



The Corporation of the City of Courtenay

Development Variance Permit

Permit No. 3090-20-2501/DVP00062

To issue a Development Permit

To: **Name:** 0726074 B.C. LTD., INC.NO. 726074
 Address: 5100 RUTHERFORD RD
 NANAIMO, BC
 V9T 5N9

Property to which permit refers:

Legal: STRATA LOT 2 SECTION 66 COMOX DISTRICT STRATA PLAN VIS5580 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Civic: 2-2230 CLIFFE AVENUE, COURTENAY, BC, V9N 2L4

The City of Courtenay Zoning Bylaw No. 2500, 2007 is varied as follows:

- Section 8.19.5 (1) Commercial use - from “fifty percent (50%)” to “fifty-two percent (52%)” of total area of the lot
- Section 8.19.6 (1) Front Yard - from “7.5 m” minimum front yard building setback to “0.5 m”
- Section 8.19.11 (2) Landscaping and Screening - removing the requirement “To separate parking, internal roads, services or storage areas from adjacent properties, a landscaped buffer area of at least 2.0 m in width and 2.0 m in height shall be provided along the inside of all property lines.”

Conditions of Permit:

Development Variance Permit No. 2501 issued to allow for the development to allow for the development of an approximately 168m² addition to an existing commercial building.

1. The development shall be in substantial conformance with the Architectural Drawings by Phi Architect Inc., dated April 9, 2025, attached as ***Schedule A***;
2. A Sign Permit shall be obtained prior to any signage being installed;
3. A Tree Cutting Permit shall be obtained prior to the removal of any trees;
4. The development shall meet all other applicable requirements, standards and guidelines; and
5. No alterations or amendments shall be made without the City's permission. A formal amendment application is required if plans change or additional variances are identified after permit issue.

Time Schedule of Development and Lapse of Permit

That if the permit holder has not substantially commenced the construction authorized by this permit within (24) months after the date it was issued, the permit lapses.

