

# THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3090-20-2303/DVP00045

## DEVELOPMENT VARIANCE PERMIT

### To issue a Development Variance Permit

To: Name: SIMBA INVESTMENTS LTD., INC.NO. BC0133616  
Address: 3455 CUMBERLAND ROAD  
COURTENAY, BC V9N 9N6

### Property to which permit refers:

Legal: AMENDED LOT 8 (DD 79311N), BLOCK 3, SECTION 69, COMOX  
DISTRICT, PLAN 480  
Civic: 384 12<sup>TH</sup> STREET  
PID: 004-483-863

### Conditions of Permit:

Permit issued to the property legally described as AMENDED LOT 8 (DD 79311N), BLOCK 3, SECTION 69, COMOX DISTRICT, PLAN 480 to allow the construction of a duplex dwelling with the following variances to the City of Courtenay Zoning Bylaw No. 2500, 2007:

- *Section 8.14.2 Minimum Lot Size* – Reduce the minimum lot size from 850m<sup>2</sup> to 453.6m<sup>2</sup>.
- *Section 8.14.3 Minimum Lot Frontage* – Reduce the minimum lot frontage from 20.0m to 14.88m.
- *Section 8.14.5(3) Setbacks* – Reduce the side yard building setbacks on both sides from 4.5 metres to 1.72 metres.

Development Variance Permit No. 2303 is subject to the following conditions:

1. Development must substantially conform to the plans shown in *Schedule No. 1*;
2. The development shall meet all other applicable requirements, standards and guidelines; and
3. 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 (24) months after the date it was issued, the permit lapses.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Adriana Proton, MPA, CRM.  
Corporate Officer

DRAFT

**Schedule No. 1: Plans and Elevations (1/6)**



1141 Filmon Avenue, Suite 101  
 Tel: +1 604 279 2488  
 info@tdesign.ca

**PROJECT:**  
 12TH STREET  
 COURTENAY, B.C.

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NO.	REVISION DATE	DESCRIPTION
1	2023.07.16	ISSUED FOR BP
2	2023.07.16	ISSUED FOR BP
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**DISCLAIMER:**  
 Drawings are drawn to scale as indicated. The contractor shall verify all dimensions on site prior to commencement of work. Any discrepancies shall be reported immediately to the designer prior to construction. In the event of a discrepancy, the written dimension will take precedence.

