

Date: 28 March 2024
To: Strata Lot Owners
Re: **Agreement in Principle for
Midland Tools Proposed Renovations (Strata Lot 2)
2230B Cliffe Avenue, Courtenay, BC V9N 2L4**

Ryan Johns the owner and operator of Midland Tools on Strata Lot 2, is proposing to upgrade the front facade of his lot and building. In order to proceed the City of Courtenay needs to know that all members of the strata approve in principal of the variances that will be required to realize the renovations Midland Tools is proposing. The variances required are:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
1. Front Building Setback	7.5 m	7.5 m	1.5 m
2. North Side Setback	4.5 m	3.0 m	1.6 m

By expanding the building in front there will be loss of 6 parking spaces. Currently 85 parking spaces are shared between the 3 lots. City bylaws require a total of only 60 parking spaces for all 3 lots. The upgrades proposed are to replace the existing canopy with a new roofed structure with overhead doors that will extend over the front sidewalk. They will open during retail hours. Two drawings attached describe the proposed renovations:

Site Plans - March 28, 2024

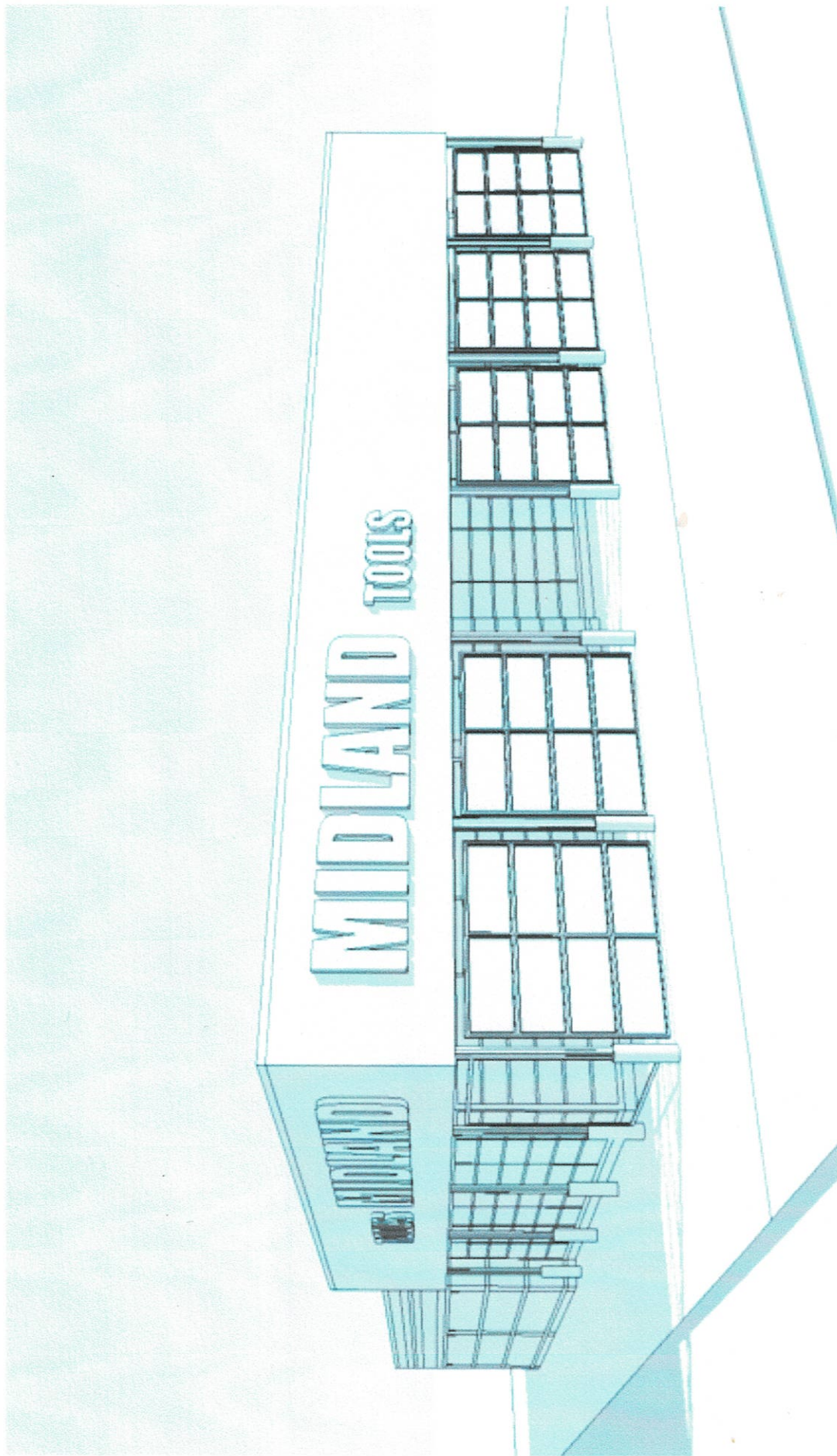
Proposed Upgrades - March 28, 2024

Midland Tools hereby asks for your approval in principal so they can proceed with the changes proposed. Your signature below indicates your agreement.

(1) Dionne Delesalle LTD
1165 20th St W
North Vancouver, BC, V7P2B6
Dionnedelesalle@gmail.com
Strata Building Address: 2230C Cliffe Ave, Courtenay, BC V9N 2L4

(2) Dave Proctor
1388 Ellenor Rd.
Comox BC V9M-4B4
Dave@oceanpacificrealty.com
Strata Building Address: 2230A Cliffe Ave, Courtenay, BC V9N 2L4

Gionne DelSella



Phi Architecture Inc.
5 Little Bear Way Royston
250.703.0433
pipapa@pawoodarchitect.ca

