and
- Installation of a new pylon sign.

Submitted plans identify four (4) fuel dispensers beneath a canopy structure, underground fuel storage tanks, a minimum of eleven (11) off-street parking spaces, a designated loading space, and associated pedestrian circulation improvements. As required, the applicant's traffic plan ensures fuel and other commercial delivery can be made without impact to adjacent properties along Station and Yard Roads. The applicant's plan outlines landscaping and/or other physical blockages will be installed along the rear of the property between it and the unpaved, vacant land on Station Rd. to ensure no traffic can access it from 4394 Yard Rd.

The property is currently serviced by municipal water and a private septic system. The Development Permit requires that the current private septic system be decommissioned with the development to connect to the municipal wastewater system prior to final building inspection and Occupancy Permit issuance.

Staff have completed an initial review of the submitted materials and note the following:

- Proposed uses, height restrictions and minimum setbacks comply with District Zoning regulations;
- Minimum parking requirements are met within the plan;
- No interference with adjacent properties to accommodate fuel and other commercial delivery has been identified;
- No setback encroachments have been identified;
- No significant sight-line impairments have been identified;
- No apparent canopy clearance or awning height hazards have been identified;
- Existing access locations generally remain unchanged; and
- The proposal generally conforms with the intent of the Highway Corridor Development Permit Area guidelines respecting commercial form and character.



*full size drawings attached.

The application was circulated to referral agencies including:

- **Ministry of Transportation and Transit (MOTT)**
 - MOTT response: No objection and indicates Ministry approval is not required for this Development under Section 505 of the *Local Government Act*.
- **BC Hydro;**
 - BC Hydro Response: No objections.
- **TELUS;** and
 - No response received.
- **Simpco First Nation.**
 - Nations Connect Response: Confirmation of receipt of referral. No further response received.

Any additional referral comments received after publication of this Council Meeting Agenda will be provided to Council as supplementary information during the overview of this report.

Benefits or Impact

General

The proposal represents reinvestment into an existing commercial property located along the Yellowhead Highway Corridor and is intended to improve both the functionality and visual appearance of the site.

The development introduces additional commercial services to the community while revitalizing an existing building and improving the overall streetscape character along Yard Road and Highway 5.

Finances

The applicant is responsible for all applicable Development Permit, Building Permit, servicing, utility connection, and related development costs associated with the project. Revitalization and improvements made on the property will be re-assessed by BC Assessment and an increase in assessed value results in associated property tax revenue increases.

Strategic Impact

The proposal generally aligns with the District's Official Community Plan related to:

- Supporting local economic development;
- Encouraging reinvestment into existing commercial properties;
- Enhancing the visual quality of the Highway Corridor; and
- Supporting local services for residents and travelling motorists.

And generally aligns with the Council's Strategic Plan as follows:

- Priority #3 – Create Opportunities for Community Growth
 - o Goal 2 – Support Developments to Increase our Tax Base

Risk Assessment

Compliance: The proposed development generally conforms to the C2 – Yellowhead Highway Commercial Zone and the Highway Corridor Development Permit Area guidelines within the Official Community Plan.

Risk Impact: Low

Internal Control Process: The proposal will remain subject to all applicable Building Permit requirements, technical servicing requirements, fuel storage regulations, and other applicable provincial and federal regulations.

Next Steps / Communication

- Finalization of Security Deposit Agreement with accompanied security deposit from applicant;
- Issuance of the Development Permit if approved by Council;
- Building Permit issuance and service connections.

Recommendation

THAT Council approve the issuance of Development Permit Application DP-26-01 Station for the property located at 4394 Yard Road within the Highway Corridor Development Permit Area;

AND THAT issuance of the Development Permit be subject to:

- receipt of a Security Deposit in the amount representing 125% of the estimated value of applicable form and character and related site works as outlined within the Development Permit; and
- execution of a Municipal Wastewater Connection Permit, satisfactory to the District, for connection to the municipal wastewater system.

Alternative Options

1. Council could direct staff to seek additional information or revisions from the applicant prior to reconsideration.

Attachments

- Applicant Summary of Development
- TNRD Property Report
- Site Plan and Drawings
- Draft Development Permit

Prepared by:

T. Buchanan, Corporate Officer

Reviewed by:

D. Drexler, Chief Administrative Officer



4394 Yard Road, Barriere, BC
May 12, 2026
Letter of Intent

**Re: Form and Character Development Permit Application and
Development Permit Variance Application
Proposed Tenant Improvements and Gas Station Canopy**

Dear Planning Department,

On behalf of the property owner, we are pleased to submit this Letter of Intent in support of a Form and Character Development Permit application for proposed tenant improvements to the existing commercial property located within the District of Barriere.

The proposal includes the following key components:

- Installation of a new gas station canopy to the exterior of the building;
- Interior and exterior renovations to accommodate a convenience retail store (c-store);
- Addition of new glazing to enhance visibility, safety, and natural light; and
- Installation of a new exit door on the south elevation to improve building functionality and life safety for future CRU on the south side.

Project Overview and Design Intent

The intent of the project is to revitalize the existing commercial building and improve its functionality, safety, and visual appeal while supporting the needs of both local residents and traveling motorists. The addition of a gas bar and convenience retail component will provide an essential service to the community and enhance the viability of the site.

The proposed canopy has been designed to complement the form and character of the existing structure while introducing a contemporary and cohesive aesthetic. The building upgrades, including new windows and façade improvements, will significantly enhance the streetscape and contribute positively to the overall commercial character of the area.

Conclusion

The proposed development represents a thoughtful and functional upgrade to the existing site, aligning with the District's goals of supporting local services, enhancing commercial development, and improving the visual quality of the built environment.

We respectfully request the District of Barriere's consideration and approval of this Form and Character Development Permit application. Should you require any additional information or clarification, please do not hesitate to contact our office.

