



The Corporation of the City of Courtenay

Development Variance Permit

Permit No. 3090-20-2503/DVP00064

To issue a Development Variance Permit

To:

Name: CITY OF COURTENAY
Address: 830 CLIFFE AVENUE
COURTENAY, BC, V9N 2J7

c/o

Name: BRIAN GREGG, SITEPATH CONSULTING LTD.
Address: 2528 ALBERTA STREET
VANCOUVER, BC, V5Y 3L1

Property to which permit refers:

Legal: LOT A, PLAN VIP85657, DISTRICT LOT 127, SECTION 69, COMOX LAND DISTRICT, EXCEPT PLAN EPP81814

Civic: 1000 PIERCY AVENUE, COURTENAY, BC, V9N 3E6

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

- General Regulations, Section 6.2.3 Building and Structure Height Exemptions - from "1.2 times" to "3.1 times" the maximum permitted height of a building in that zone; and
- Industrial Two Zone, Section 8.24.6 Setbacks (2) Rear Yard (i) - from "9m" to "7.61m" in the case of a one-storey.

Conditions of Permit:

Development Variance Permit No. 2503 is subject to the following conditions:

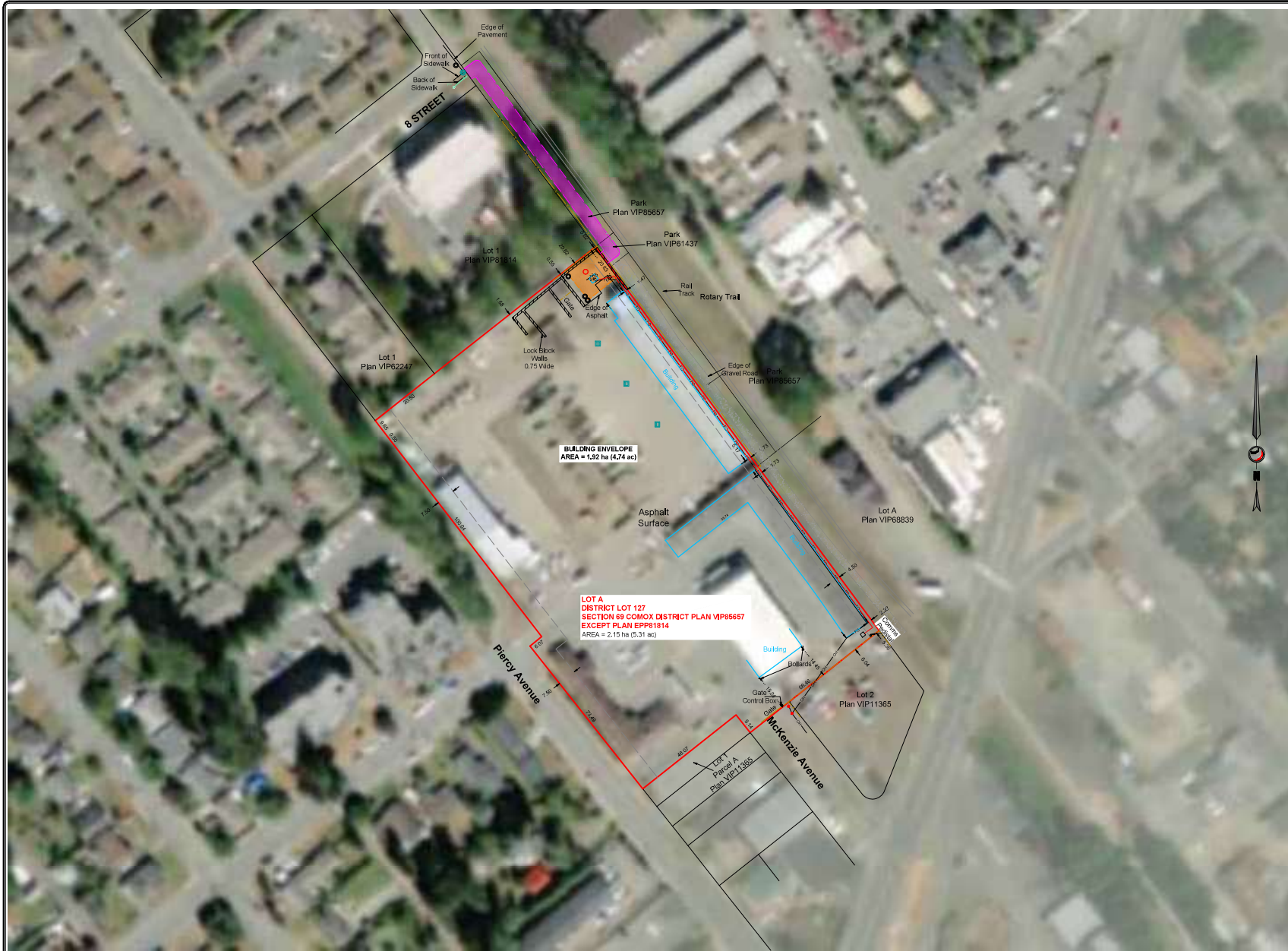
1. The development shall be in substantial conformance with the Site Survey by Adam Brash, B.C.L.S., dated May 5, 2025, attached as **Schedule A**;
2. A Tree Cutting Permit shall be obtained prior to the removal of any trees;
3. The development shall meet all other applicable requirements, standards and guidelines; and
4. 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