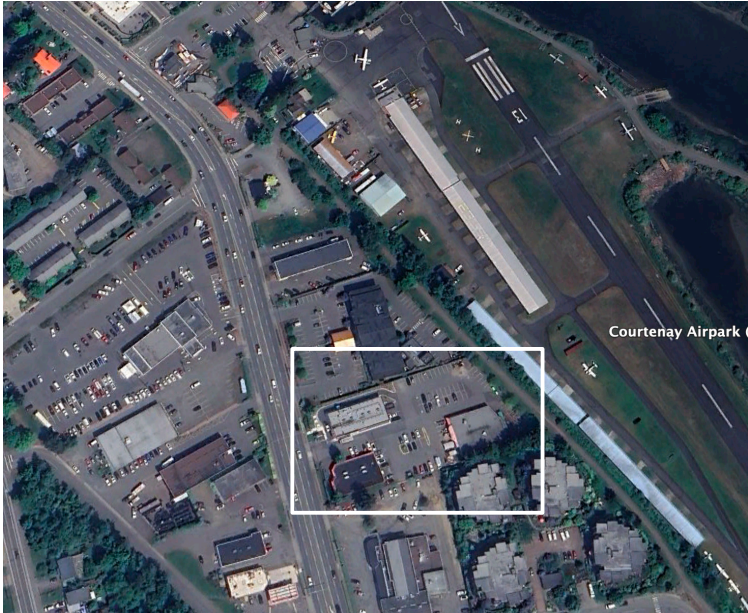
Date

Director of Development Services

Schedule A

BYLAW COMPLIANCE

| | | | | |
|----------------------|---|--|----------|---------------------------|
| Description | New façade and renovations to an existing retail store | | | |
| Owner | Midland Tools | | | |
| AHJ | City of Courtenay | | | |
| Legal Address | Strata Lot 2 and the Common Property of Strata Plan VIS 5580, Section 66, Comox District. | | | |
| Civic Address | 2 - 2230 Cliffe Avenue, Courtenay V9N 2L4 | | | |
| Zoning | C-2 Commercial Two | | | |
| OCP Precinct | Courtenay Air Park Precinct | | | |
| Permitted Use | Retail Store | | | |
| Area of Lot | 1682 m² (18,105 sf) | | | |
| FAR and Lot Coverage | Permitted | 50% | Existing | 700 m² / 1682 m² = 41.6 % |
| * (Variance) | Addition | 168 m² + 700 m² = 868 m² / 1682 m² = 51.6% * | | |
| Allowable Volume | 1682 m² x 0.5 = 841 m² x 9.5 m = 7,990 m³ | | | |
| Actual Volume | 1682 m² x 0.516 = 868 m² x 5.88 m = 5,106 m³ | | | |
| Site Density | 5106 m³ / 7990 m³ = 63.9% | | | |
| Setbacks | Front: | 7.5 m; Proposed 0.5 m * | | |
| * (Variance) | Rear: | 4.5 m | | |
| | Side: | 4.5 m for addition; 3.0 m existing | | |
| Accessory Structures | Not permitted in side yard. | | | |
| | Not permitted in front of building. Fences excluded. | | | |
| Building Height | Permitted | 9.5 m | Proposed | No change |
| DP Area | DPA-1 Commercial | | | |
| Floor Area | Existing | 700 m² (7,535 sf) | | |
| | Addition | 168 m² (1,808 sf) | | |
| | Total | 868 m² (9,343 sf) | | |
| Landscaping | No change | | | |
| Parking | Lot 1 (Office) | 1 space per 37.5m² (390m²) = 11 spaces | | |
| | Lot 2 (Retail) | 1 space per 35m² plus = 24 spaces | | |
| | Lot 3 (Fast Food) | 8 spaces plus 1 per 6 seats = 24 | | |
| | Required | 59 spaces | | |
| | Provided | 88 spaces | | |
| Bike Parking | Provided | One bike rack | | |
| Fencing | Max. height | 2.0 m (6'-6" ft) | | |
| Screening | Refuse bins screened by 2.0 m high fence | | | |
| Conditions of Use | Outdoor display permitted (OCP Article 8.1.9.2) | | | |



3 Location Map
GEODETIC ELEVATION 9.0 M



1 Front Perspective

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| ISSUE | | |
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| 1 | FOR REVIEW | 10 NOV 2024 |
| 2 | FOR DP | 20 NOV 2024 |
| 3 | DP REVISIONS | 2 APRIL 2025 |
| 4 | ADD VOLUME TO DATA | 9 APRIL 2025 |



Phillipa Atwood Architect.AIBC, LEED AP
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250.703.0433 / 250.218.0724

