



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 m ² (18,105 sf)	
FAR and Lot Coverage	Permitted 50%	Existing 700 m ² / 1682 m ² = 41.6 %
* (Variance)	Addition 168 m ² + 700 m ² = 868 m ²	1682 m ² = 51.6% *
Allowable Volume	1682 m ² x 0.5 = 841 m ² x 9.5 m = 7,990 m ³	
Actual Volume	1682 m ² x 0.516 = 868 m ² x 5.88 m = 5,106 m ³	
Site Density	5106 m ³ / 7990 m ³ = 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 m ² (7,535 sf)	
	Addition 168 m ² (1,808 sf)	
	Total 868 m ² (9,343 sf)	
Landscaping	No change	
Parking	Lot 1 (Office)	1 space per 37.5m ² (390m ²) = 11 spaces
	Lot 2 (Retail)	1 space per 35m ² plus = 24 spaces
	Lot 3 (Fast Food)	8 spaces plus 1 per 6 seats = 24 spaces
	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

2 Project Data

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ISSUE		
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

Phi Architecture INC
Phillipa Atwood Architect.AIBC, LEED AP
5 Little Bear Way, Royston BC V0R 2V0
pippa@phiarchitecture.ca
250.703.0433 / 250.218.0724

PROJECT
**MIDLAND TOOLS
ADDITION**
2230-B CLIFFE AVENUE
COURTENAY

DRAWING TITLE
COVER

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

DRAWING NO.
A00

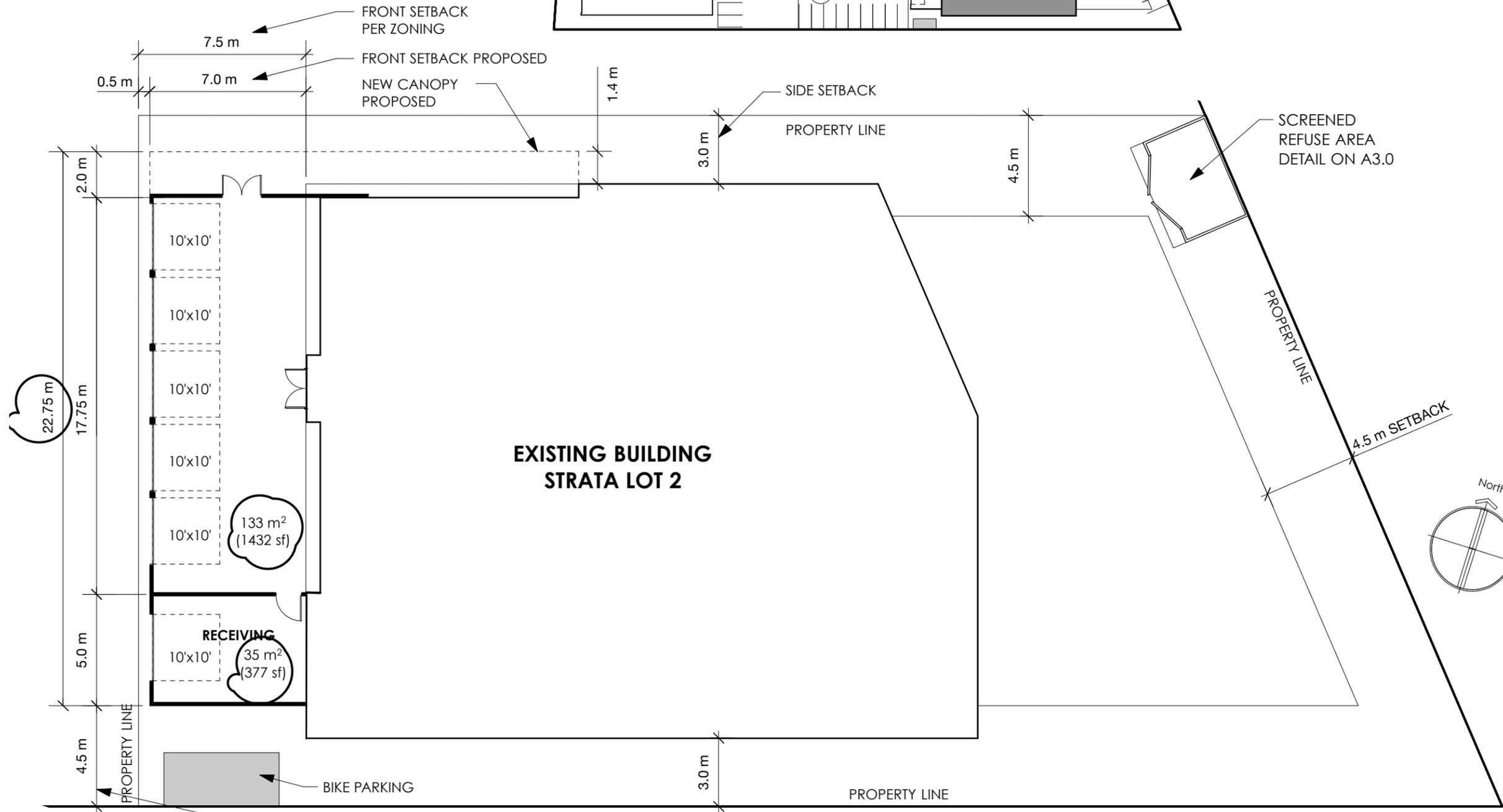
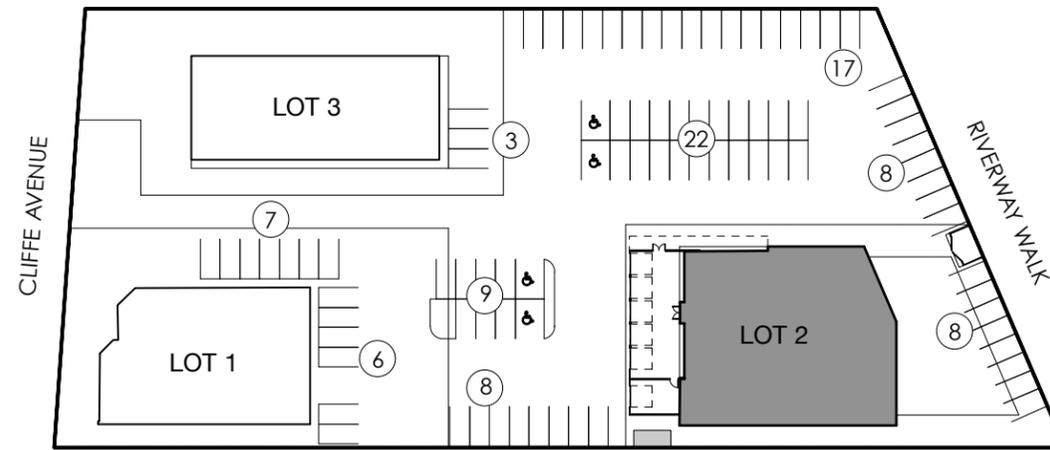
Schedule A