Project No.
Scale
Date

1285
Not to scale
28 March 2024

MIDLAND TOOLS
2230B Cliffe Avenue

**PROPOSED
UPGRADES**

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Dionne

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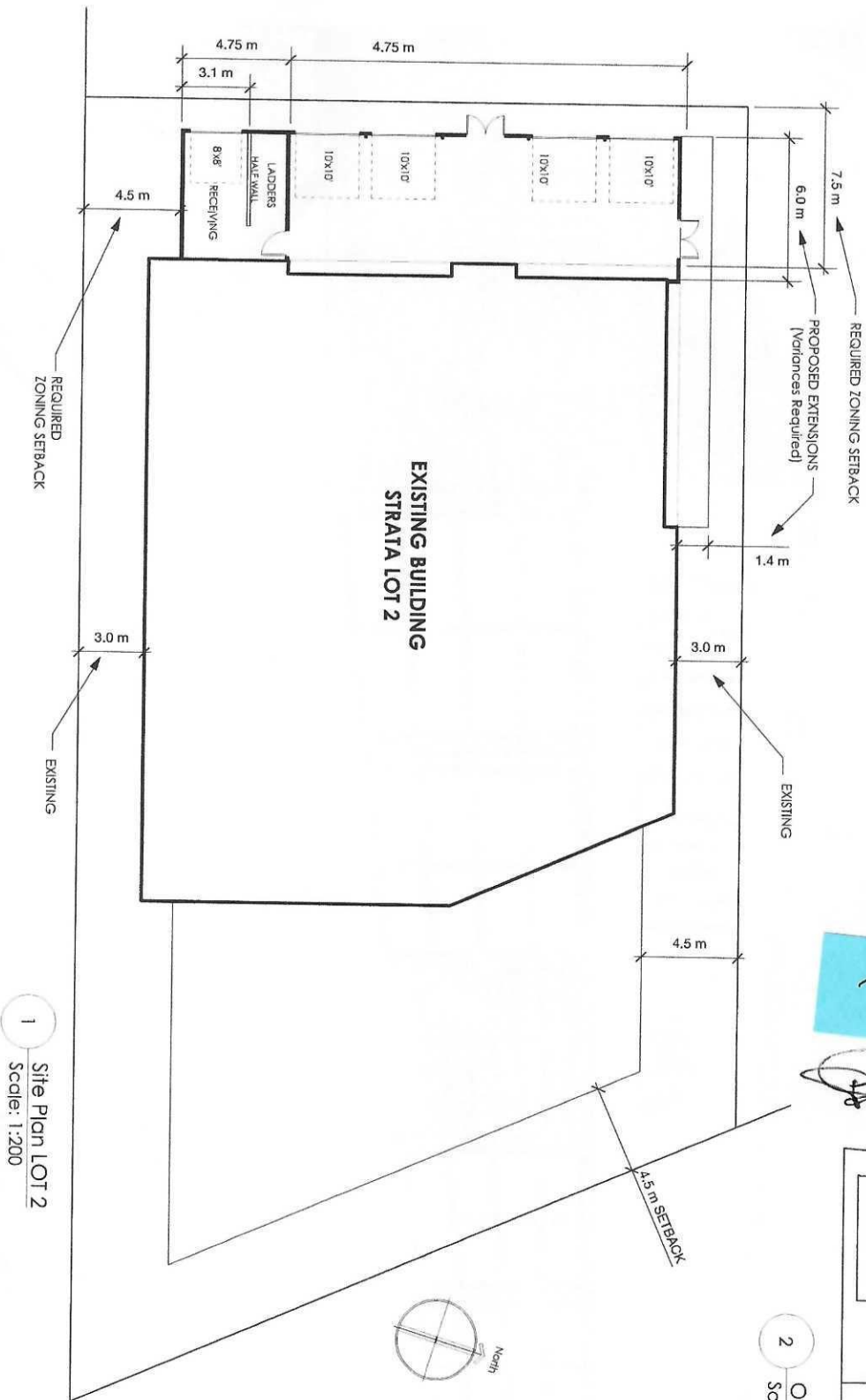
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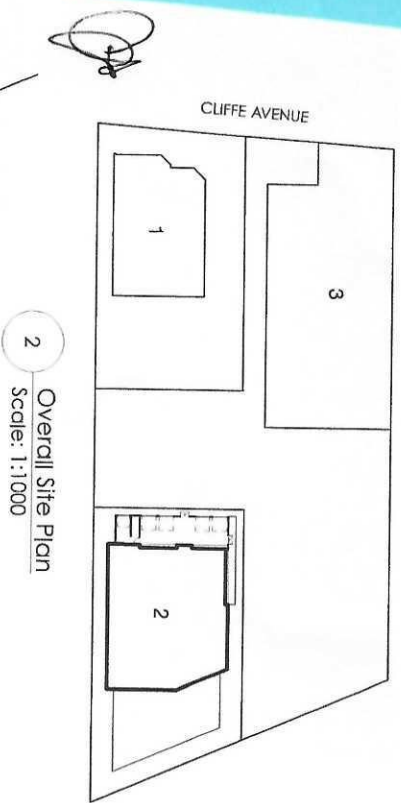
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1 Site Plan LOT 2
Scale: 1:200