PROJECT

MIDLAND TOOLS
ADDITION

2230-B CLIFFE AVENUE
COURTENAY

DRAWING TITLE

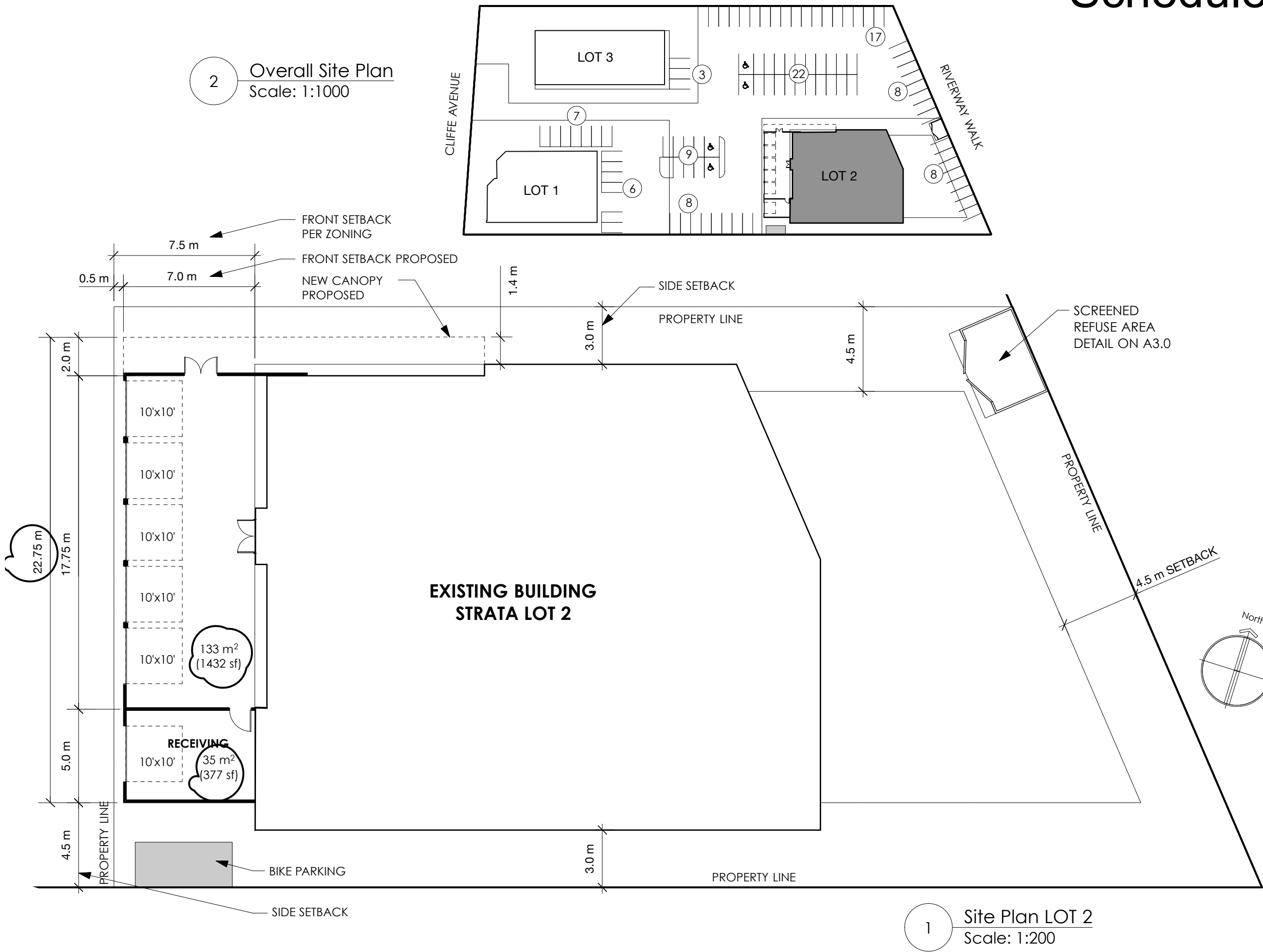
COVER

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|----------|-----------------|
| FILE | SCALE |
| 1285 | NOT TO SCALE |
| DRAWN BY | DATE |
| PA | 9 NOVEMBER 2024 |

DRAWING NO.

A00

Schedule A



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| 1 | FOR REVIEW | 10 NOV 2024 |
| 2 | DP APPLICATION | 20 NOV 2024 |
| 3 | DP REVISIONS | 2 APRIL 2025 |
| 4 | REVISED AREA & DIMENSION | 7 APRIL 2025 |