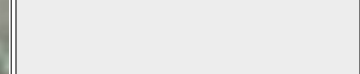
That if the permit holder has not substantially commenced the construction authorized by this permit within (24) months after the date it was issued, the permit lapses.

Date

Director of Development Services



SITE SURVEY OF TELUS MONOPOLE TOWER SITE
BC113127-COURTENAY
WITHIN
LOT A DISTRICT LOT 127 SECTION 69 COMOX DISTRICT PLAN VP85657
EXCEPT PLAN EPP81814



NOTES:

Distances are in metres and decimals thereof
 Distances shown are horizontal and at ground level.
 Drawing and associated coordinates are GCS UTM NAD 83, Zone 10 CM 117°W
 Combined Scale factor is 0.999855.
 Elevations are based on geoid datum (CGVD28 HT2.0) derived from GNSS.
 The UTM coordinates and the estimated absolute accuracy achieved are derived from GNSS observations processed using the Precise Point Positioning (PPP) service by Natural Resources Canada.
 Contours derived from BC LIDAR data (year 2018) shifted by +2.710m.
 Parcel boundary dimensions are derived from Plan VP85657.

This plan was prepared for design purposes and is for the exclusive use of my client.
 The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission, or alteration to this document without the consent of the signatory.
 Any subsequent users of this plan or digital file cannot rely on the information contained hereon without the expressed consent and authority of Adam Brash, B.C.L.S.

LEGEND:

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

Spike elevation shown thus:	Fire Hydrant shown thus:
Site Benchmark shown thus:	Standard Iron Post shown thus:
Manhole shown thus:	Power Pole shown thus:
Power Line shown thus:	Pipe Anchor shown thus:
Major Contour shown thus:	Building Foundation Line shown thus:
Minor Contour shown thus:	Fence Line shown thus:
Major Contour spacing is 2.0m	Electrical Pylon shown thus:
Minor Contour spacing is 0.5m	

LAND SURVEYOR:

Adam Brash, B.C.L.S.
 Date of Survey: April 11th, 2025
 Certified Correct this 5th day of May, 2025

Civic Address: 1000 Piercy Avenue, Courtenay, BC
 PID: 027-665-429
 Title No: LB562078
 Title Search: 30th April, 2025
 Land Use: I-2
 Lot A is subject to the following non financial charges and interests which may affect the positioning of structures on the property:
 Easement: 2016595
 Statutory Right of Way: FB 12773, FB 12774
 Exceptions and Reservations: M76300

This plan represents the best information available at the time of survey. GLOBAL RAYMAC SURVEYING & ENGINEERING LTD. and its employees shall not be responsible for the location of underground utilities, pipes or other facilities whether shown or not shown on this plan, and underground utilities shall not be located by the signatory as a condition of this plan.
 CALL BC ONE CALL: 1-800-467-4699 BC113127

REVISIONS

PREP BY	DESCRIPTION	DATE	REV
DRUMAB	ORIGINAL PLAN ISSUED	5 May 2025	0

global raymac
 GLOBAL RAYMAC LAND SURVEYING & ENGINEERING LTD
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Client: Roshampton West Ltd. Client File No.: -
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