Initial



2 Overall Site Plan
Scale: 1:1000

FILE	SCALE
1285	AS NOTED
DRAWN BY	DATE
PA	28 MARCH 2024
DRAWING NO.	
A1.0	

DRAWING TITLE

SITE
PLANS

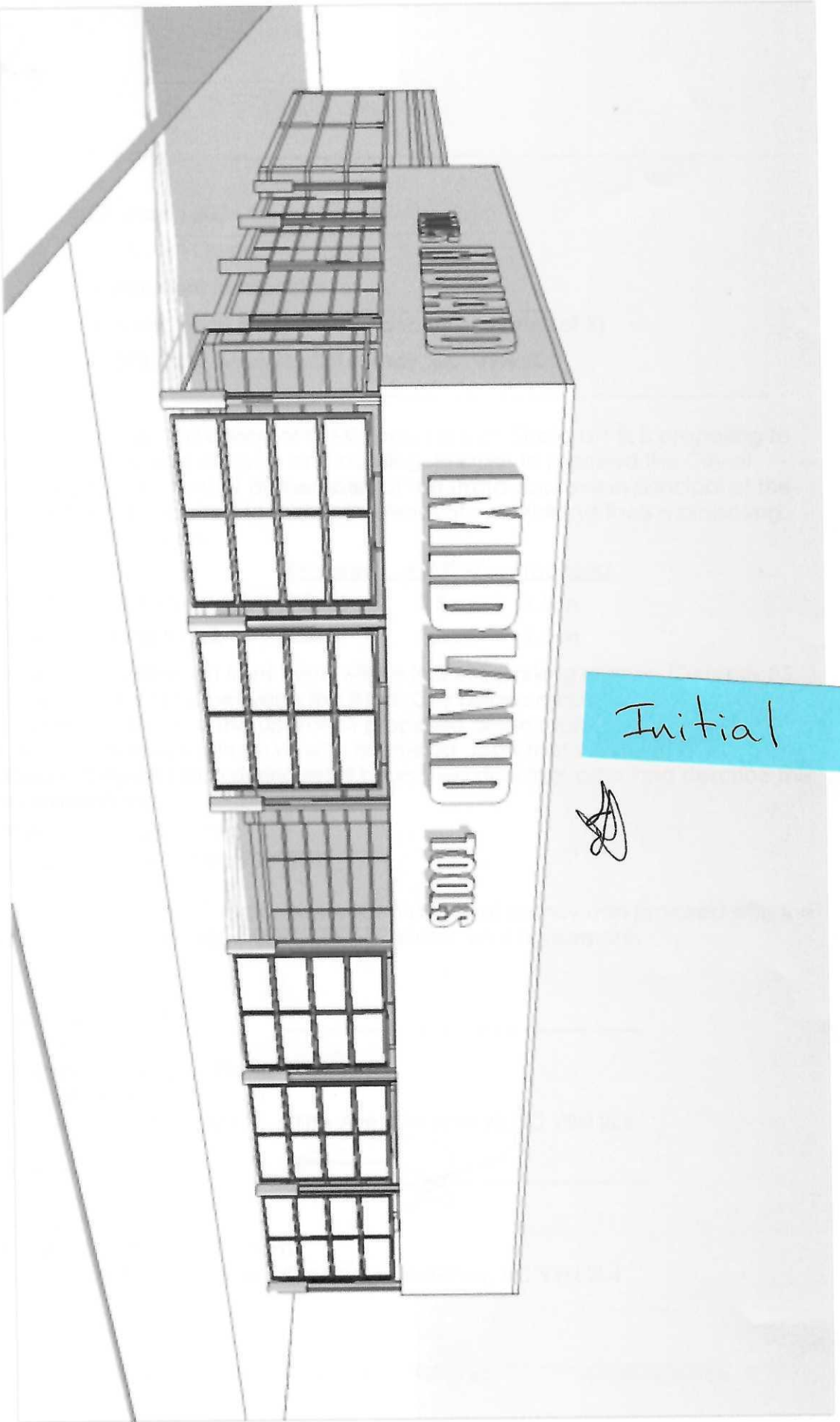
PROJECT

MIDLAND
TOOLS

22308 CLIFFE AVENUE
COURTNEY

PHILIP Alwood Architect ABC, LEED AP
5 Little Bear Way, Kington BC V0R 2V0
250.708.0453 / 250.218.0724

Phi Architecture INC



Initial

Phi

PHI Architecture Inc.
5 Little Bear Way Royston
250.703.0433
pipod@pdwwoodarchitect.ca

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