Sincerely,

Darren Hall

Darren Hall, Trio Architecture Inc.
Darren.h@trioarchitecture.ca



Property Information Report
Report Generated: 5/28/2026, 4:14:47 PM |
Data Generated: 5/27/2026, 12:02:32 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673 | F (250) 372-5048
E gisinfo@tnrd.ca

Parcel Description

Address

4394 Yard Rd

Legal Description

LOT 3 DISTRICT LOTS 1325 AND 1634 KAMLOOPS DIVISION YALE
DISTRICT PLAN 6433 EXCEPT PLANS H749 AND KAP61046

Plan Number

KAP6433

Parcel Type (Class)

SUBDIVISION

Owner Type

PRIVATE

Lot Size(Calculated)(+/-5%) - Approximate lot size is calculated from a Geographic Information System. The true size of the lot is found on a legal survey plan.

Square Meter

2759.96

Acre

0.682

Hectare

0.276

Community

Barriere

Local Authority

District of Barriere

School District

Kamloops/Thompson



Services

Contact the Local Authority for services provided by other jurisdictions

Water Service N/A

Sewer Service N/A

Fire Protection N/A

Invasive Plants Program [Link](#)

Nuisance Mosquito Reduction [Link](#)

Future Debt (Loan Authorization)

For enquiries, contact the Local Authority

Future Debt

Unknown - contact District of Barriere for any future debt.

Development

For enquiries, contact the Local Authority

Zoning Bylaw

111

Site Specific Zoning

N/A

Zoning

C2

Development Permit Area

Yellowhead Corridor DPA

Official Community Plan Name

DISTRICT OF BARRIERE

OCP Designation

COMMERCIAL

Lake Classification Unclassified	Lake Name Unknown	Lakeshore Development Guidelines (Intersect) Yes
Fringe Area N/A	Floodplain Information Contact Local Authority	Agriculture Land Reserve (Intersect) No
Riparian Area (Source: TRIM)(Intersect) No	Post-Wildfire Geohazard Risk Restrictions Unknown	

Development and Building Permits

from July 2009 to Present (For enquiries, contact the Local Authority)

Nothing Found

BC Assessment					
For enquiries, contact BC Assessment Authority					
Folio 345.01245.494	Actual Use RESTAURANT ONLY		Manual class RESTAURANT		
Folio 345.01245.494	Land Title PID 003-236-986	Assess Year 2025	Land \$146,000.00	Improvement \$361,000.00	Property Class 6-Bus/Oth
Folio 345.01245.494	Land Title PID 003-236-986	Assess Year 2026	Land \$146,000.00	Improvement \$361,000.00	Property Class 6-Bus/Oth

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be.



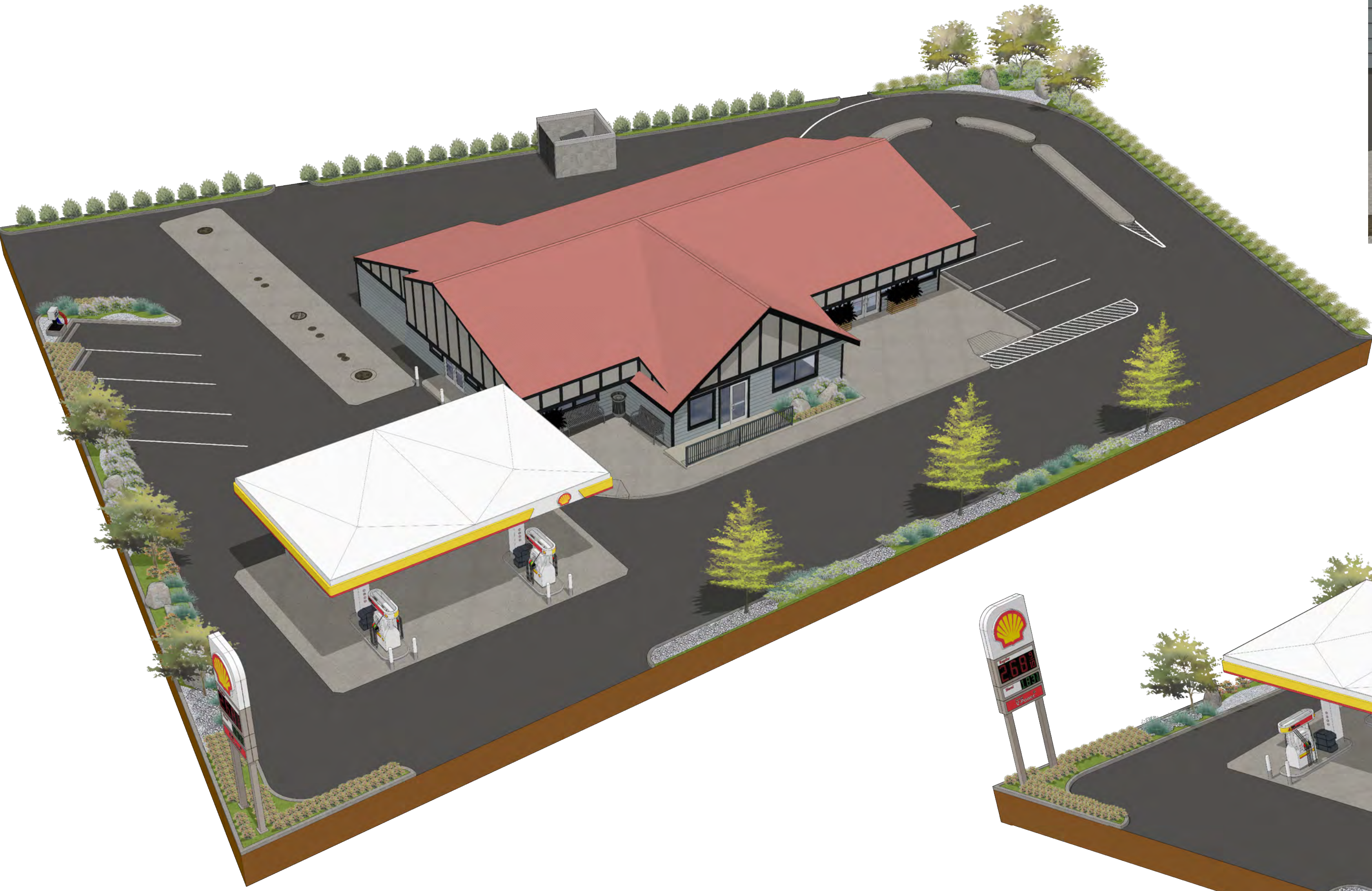
PROPOSED GAS STATION RENOVATION
4394 YARD ROAD BARRIERE, B.C.

