

LEGAL DESCRIPTION

LOT: A1 & 2  
 SECTION: 17  
 PLAN: 2556 & 3015  
 ADDRESS: 4680/ 4694 HEADQUARTERS RD. COURTENAY, BC  
 PROPOSED ZONING: RM-1

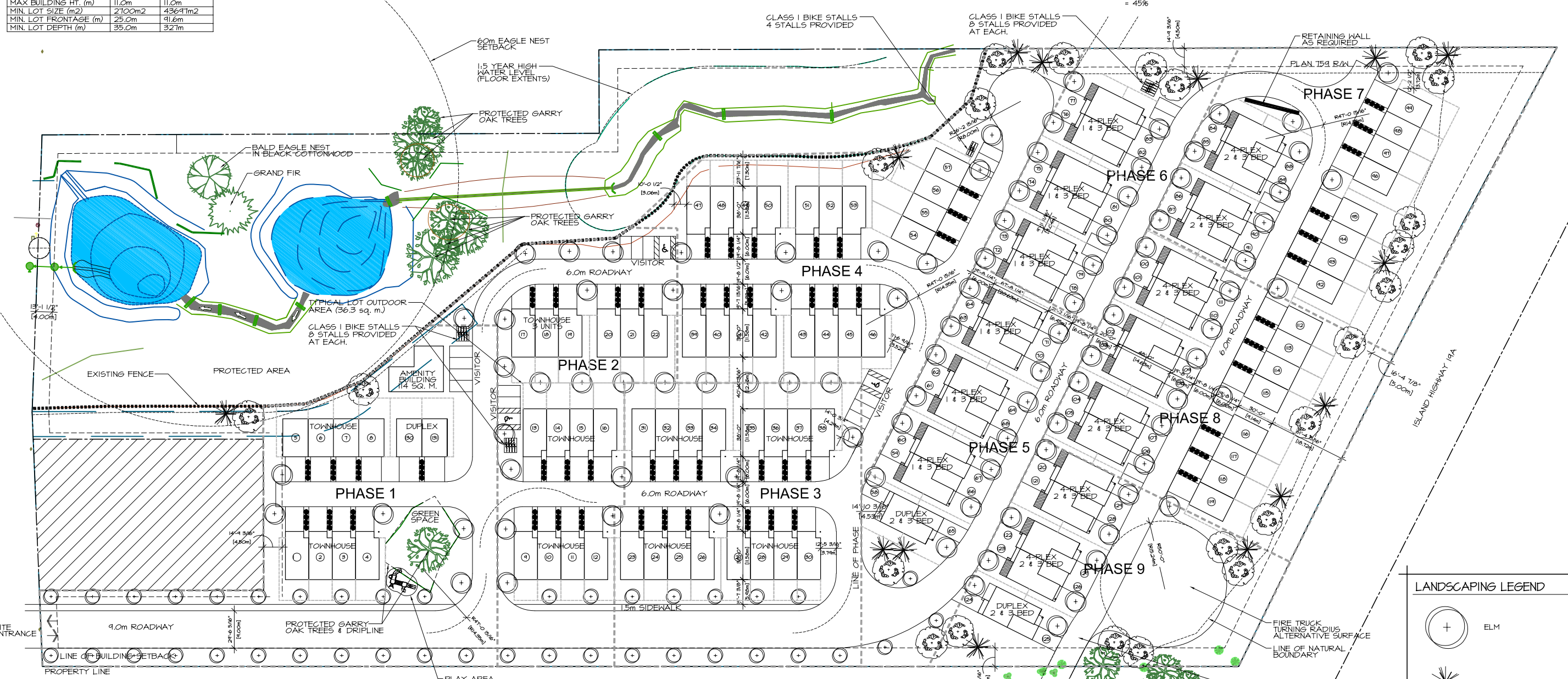
**SITE INFORMATION:**  
 TOWNHOUSE W/ GARAGE  
 4-FLEX (2613 sq. m.) = 13 UNITS  
 4-FLEX (2224 sq. m.) = 7 UNITS  
 3-FLEX (1493 sq. m.) = 3 UNITS  
 DUPLEX (111 sq. m.) = 1 UNIT  
 TOWNHOUSE W/ GARAGE  
 4 UNIT = 13 UNITS  
 DUPLEX W/ GARAGE = 2 UNITS  
 OVERALL UNIT COUNT FOR SITE = 131 UNITS  
 AMENITY BUILDING = 114 SQ. M.