Phi Architecture INC

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PROJECT

**MIDLAND TOOLS
ADDITION**

2230-B CLIFFE AVENUE
COURTENAY

DRAWING TITLE

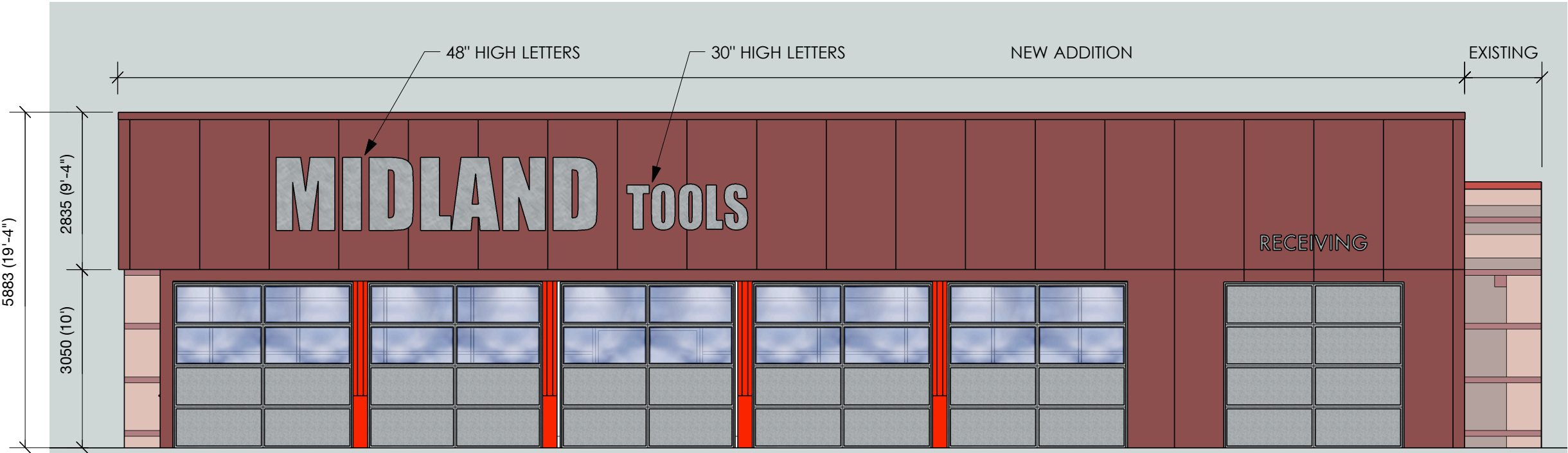
**SITE
PLANS**

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| 1285 | AS NOTED |
| DRAWN BY | DATE |
| PA | 9 NOVEMBER 2024 |

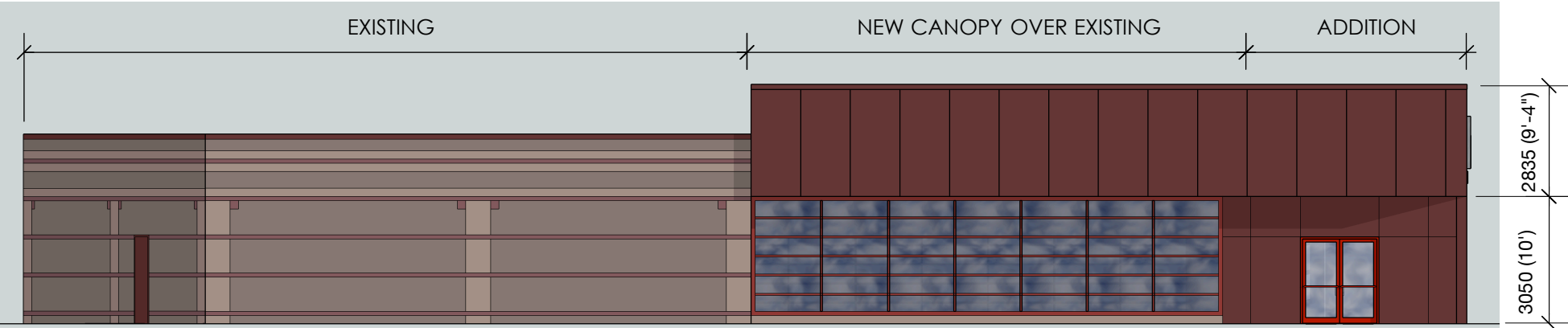
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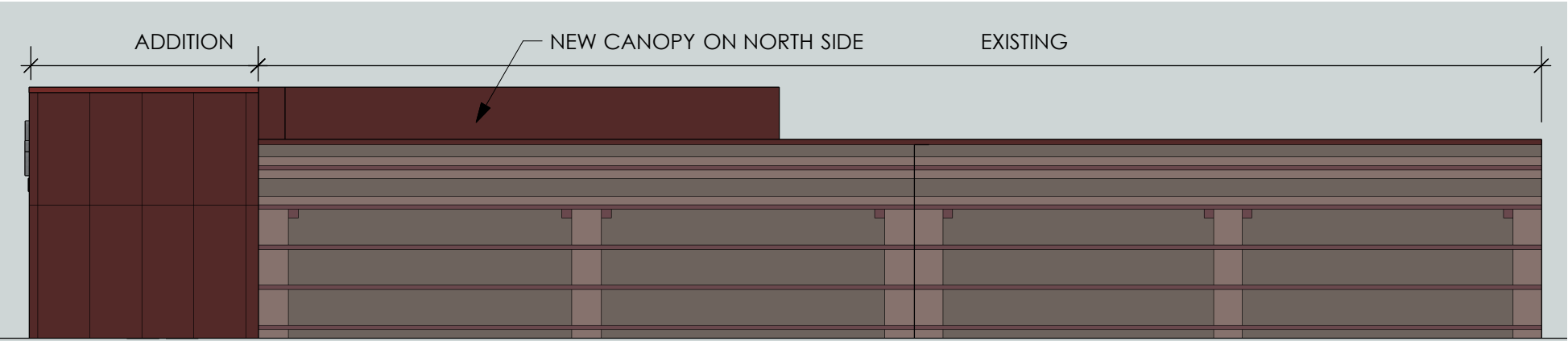
Schedule A



