



1814 GRIEVE AVE
SCALE: 1/8" = 1'-0"

Staff note: Vegetation that will reach mature height of min. 3.0 m required for bylaw compliance

1814 Grieve Ave.
Lot 4, Plan VIP15115, Section 68, Comox Land District
PID 004-192-150
Area -Jurisdiction -Roll: 06-204-01211.010

Required & Proposed per lot	Corner of 18th and Grieve	1814 Grieve Ave	Faces Grieve
	Proposed Lot 1 - single family	Current house lot- with secondary suite	Proposed Lot 2- with secondary suite
Zoning	R-1 E	R-1 E	R-1 E
Building use	Single Family	Single family with Secondary suite	Single family with Secondary suite
Site Area	Not less than 300 m2 - 4208.44 sq ft	Not less than 450M2- 7229.04 sq ft	Not less than 450 m2 - 5133.08 sq ft
Site coverage-Not more than 40%	Not more than 40%	Not more than 40%	Not more than 40%
Footprint of Building area	154.82 SQ M	149.85 SQ M	190.45 SQ M
Building height- Not to exceed 8.0M	Not to exceed 8.0M	Not to exceed 8.0M	Not to exceed 8.0M
Parking- 2 per single dwelling/ 1 per extra dwelling unit	2 per lot without suite	2 per single dwelling/ 1 per extra dwelling unit	2 per single dwelling/ 1 per extra dwelling unit
Front setback- 6.0M	6.0 M	6.0 M	6.0 M
Rear setback- 6.0M	6.0 M	6.0 M	6.0 M
Side setback- 1.5M	1.5 M	1.5 M	1.5 M
Side flanking street setback- 3.0M	3.0 M	3.0 M	3.0 M



PLEASE NOTE:
EXISTING AND PROPOSED DWELLINGS
MAY NOT APPEAR EXACTLY AS ILLUSTRATED

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INC.



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