 TRIO Architecture Inc. Info@trioarchitecture.ca 604.854.3740 Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2	TRIOARCHITECTURE.CA ARCHITECT: TRIO ARCHITECTURE INC. Contact: Darren Hall 33623 Wildwood Dr. Abbotsford, B.C. V2S 1S2 p. 604.854.3750 email: darren.h@trioarchitecture.ca web site: www.trioarchitecture.ca					LANDSCAPE: Klimo & Associates Contact: Francis Klimo 4300 North Fraser Way Burnaby, B.C. V5J 5J8 p. 604.358.5562 email: klimofrancis@gmail.com		Architectural Seal
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date: May 2026		project: PROPOSED RENOVATION		Architectural Seal	 TRIO Architecture Inc. Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2 info@trioarchitecture.ca 604.854.3740	drawing: PROPOSED PERSPECTIVE VIEWS	
scale: AS NOTED		4394 YARD ROAD					
drawn: D.H.		BARRIERE, BRITISH COLUMBIA					
checked: D.H.							
project no. 225081							
sheet no. A-0.1							

ISSUE TABLE			
No.	Date (dd/mm/yyyy)	By	Description
1	01/05/2026	D.H.	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION
2	29/05/2026	D.H.	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT SUBMISSION
REVISIONS			
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checked: D.H.
project no. 225081
sheet no.

