



THE CORPORATION OF THE CITY OF COURTENAY

STAFF REPORT

To: Council

File No.: 3090-20-2206/DVP00039

From: City Manager (CAO)

Date: February 8, 2023

Subject: Development Variance Permit No. 2206 – 278 Island Highway North (Chrysler Dealership)

PURPOSE:

To provide Council with the results of the public notification of Development Variance Permit No. 2206 – 278 Island Highway North (Chrysler Dealership), presented to Council at the January 25th Council meeting.

CAO RECOMMENDATIONS:

THAT Council issue Development Variance Permit No. 2206.

Respectfully submitted,

Geoff Garbutt M.Pl., MCIP, RPP
City Manager (CAO)

BACKGROUND:

On January 25, 2023 City Council directed Planning staff to provide public notification to adjacent property owners and occupants and that the application be brought back to Council at the February 8, 2023 Council meeting with the result of the public notification.

Staff distributed the public notification (as seen in **Attachment No. 1**) to adjacent property owners and occupants on January 26, 2023. No public comments have been received at time of writing. Comments received at a later date are presented to Council prior to the meeting.

OPTIONS:

OPTION 1 (Recommended):

THAT Council issue Development Variance Permit No. 2206.

OPTION 2:

THAT Council not issue Development Variance Permit No. 2206.

Prepared by:



Devin Croin
Planner I – Development Planning

Reviewed by:



Nancy Gothard, RPP, MCIP
Acting Manager of Development Planning

Concurrence by:



Rob Roycroft, RPP, MCIP
Interim Director of Development Services

Concurrence by:



Geoff Garbutt, M.Pl., MCIP, RPP
City Manager (CAO)

Attachments:

- 1. Attachment No. 1: Public Notification Distributed January 26, 2023*
- 2. Attachment No. 2: Draft Development Variance Permit No. 2206 and Associated Schedules*

Attachment No. 1: Public Notification Distributed January 26, 2023

DEVELOPMENT VARIANCE

278 North ISLAND HWY.

File No. DVP00039

Courtenay City Council is considering a resolution to issue a Development Variance Permit for the above-noted property to allow a new oversized freestanding sign to replace an existing freestanding sign in the same location.

The subject property is shown in bold on the adjacent map.

Get more information:

View relevant documents on our website www.courtenay.ca/devapptracker or contact City Hall: call 250-703-4839 between the hours of 8:30 am to 4:30 pm Monday through Friday, excluding holidays, until the Council meeting or email planning@courtenay.ca.

Written submissions must be received by the City no later than **1:00 pm, Wednesday, February 8, 2023** to ensure their availability to Council prior to the Council meeting.

Council Meeting:

Wednesday, February 8, 2023 4:00 pm

Watch meeting live online:

www.courtenay.ca/councilmeetings



HAVE YOUR SAY:

✉ 830 Cliffe Ave.
Courtenay, BC V9N 2J7
@ planning@courtenay.ca



CITY OF COURTENAY
Development Services

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Attachment No. 2: Draft
Development Variance
Permit No. 2206 (1/2)

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3090-20-2206

DEVELOPMENT VARIANCE PERMIT

To issue a Development Variance Permit

To:

Name: Bridgeview Capital Ltd., INC.NO. BC1191658
Address: 19418 Langley Bypass
Surrey, BC V3S 7R2

Property to which permit refers:

Legal: LOT 1, SECTION 16, COMOX DISTRICT, PLAN VIP68490
Civic: 278 Island Highway North

Conditions of Permit:

Permit issued to the property legally described as LOT 1, SECTION 16, COMOX DISTRICT, PLAN VIP68490 to permit the following variances for a freestanding sign on the parcel:

- *Sign Bylaw No. 2760, 2013*
 - *Section 5.3.5. Size (b)(i)* – freestanding signs may have a combined sign area of 11.6m²
 - *Section 5.3.5. Size (b)(ii)* – freestanding signs may have a height of 4.9m.

Development Variance Permit No. 2206 is subject to the following conditions:

1. Development must substantially conform to plans for the sign dimensions by TEKSIGN Design dated January 4, 2023 and complete set of drawings by Priority permits dated June 7, 2022 contained in *Schedule No. 1*, which is attached to and forms part of this permit;
2. Sign location must be in accordance with the renderings contained in *Schedule No. 1*, which is attached to and forms part of this permit;
3. The freestanding sign must be located within a landscaped area of at least 5.0m²;
4. The freestanding sign requires an approved Sign Permit prior to the sign being erected, placed, displayed, altered or moved within the City;
5. The development shall meet all other applicable requirements, standards and guidelines;
6. No alterations or amendments shall be made without the City's permission. A formal amendment application is required if the plans change or additional variances are identified after the permit is issued.

Attachment No. 2: Draft
Development Variance
Permit No. 2206 (2/2)

Time Schedule of Development and Lapse of Permit

That if the permit holder has not substantially commenced the construction authorized by this permit within (12) months after the date it was issued, the permit lapses.

Date

Corporate Officer