1 Front Elevation



2 North Elevation



3 South Elevation

MATERIALS & COLOURS

| | |
|----------------|-----------------------------------|
| Fascia | Dark Red Panels |
| Side Doors | HardiPanel or similar |
| | Bright Red |
| | To match existing window frames |
| Columns | Bright Red |
| | Concrete base 3' and steel I-beam |
| Metal Flashing | Dark Red |
| Overhead Doors | Aluminum |
| | Glazing in upper half |
| | Solid panels lower half |
| Receiving Door | Aluminum |
| | Solid panels |
| Signage | Metal Letters: |
| | MIDLAND - 18'6" x 4' |
| | TOOLS - 7' x 30" |
| | RECEIVING - 6' x 10" |
| | (Total area = 96.5 sf) |

4 Materials & Colours

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PROJECT

**MIDLAND TOOLS
ADDITION**

2230-B CLIFFE AVENUE
COURTENAY

DRAWING TITLE

ELEVATIONS

| | |
|----------|-----------------|
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Schedule A

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ISSUE

| | | |
|---|--------------------------|--------------|
| 1 | DP APPLICATION ADDITIONS | 2 APRIL 2025 |
| | | |
| | | |
| | | |

MBR-0350-00001

Legacy # MBR350-4-S



Sustainability Facts

| | |
|--|--|
| Unit Size | One (1) MBR-0350-00001 Bike Rack |
| Carbon footprint (GWP) | 181 kg CO2-Eq <i>Measured in kilograms of carbon dioxide equivalent</i> |
| Total energy use (TPE) | 2910 MJ-Eq <i>Measured in megajoules of energy equivalent</i> |
| Water use (WDP) | 1.35 m3 water <i>Measured in cubic metres of water</i> |
| Material recyclability | 100% |
| LEED v4.1 Credits | |
| Type III Environmental Product Declaration | <input checked="" type="checkbox"/> |
| Material Inventory | <input checked="" type="checkbox"/> |
| Low VOC finishes | <input checked="" type="checkbox"/> |
| Free of Red List substances | <input checked="" type="checkbox"/> |

*Full EPD can be referenced for more information:
<https://www.epdregistration.com/maglin/>

DESCRIPTION:

300 Series - 350 Bike Rack: H.S. Steel Tube, Formed Steel and Solid Steel Angle, Surface Mount, 4 Loops, 3 Bike Configuration

FINISH:

All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION:

The bike rack is delivered pre-assembled. It is available with a surface mount installation.

TO SPECIFY:

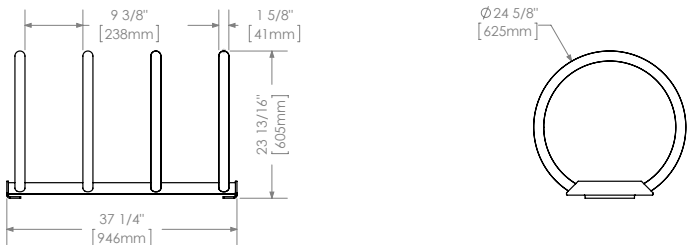
Select MBR-0350-00001
Choose:
- Powdercoat Color

HEIGHT: 23.81" (60.5cm)

LENGTH: 37.25" (94.6cm)

DIAMETER: 24.63" (62.5cm)

WEIGHT: 63.2 lbs (28.7kg)