project: PROPOSED RENOVATION
4394 YARD ROAD
BARRIERE, BRITISH COLUMBIA

drawing: PROPOSED
PERSPECTIVE VIEWS

A-0.2

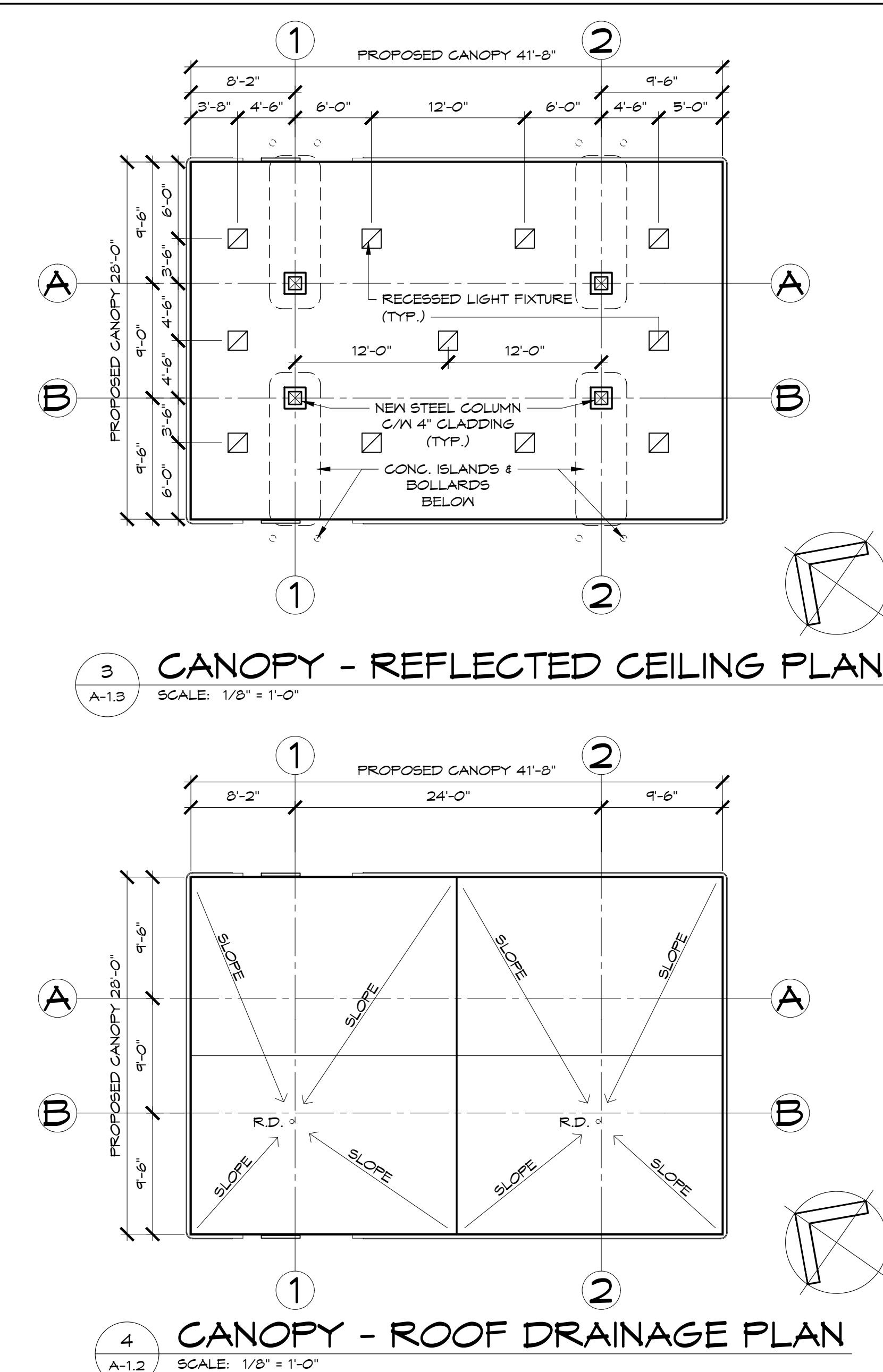