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ISSUE		
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

2 Overall Site Plan
Scale: 1:1000



1 Site Plan LOT 2
Scale: 1:200

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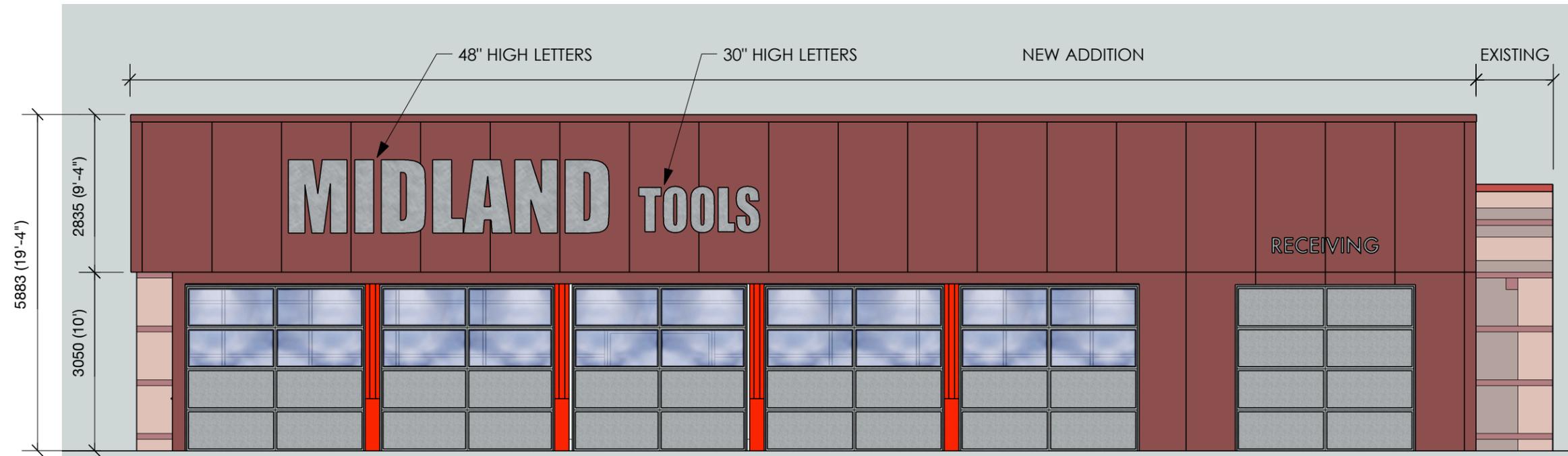
PROJECT
MIDLAND TOOLS ADDITION
 2230-B CLIFFE AVENUE
 COURTENAY

