

Notice of Development Variance Permit No. 2403

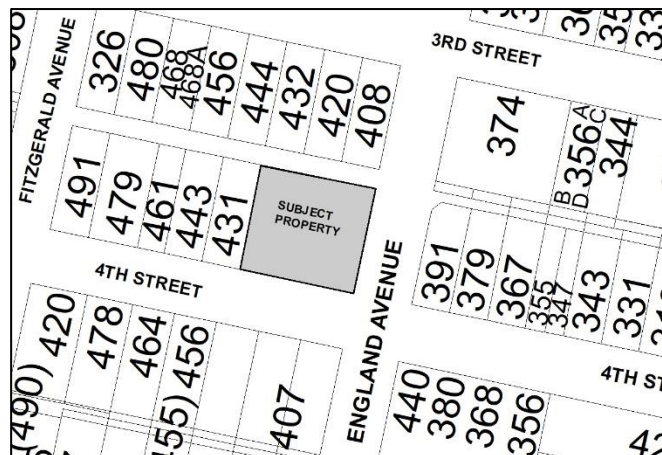
Development Variance Permit application for 407 4th Street

File No.: 3090-20-2403/DVP00053

Council will consider Development Variance Permit No. 2403, at the Wednesday, December 11, 2024 regular Council meeting at 4pm, to vary the sight triangle, the percentage of small vehicle parking stalls, bicycle parking specifications, and maximum building height.

The proposed Development Variance Permit would vary the following section of Zoning Bylaw No. 2500, 2007:

- Section 6.7.1 – Sight Triangle – from 6.0 m from the point of the street intersection to 3.0 m.
- Section 7.1.10(1) – Small Car Parking – from 10% of the total number of parking stalls for small cars to 26% of the total number of parking stalls for small cars.
- Section 7.3.2 (1) – Bicycle Parking Specifications – from each standard bicycle parking space shall be a minimum of 1.8 metres (length) to 1.2 metres (length) and from 0.6 metres (width) to 0.3 metres (width).
- Section 7.3.2 (2) – Bicycle Parking Specifications – from 10% to 5% of minimum required bicycle parking spaces shall be designed for oversized bicycle parking spaces and from 3.0 metres (length) to 1.2 metres (length).
- Section 7.3.2 (3) – Bicycle Parking Specifications – remove the requirement for each bicycle parking space must be independently accessible from a sturdy rack designed for frame, not wheel-only, support.
- Section 7.3.2 (6) – Bicycle Parking Specifications – from access shall be provided from each bicycle space to a street, excluding a lane to access shall be provided from each bicycle space to a street, including a lane.
- Section 7.3.2 (14)(c.) – Bicycle Parking Specifications – from no more than 20 bicycles [parking stalls] to no more than 30 bicycles [parking stalls] shall be provided in each bicycle room.
- Section 8.13.7 – Height of Building – from no *building* in this zone shall exceed 13.5 m to no *building* in this zone shall exceed 16.0 m.



Subject Property: 407 4th Street

LOT 1 SECTION 61 COMOX DISTRICT PLAN
EPP141927

Get more information

The proposed permit is available for viewing at Courtenay City Hall, 830 Cliffe Avenue, November 29 – December 11, 8:30 am – 4:30 pm Monday to Friday, Except holidays, OR online: www.courtenay.ca/devapps



**City of
Courtenay**

City of Courtenay Development Services

830 Cliffe Avenue, Courtenay BC, V9N 2J7

Phone 250-703-4839 | **Email** planning@courtenay.ca

Watch Meeting In-person

Wednesday December 11, 2024, starting at 4:00 p.m.

At the CVRD's CIVIC Room

770 Harmston Ave., Courtenay



Watch Meeting Online

Wednesday December 11, 2024, starting at 4:00 p.m.

Streamed live on the City of Courtenay's YouTube channel

Submit Written Comments

by 1:00 p.m. on Wednesday December 11, 2024,

Email: **planning@courtenay.ca**

Mail: Development Services

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