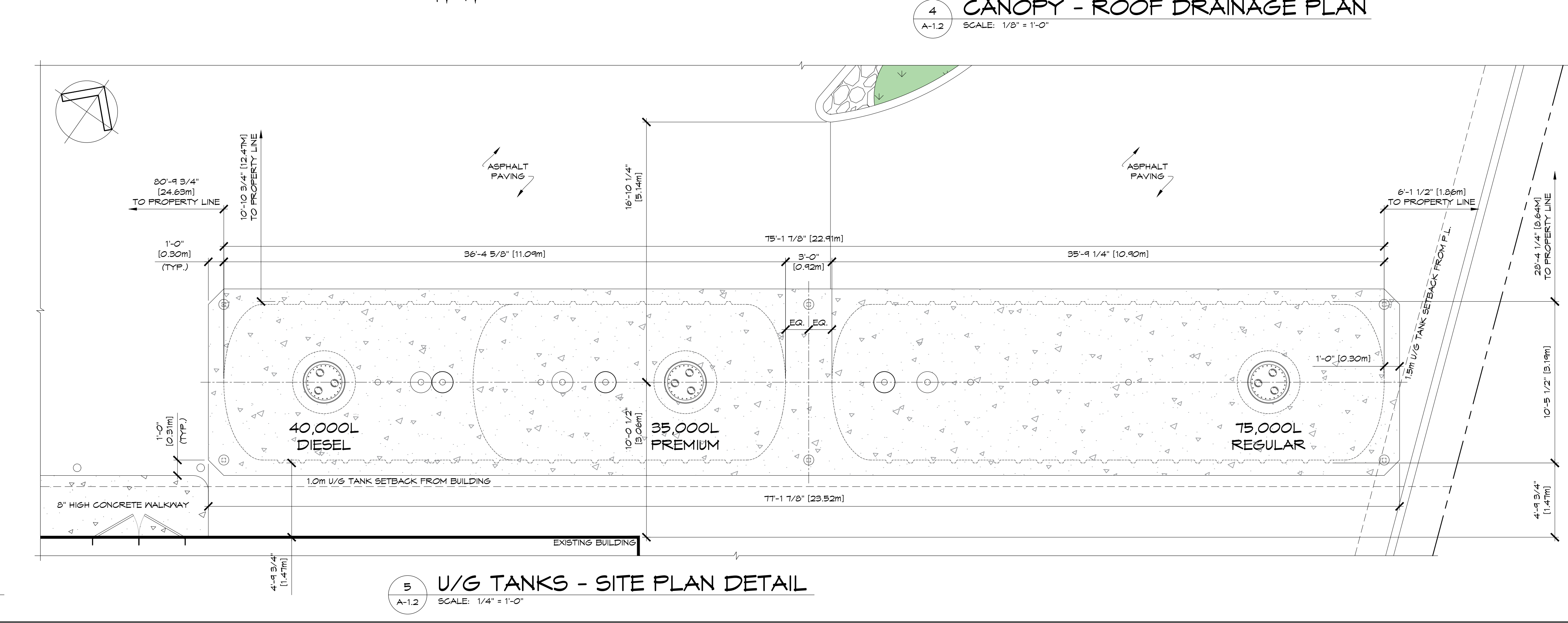
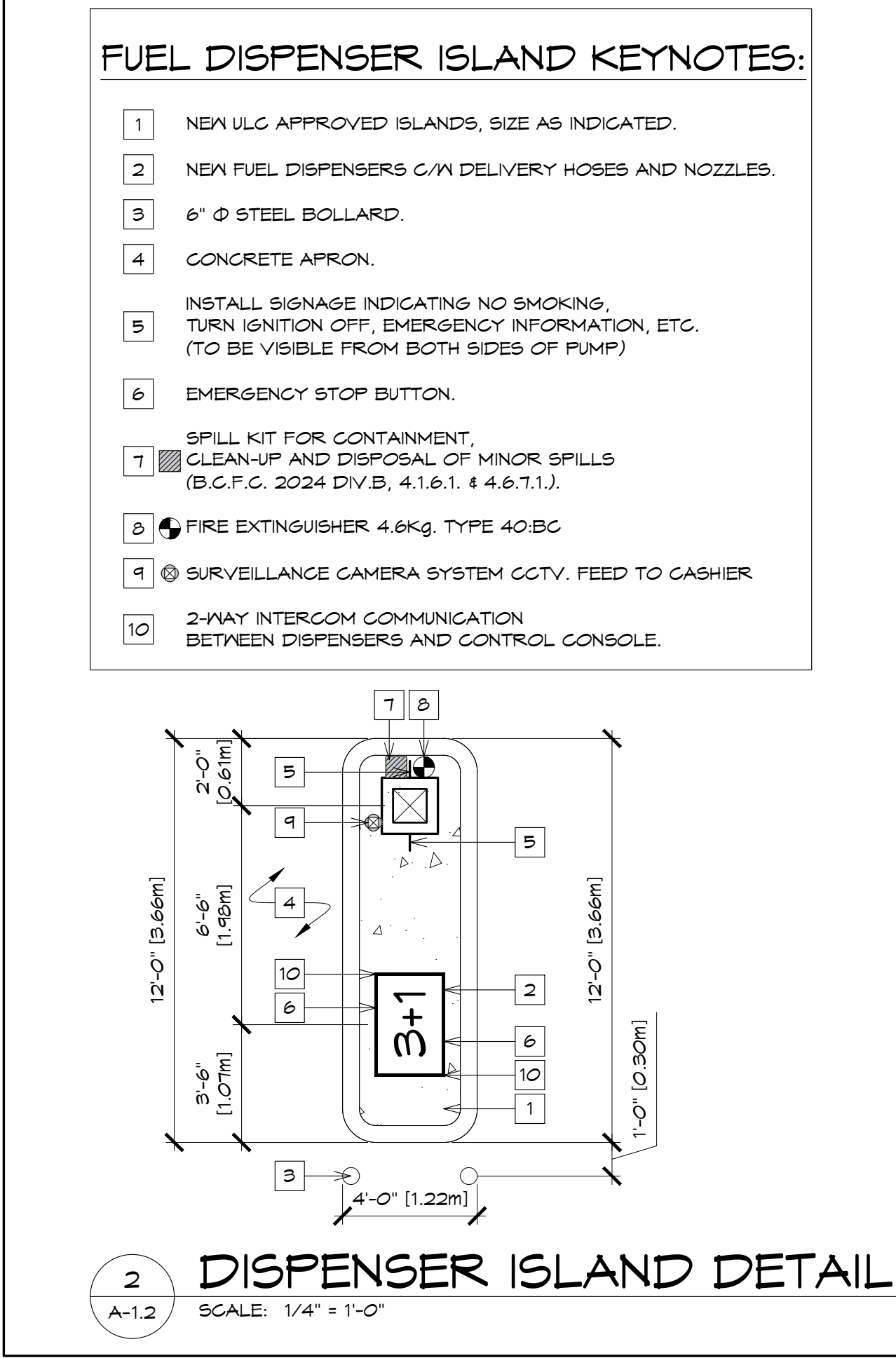
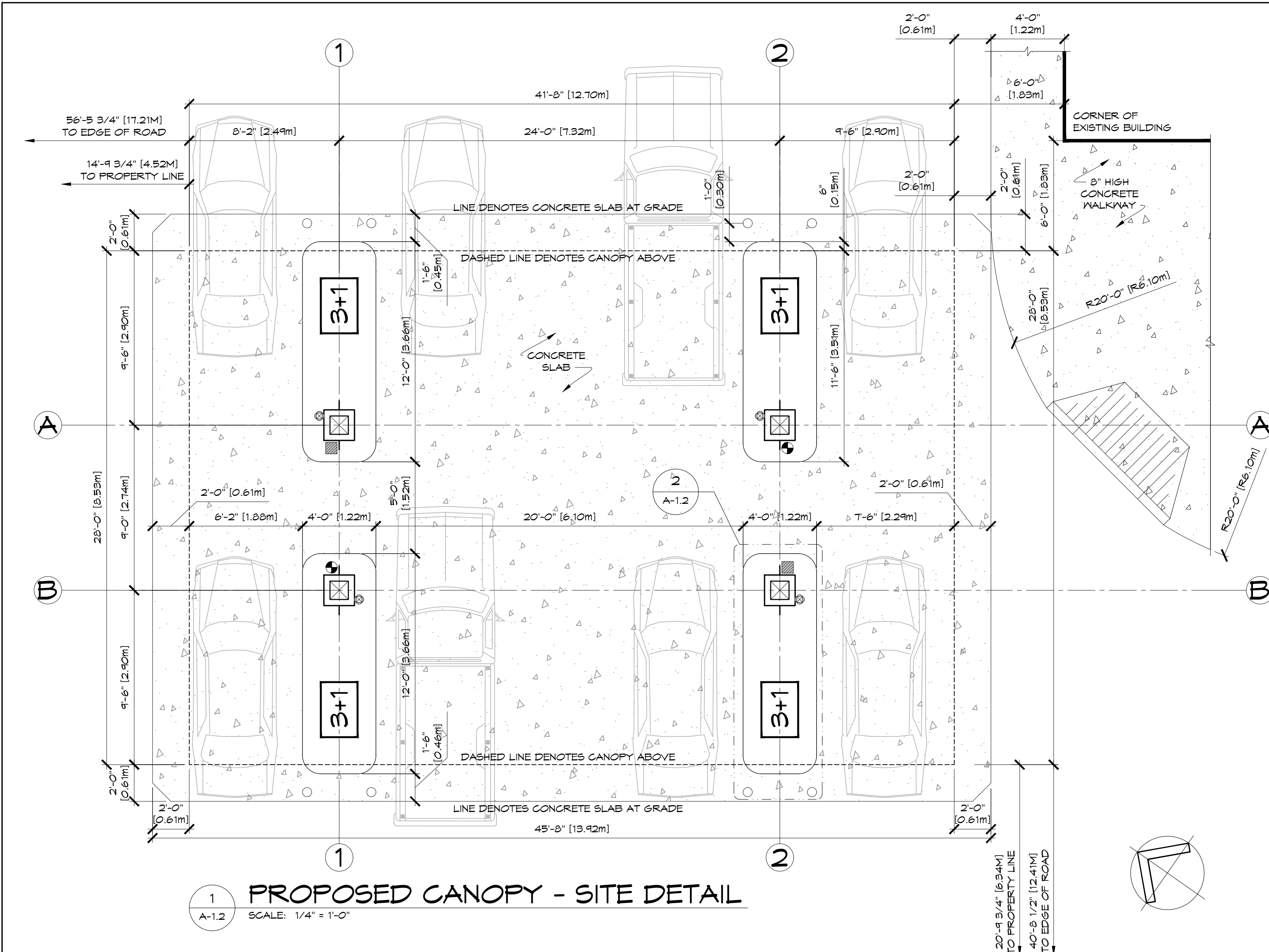
Architectural Seal