MAGLIN

Site Furniture

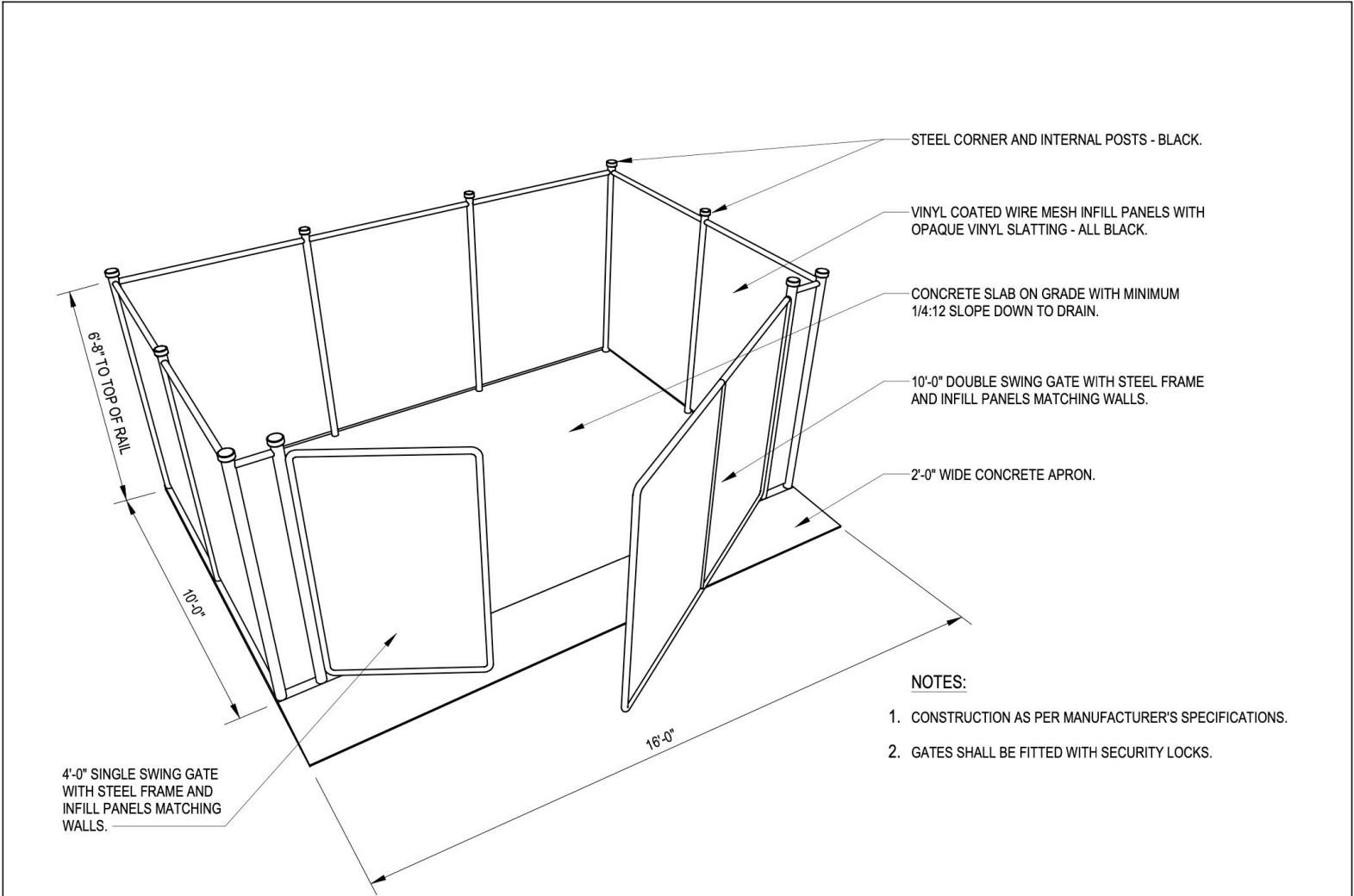
T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

1

Bike Rack



NOTES:

1. CONSTRUCTION AS PER MANUFACTURER'S SPECIFICATIONS.

2. GATES SHALL BE FITTED WITH SECURITY LOCKS.

2

Refuse Enclosure



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DETAILS

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