**PARKING REQUIREMENTS:**  
 OFF STREET PARKING REQUIREMENTS PER COURTENAY LAND-USE BYLAW PART 2 SECTION 7.2 SCHEDULE 7A  
 MULTI-RESIDENTIAL DWELLING  
 1.2 STALLS PER DWELLING  
 10% OF TOTAL PARKING REQ'D TO BE RESERVED FOR VISITOR PARKING  
 RESIDENTIAL UNITS:  
 158 PARKING STALLS REQ'D  
 262 PARKING STALLS PROVIDED  
 VISITOR PARKING:  
 14 VISITOR STALLS REQ'D  
 27 VISITOR STALLS PROVIDED  
 3 BARRIER FREE STALLS PROVIDED

**BIKE PARKING REQUIREMENTS:**  
 BICYCLE PARKING TO BE PROVIDED WITHIN DWELLING UNIT GARAGES. TWO CLASS 2 SPACES TO BE PROVIDED PER DWELLING UNIT.  
 131 UNITS x 2 BICYCLE STALLS = 264 STALLS PROVIDED  
 ONE CLASS 1 STALL TO BE PROVIDED PER EVERY 5 DWELLING UNITS.  
 131 UNITS / 5 = 27 STALLS REQUIRED  
 = 28 STALLS PROVIDED

**SITE AREAS:**  
 OVERALL SITE AREA = 436917.3 SQ. M. (10.79 ACRES)  
 TOTAL BUILD-ABLE AREA = 32834.9 SQ. M. (8.11 ACRES)  
 WETLAND AREA (EDP) = 10862.4 SQ. M.  
**FLOOR AREA RATIO (FAR) ALLOWABLE**  
 PROPOSED = 0.75 FAR  
 = 22810.5 SQ. M. / 436917.3 SQ. M.  
 = 0.52 FAR  
**SITE AREA**  
 TOTAL BUILDING AREA = 436917.3 SQ. M. (4.37 HECTARES)  
 WETLAND AREA = 8652.9 SQ. M.  
 IMPERMEABLE SURFACES = 10862.4 SQ. M.  
 SOFT LANDSCAPE AREA (INCLUDING WETLAND AREA) = 11560 SQ. M. = 23484.4 SQ. M.  
**TOTAL SITE COVERAGE (INCLUDING IMPERMEABLE)**  
 = 19142.5 SQ. M. / 436917.3 SQ. M. = 45%

ZONE NAME	RM-1	PROPOSED
DENSITY	0.75 FAR	0.77 FAR
FRONT SETBACK (m)	4.0m	4.0m
REAR SETBACK (m)	5.0m	5.0m
SIDE SETBACK (m)	4.5m	4.5m
MAX BUILDING HT. (m)	11.0m	11.0m
MIN. LOT SIZE (m <sup>2</sup> )	2700m <sup>2</sup>	43691m <sup>2</sup>
MIN. LOT FRONTAGE (m)	25.0m	91.6m
MIN. LOT DEPTH (m)	35.0m	32.7m



**SITE PLAN**  
 SCALE 1:1000

Lot No.	Yard Area	16	31	46	61	76	91	106	121
1	51 sq. m.	64 sq. m.	64 sq. m.	35 sq. m.	42 sq. m.	77	29 sq. m.	106	29 sq. m.
2	28 sq. m.	17	35 sq. m.	47	32 sq. m.	47	50 sq. m.	107	44 sq. m.
3	28 sq. m.	18	35 sq. m.	33	35 sq. m.	48	35 sq. m.	108	44 sq. m.
4	51 sq. m.	19	64 sq. m.	34	64 sq. m.	49	35 sq. m.	109	44 sq. m.
5	38 sq. m.	20	64 sq. m.	35	64 sq. m.	50	60 sq. m.	110	44 sq. m.
6	34 sq. m.	21	35 sq. m.	36	35 sq. m.	51	64 sq. m.	111	29 sq. m.
7	50 sq. m.	22	64 sq. m.	37	35 sq. m.	52	35 sq. m.	112	73 sq. m.
8	42 sq. m.	23	51 sq. m.	38	64 sq. m.	53	64 sq. m.	113	43 sq. m.
9	28 sq. m.	24	28 sq. m.	39	39 sq. m.	54	39 sq. m.	114	43 sq. m.
10	28 sq. m.	25	28 sq. m.	40	35 sq. m.	55	58 sq. m.	115	73 sq. m.
11	28 sq. m.	26	51 sq. m.	41	35 sq. m.	56	43 sq. m.	116	73 sq. m.
12	51 sq. m.	27	51 sq. m.	42	64 sq. m.	57	50 sq. m.	117	43 sq. m.
13	35 sq. m.	28	28 sq. m.	43	64 sq. m.	58	50 sq. m.	118	43 sq. m.
14	35 sq. m.	29	28 sq. m.	44	35 sq. m.	59	42 sq. m.	119	73 sq. m.
15	35 sq. m.	30	51 sq. m.	45	35 sq. m.	60	42 sq. m.	120	43 sq. m.

**LANDSCAPING LEGEND**

- ELM
- EVERGREEN
- GREEN ASH
- DOGWOOD
- JUNIPER
- ROCK

CONSULTANTS

REVISIONS

**MONTERRA PROJECTS LTD.**

DESIGN . DEVELOP . BUILD  
 o.250.338.2414  
 f.250.334.8212  
 monterrabuilders.ca  
 po box 3734 courtenay, bc  
 v9m 7p4

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PROJECT TITLE  
**HEADQUARTERS**  
 COURTENAY, BC

CLIENT  
 MONTERRA DEVELOPMENTS

DRAWING TITLE  
**SITE PLAN**

DATE JULY 2025  
 SCALE AS SHOWN  
 DRAWN BY JMV  
 CADD FILE 3421\_SITE\_P3.DWG  
 PROJECT NO. 3421

SHEET NO.  
**A1**