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Abbotsford, BC V2S 1S2

TRIOARCHITECTURE.CA

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604.654.3740

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Abbotsford, BC V2S 1S2

Project: PROPOSED RENOVATION
4394 YARD ROAD
BARRIERE, BRITISH COLUMBIA

Drawing: PROPOSED SITE PLAN DETAILS

Sheet no. A-1.2

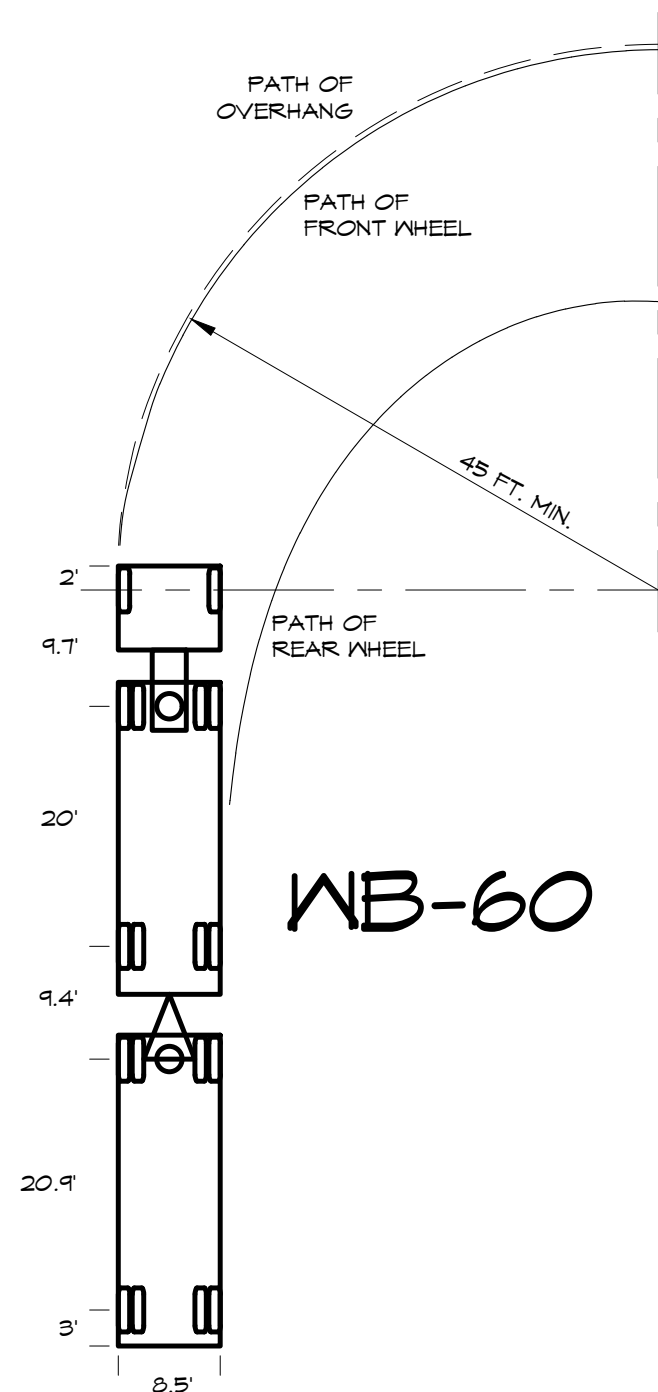
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Version: LOCAL/Architects/Projects/2026 Drawings/225081 - 4394 Yard Rd. Barrere, BC/225081 - 4394 Yard Rd. Barrere, BC.rvg, plotted by Alex Seregina @ Friday, May 29, 2026 11:44:31 AM

[illegible]



1
A-1.4

date:	May 2026
scale:	AS NOTED
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project no.	225081
sheet no.	