DRAWING TITLE
SITE PLANS

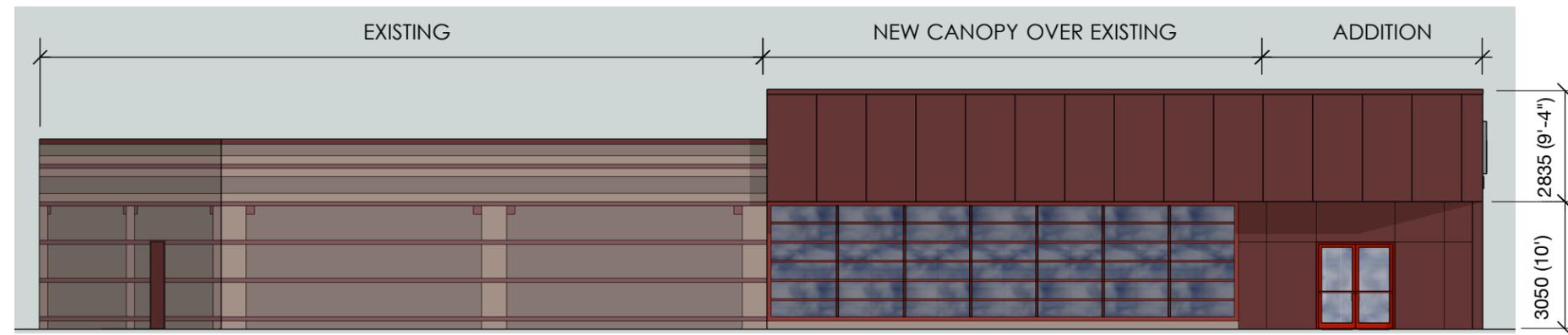
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1285	AS NOTED
DRAWN BY	DATE
PA	9 NOVEMBER 2024

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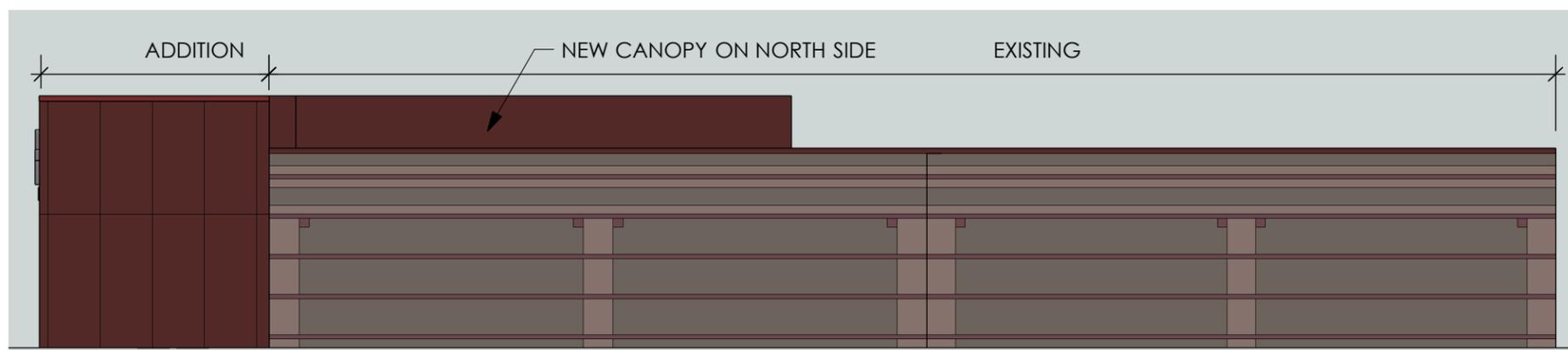
Schedule A



1 Front Elevation



2 North Elevation



3 South Elevation

MATERIALS & COLOURS

Fascia	Dark Red Panels
Side Doors	HardiPanel or similar
Columns	Bright Red
Metal Flashing	To match existing window frames
Overhead Doors	Bright Red
Receiving Door	Concrete base 3' and steel I-beam
Signage	Aluminum
	Glazing in upper half
	Solid panels lower half
	Aluminum
	Solid panels
	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

FILE	SCALE
1285	NOT TO SCALE
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A2.0

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

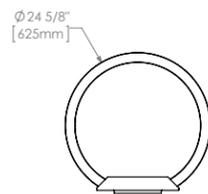
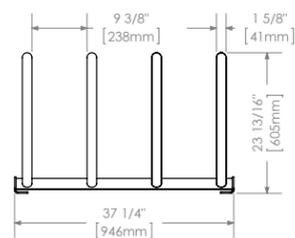
DESCRIPTION: 300 Series - 350 Bike Rack: H.S. Steel Tube, Formed Steel and Solid Steel Angle, Surface Mount, 4 Loops, 3 Bike Configuration

