

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3060-20-2306

DEVELOPMENT PERMIT WITH VARIANCE

To issue a Development Permit with Variance

To: Name: MIGUELANGEL ANTONIO LA GRECA ALVAREZ
JOHANNA CHRISTINA D'ARCANGELO

Address: 1070 LEWIS AVENUE
COURTENAY, BC V9N 2Y8

Property to which permit refers:

Legal: LOT 4, BLOCK G, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1447
Civic: 943 2ND STREET

Conditions of Permit:

Permit issued to the property legally described as LOT 4, BLOCK G, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1447 to allow the construction of a two-storey single residential dwelling with a secondary suite and accessory building with the following variances to the City of Courtenay Zoning Bylaw No. 2500, 2007:

- *Section 8.2.7(a)(1) Setbacks* – Reduce the front yard building setback from 7.5 metres to 4.26 metres.
- *Section 8.2.7(a)(3) Setbacks* – Reduce the total side yard setback from 4.5 metres to 3.3 metres.

Development Permit with Variance No. 2306 is subject to the following conditions:

1. Development must be in conformance with the building elevations and site plan in *Schedule No. 1*;
2. Erosion and sediment control measures shall be in place as necessary throughout the site preparation and installation to ensure no sediments migrate off site;
3. A tree cutting permit will be required to contemplate any tree removal or should any tree damaging activities be proposed near the protected species. Tree damaging activities are defined in the Tree Protection and Management Bylaw No. 2850.
4. Every off-street motor vehicle parking area required by Zoning Bylaw No. 2500, 2007 to accommodate two or more vehicles shall be surfaced with a dust-free surface;
5. The development shall meet all other applicable requirements, standards and guidelines; and
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.

Time Schedule of Development and Lapse of Permit

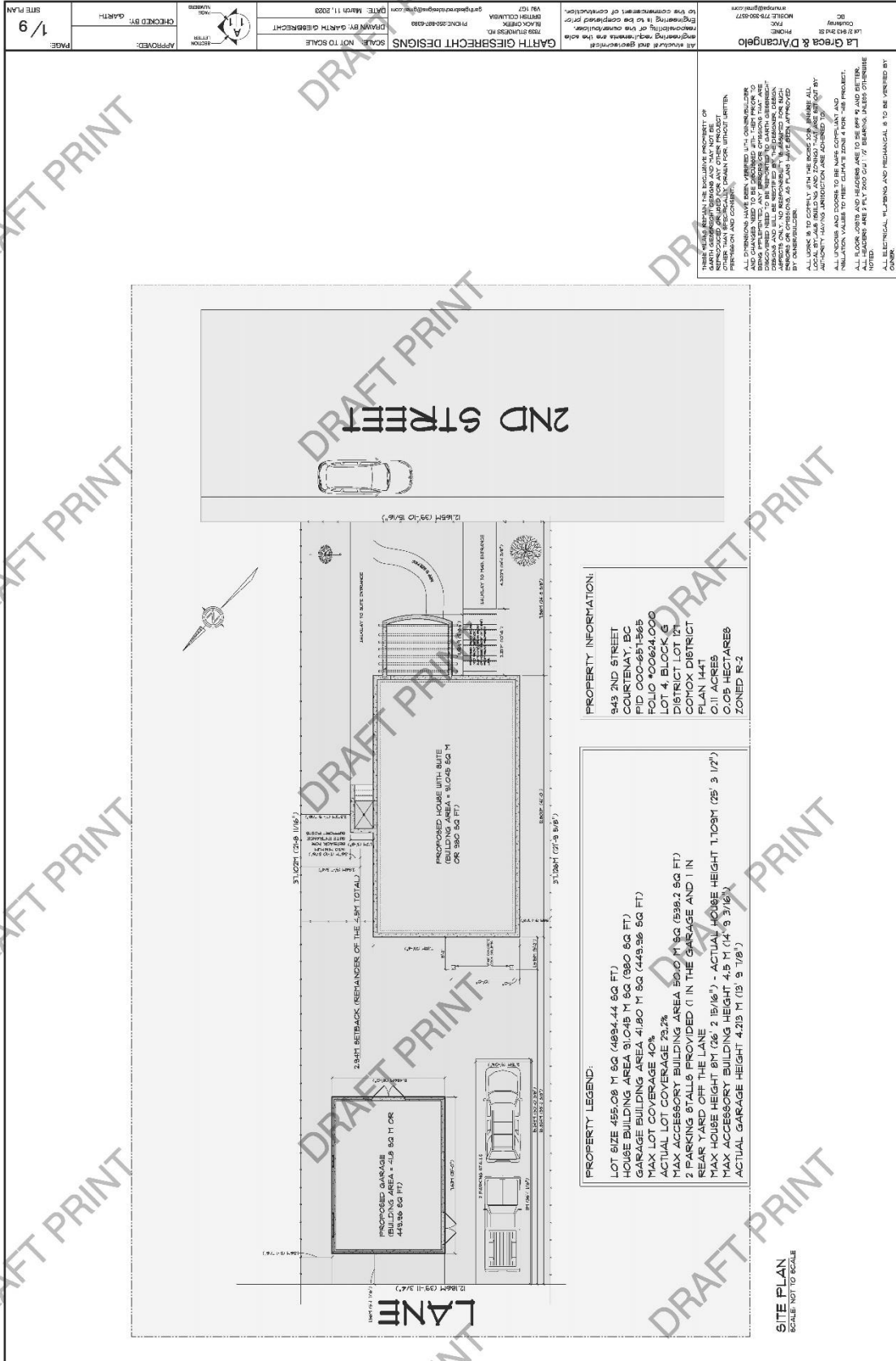
That if the permit holder has not substantially commenced the construction authorized by this permit within (12) months after the date it was issued, the permit lapses.