A-1.4

Project: **PROPOSED RENOVATION**
4394 YARD ROAD
BARRIERE, BRITISH COLUMBIA

PROPOSED - FUEL TRUCK
TURNING - PLAN DETAIL

Architectural Seal

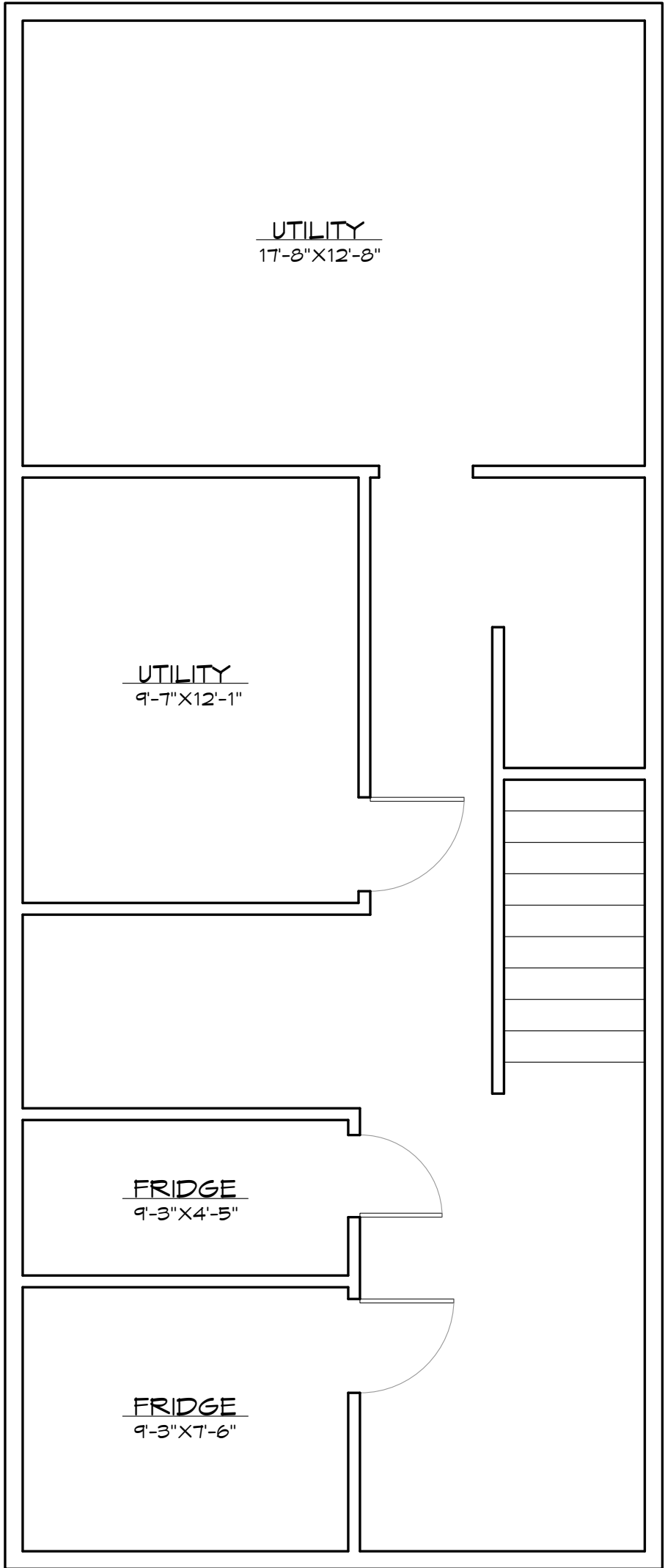


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2
A-2.1

LOWER FLOOR - PROPOSED PLAN

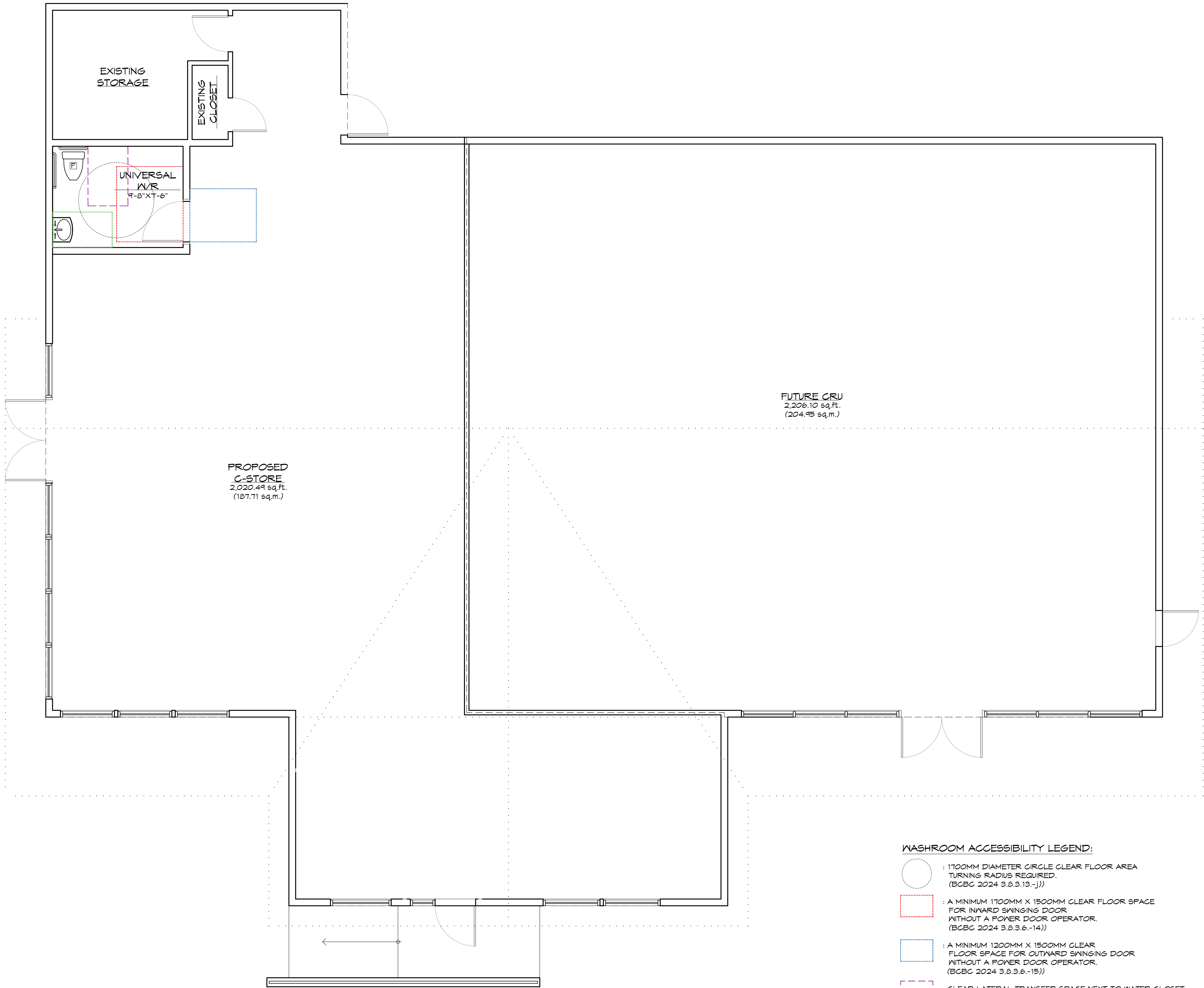
SCALE: 1/4" = 1'-0"



1
A-2.1

MAIN FLOOR - PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



WASHROOM ACCESSIBILITY LEGEND:

- 1700MM DIAMETER CIRCLE CLEAR FLOOR AREA TURNING RADIUS REQUIRED. (BCBC 2024 3.8.3.13.-j))
- A MINIMUM 1700MM X 1500MM CLEAR FLOOR SPACE FOR INWARD SWINGING DOOR WITHOUT A POWER DOOR OPERATOR. (BCBC 2024 3.8.3.6.-14))
- A MINIMUM 1200MM X 1500MM CLEAR FLOOR SPACE FOR OUTWARD SWINGING DOOR WITHOUT A POWER DOOR OPERATOR. (BCBC 2024 3.8.3.6.-15))
- CLEAR LATERAL TRANSFER SPACE NEXT TO WATER CLOSET 1500MM LONG X 900MM WIDE. (BCBC 2024 3.8.3.12.-1B))
- CLEAR FLOOR SPACE ATLEAST 1350MM LONG AND 800MM WIDE IN FRONT OF LAVATORY. (MAX 430MM UNDER THE LAVATORY) (BCBC 2024 3.8.3.16.-1B,C,))

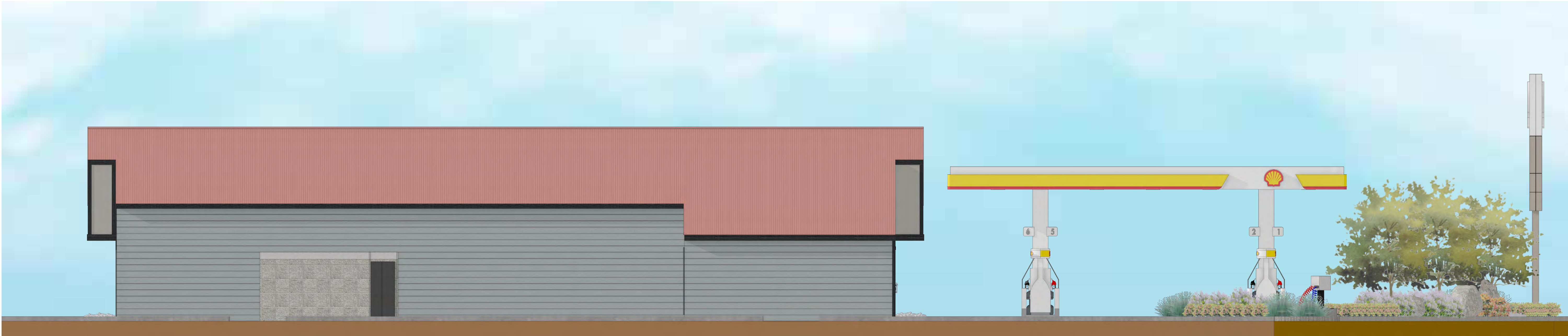
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											2	25/05/2026	D.H.	REVISED & REISSUED FOR DEVELOPMENT PERMIT SUBMISSION	2	25/05/2026	
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drawn: D.H.		BARRIERE, BRITISH COLUMBIA			
checked: D.H.					
project no. 225081		drawing			
sheet no. A-3.0		EXISTING FRONT AND LEFT SIDE ELEVATIONS			