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

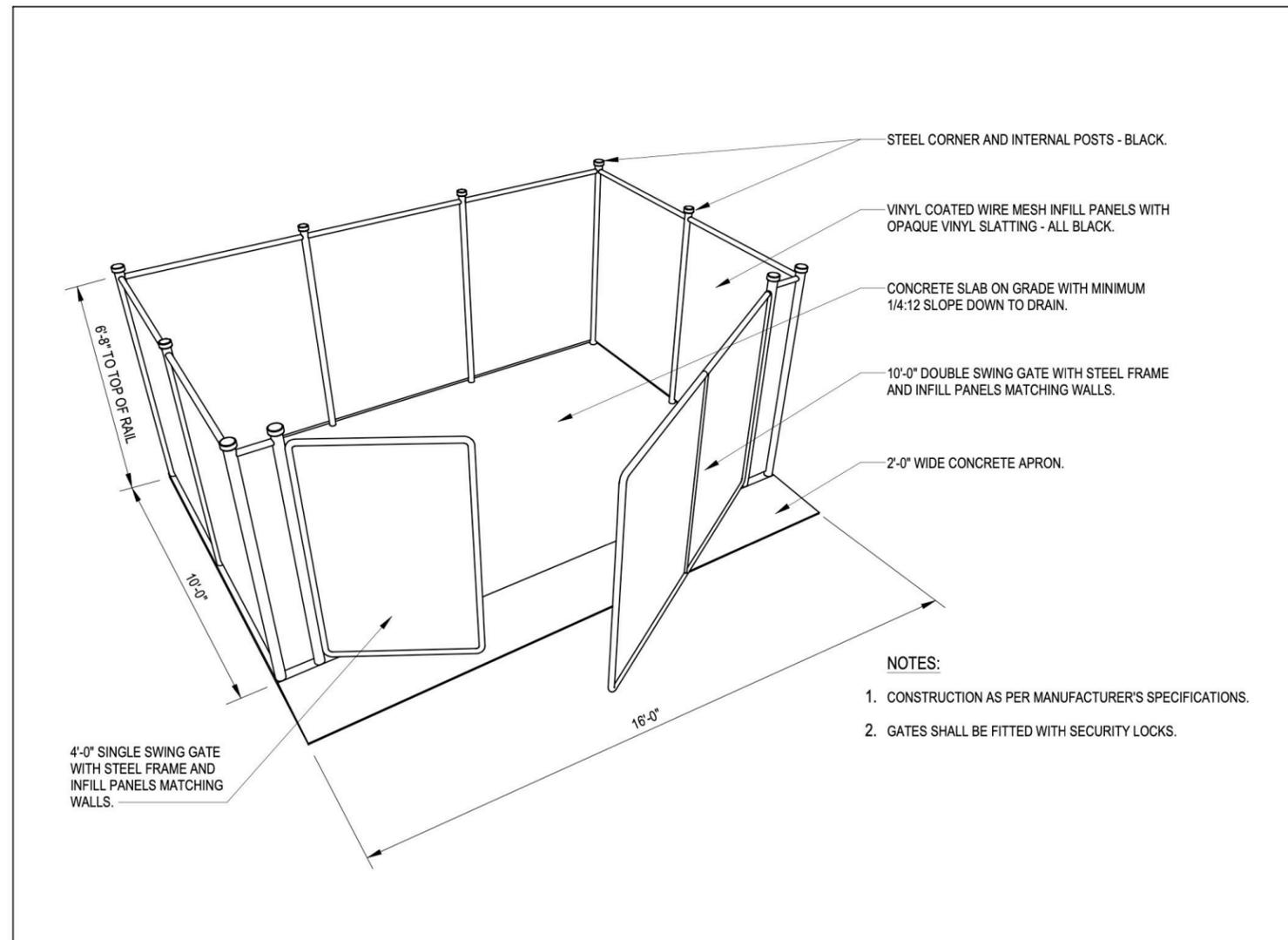
HEIGHT: 23.81" (60.5cm) LENGTH: 37.25" (94.6cm) DIAMETER: 24.63" (62.5cm) WEIGHT: 63.2 lbs (28.7kg)



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300 SERIES



NOTES:

1. CONSTRUCTION AS PER MANUFACTURER'S SPECIFICATIONS.
2. GATES SHALL BE FITTED WITH SECURITY LOCKS.

1 Bike Rack

2 Refuse Enclosure



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MIDLAND TOOLS ADDITION

2230-B CLIFFE AVENUE
COURTENAY

DRAWING TITLE

DETAILS

FILE	SCALE
1285	NOT TO SCALE
DRAWN BY	DATE
PA	02 APRIL 2025

DRAWING NO.

A3.0