Date

Adriana Proton, MPA, CRM.
Corporate Officer

DRAFT

Schedule No. 1: Building Elevations and Site Plan (1/4)

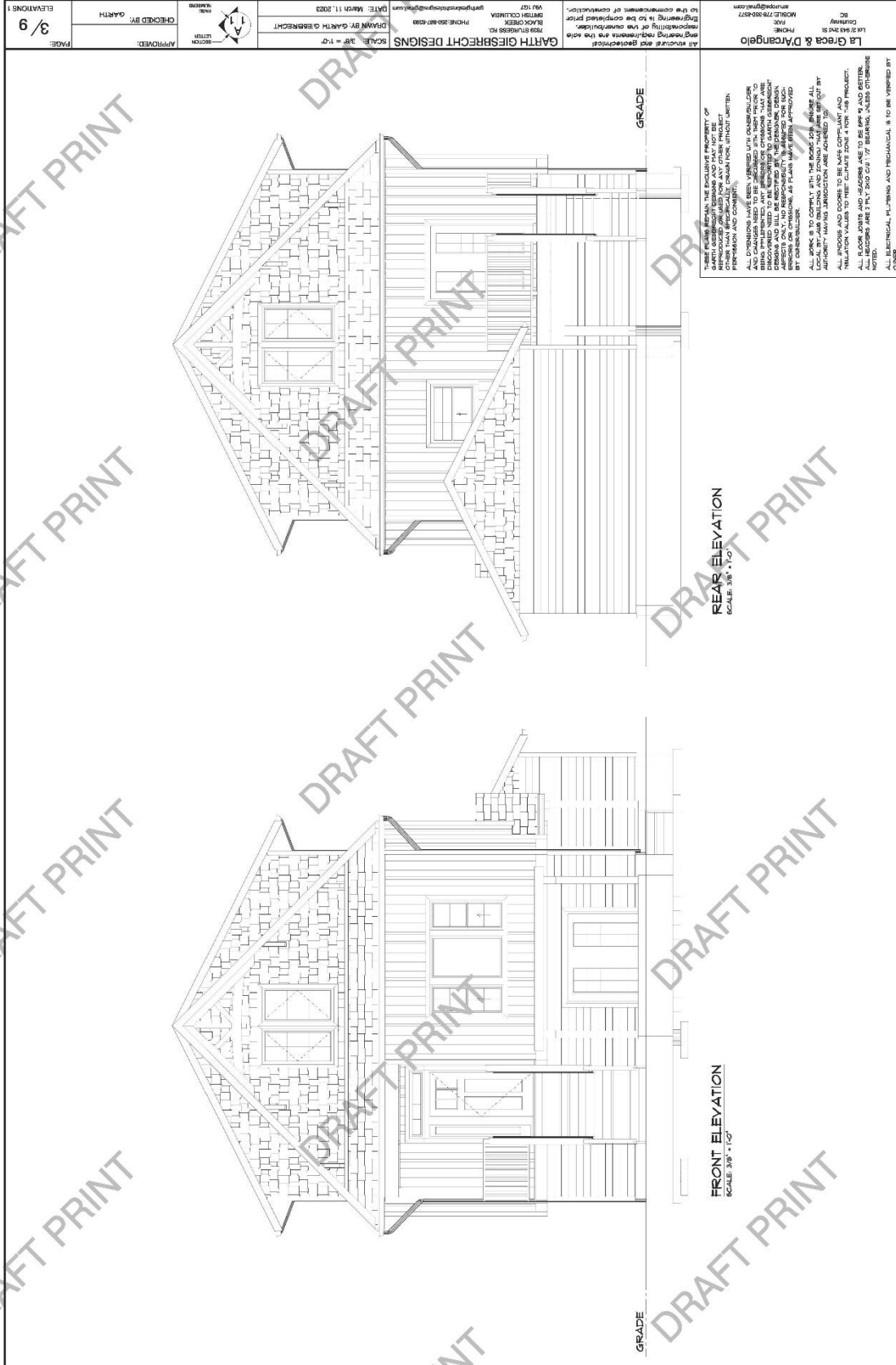


<p>La Grca & D'Avangelio 1410 28th Street Courtenay, BC V9C 2L5 MOBILE: 250-925-9575 EMAIL: la@lgrca.com</p>	<p>As architect and geotechnical engineer, I am responsible for the preparation of this schedule of elevations. I have reviewed the drawings and confirm that they are in accordance with the scale and content of the schedule of elevations. I have also reviewed the drawings and confirm that they are in accordance with the scale and content of the schedule of elevations.</p> <p>GARTH GIESBRECHT DESIGNS 7000 FURNIVAL ST. HOUSTON, TX 77057-4803 GAR@GGDESIGNS.COM</p>	<p>DATE: March 11, 2023 DRAWN BY: GARTH GIESBRECHT CHECKED BY: GARTH APPROVED: [Signature] SCALE: NOT TO SCALE SHEET NUMBER: 1/9 SITE PLAN</p>
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Schedule No. 1: Building Elevations and Site Plan (2/4)

<p>DATE: March 11, 2023 DRAWN BY: GARTH GIESBRECHT CHECKED BY: GARTH APPROVED: [Signature] SCALE: As Noted GARTH GIESBRECHT DESIGNS 30 PERSPECTIVES PAGE: 2/9</p>	<p>ALL WORK IS TO COMPLY WITH THE BC BUILDING ACT, BRN 360. ALL PERMITS AND COPIES TO BE MADE COMPLIANT AND ALL DIMENSIONS AND ROOMS TO BE AS SHOWN ON THE DRAWINGS. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS. ALL WORKMANSHIP TO BE AS SHOWN ON THE DRAWINGS. ALL WORKMANSHIP TO BE AS SHOWN ON THE DRAWINGS.</p>		<p>EXTERIOR FINISHES: ROOF - FIBERGLASS SHINGLES (PROPOSED COLOUR - BLACK ONYX) BASEMENT WALLS - HARDI HORIZONTAL LAP SIDING (PROPOSED COLOUR - GEORGIAN REVIVAL BLUE) MAIN FLOOR WALLS - HARDI BOARD AND BATTEN SIDING (PROPOSED - GEORGIAN REVIVAL BLUE) UPPER FLOOR WALLS - CEDAR SHINGLES (PROPOSED - CLEAR STAIN) COMBED FACE OR HARDI TRIM (PROPOSED COLOUR - IVORY LUSTRE) VINYL WINDOWS (PROPOSED COLOUR - BLACK) EXTERIOR DOORS (PROPOSED COLOUR - REAL RED AND BLACK) WALKWAYS AND PARKING STALLS (PROPOSED 4"x4" PAVING STONES)</p>
<p>LA Greca & Drangeilo 11111 168th Avenue, Suite 101, Richmond, BC V6V 2E6 Phone: (604) 271-9887 Email: info@la-greca.com</p>		<p>THIS PLAN IS THE SOLE PROPERTY OF LA GRECA & DRANGEILO. IT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION AND CONSENT OF LA GRECA & DRANGEILO. ALL DIMENSIONS HAVE BEEN VERIFIED WITH CONSTRUCTION DOCUMENTS. ANY DIMENSIONS NOT SHOWN ON THE DRAWINGS SHALL BE AS SHOWN ON THE DRAWINGS. ANY DIMENSIONS NOT SHOWN ON THE DRAWINGS SHALL BE AS SHOWN ON THE DRAWINGS. ANY DIMENSIONS NOT SHOWN ON THE DRAWINGS SHALL BE AS SHOWN ON THE DRAWINGS.</p>	

Schedule No. 1: Building Elevations and Site Plan (3/4)



Schedule No. 1: Building Elevations and Site Plan (4/4)