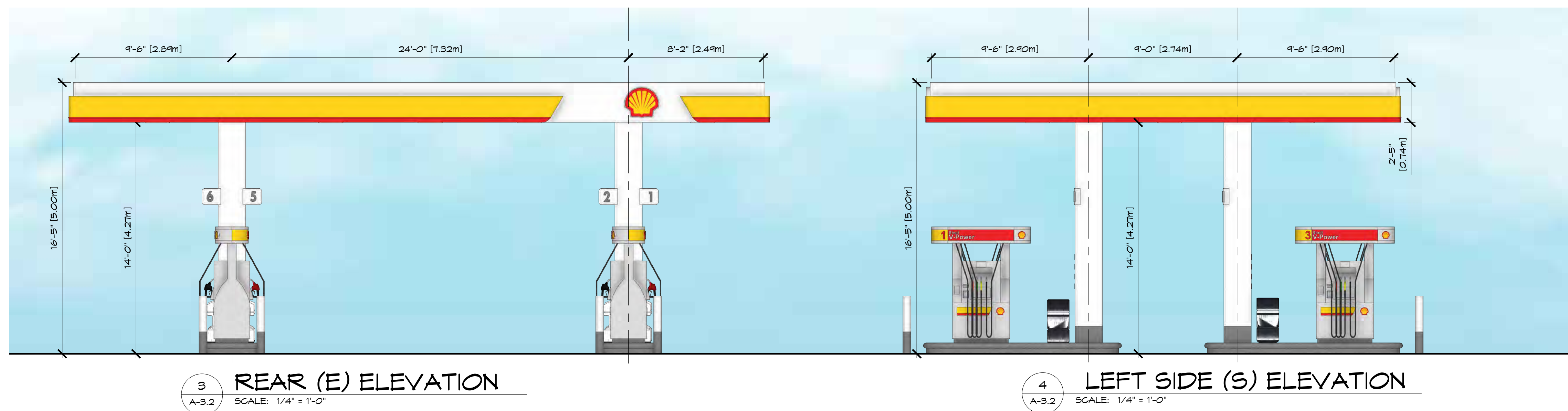


1
A-3.1 PROPOSED RIGHT SIDE ELEVATION (FACING NORTH)
SCALE: 3/16" = 1'-0"



2
A-3.1 PROPOSED REAR ELEVATION - (FACING WEST)
SCALE: 3/16" = 1'-0"

date: May 2026		project: PROPOSED RENOVATION		Architectural Seal	 TRIO Architecture Inc. Unit B 33023 Wildwood Drive Abbotsford, BC V2S 1S2 info@trioarchitecture.ca 604.854.3740	TRIOARCHITECTURE.CA	
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						2 23/05/2026 D.H. REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT SUBMISSION	
project no. 225081		drawing: EXISTING RIGHT SIDE AND REAR ELEVATIONS		REVISIONS		ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE	
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DISTRICT OF BARRIERE
DEVELOPMENT PERMIT NO. DP-26-01



Permittee: **Rudra Investments Inc**

Address: 4394 Yard Rd, Barriere BC V0E-1E0
Lot 3, District Lot 1325 and 1634, KDYD, Plan 6433, Except plans H749 and KAP61046, PID 003-236-986

Application No: **DP-26-01 Station**
Development: **Shell Gas Station / Convenience Store / Restaurant**
Development Permit Area: **DPA-2 Yellowhead Corridor**
Existing Zone: **C2 – Yellowhead Corridor Commercial**
OCP Designation: **Commercial**

1. This Development Permit is issued subject to compliance with all the bylaws of the District applicable' thereto, except as specifically varied or supplemented by this Development Permit.
2. This Development Permit applies to and only to those lands within the District described below, and any and all buildings, structures and other development thereon ("the land"):
4394 Yard Rd, Barriere BC V0E-1E0
Lot 3, District Lot 1325 and 1634, KDYD, Plan 6433, Except plans H749 & KAP61046, PID 003-236-986
3. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Development Permit and any site and servicing plans and specifications attached to this Development Permit shall form a part hereof.
4. For clarity, in addition to section 3 outlined above, this Development Permit requires the following completion of works on the land prior to the release of the security deposit outlined through a signed Development Works Agreement:
 - The lot will be landscaped and maintained with appropriate, esthetically pleasing fencing and/or vegetation ensuring no vehicular access is possible to the adjoining property line of the commercial lot on Station Road from the land;
 - Solid surface paving of all vehicle and parking surfaces, including of all vehicle and pedestrian access points to municipal roadways;
 - Lawful connection to the municipal wastewater system, and decommissioning of any private septic system, and;
 - Receipt of Development Permit Security Deposit in the amount of 125% of the estimated value of the development works as approved by the District, accompanied by signed Development Works Agreement.
5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee or his or her designate if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Permittee carry out the development as per the conditions of this permit, the security shall be returned to the Permittee or his or her designate following proof of Substantial Compliance.

There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of \$_____.

6. If the Permittee does not commence the development permitted by this Development Permit within six (6) months of the date of the authorization of this Development Permit, this Development Permit shall lapse.
7. If the Permittee does not complete the development works permitted by this Development Permit within two (2) years of the date of authorization of the Development Permit, this Development Permit shall lapse and the Development Security Deposit will be forfeited by the Permittee to the District of Barriere.
8. Any application to amend this Development Permit shall be considered as a new application.
9. This Development Permit is **NOT** a Building Permit.
10. This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Authorizing resolution passed by the Council this ____ day of _____, 2026.

Certified Correct:

Tasha Buchanan, Corporate Officer