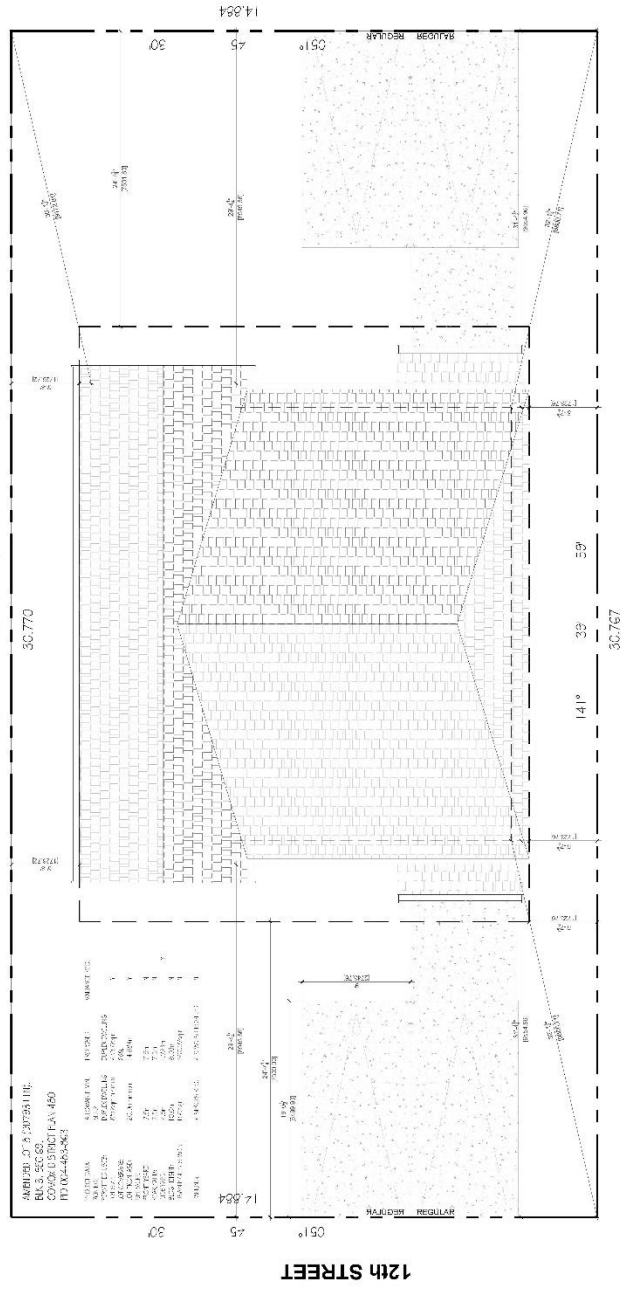
SCALE AS NOTED

**SITE PLAN**

SHEET NO.

**A1.00**

**PRIVATE RESIDENCES  
 384 12TH STREET,  
 COURTENAY, B.C.**  
 ISSUED FOR BUILDING PERMIT 2023.07.16



**DRAWING INDEX**

ARCHITECTURAL	
A1.00	SITE PLAN
A2.00	FLOOR PLANS BUILDING
A2.01	FLOOR PLANS BUILDING
A3.00	ELEVATIONS
A4.00	SECTIONS
A5.00	LANDSCAPE PLAN

1 SITE PLAN Scale: 1/4" = 1'-0"

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1	2023.07.16	ISSUED FOR BP		
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AMJ/BJB: 2023.07.16  
 BA.S. 550.00  
 COND. 033927-A1.00  
 TD 100-4676461

**Schedule No. 1: Plans and Elevations (2/6)**



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**PROJECT:**  
 127H STREET  
 COURTENAY, B.C.

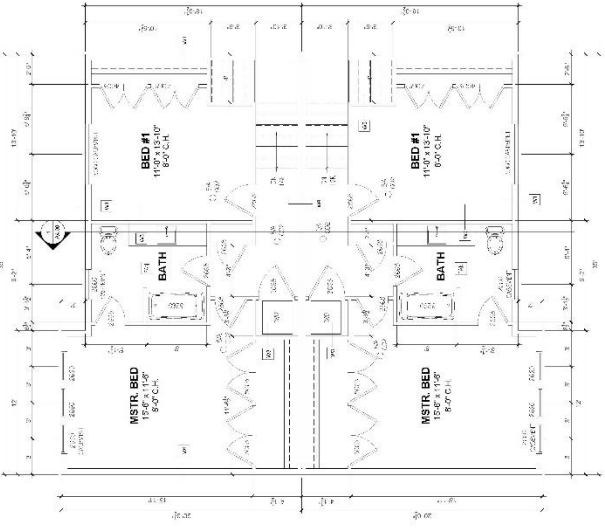
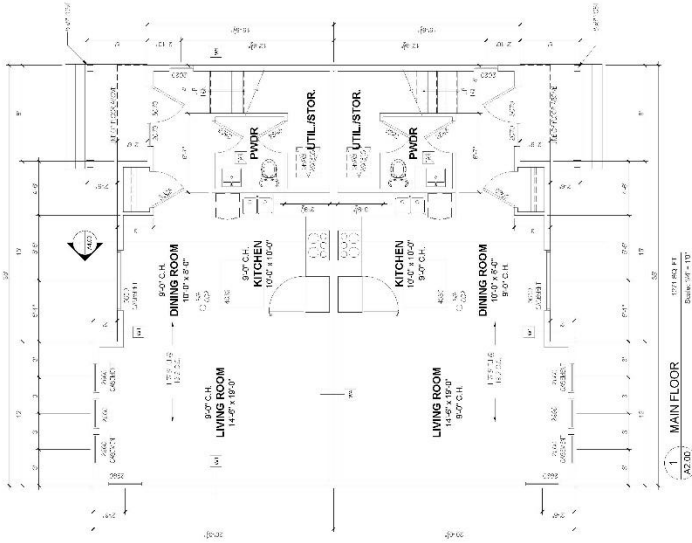
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NO.	REVISION DATE	DESCRIPTION
1	2023.05.31	ISSUED FOR CP
2	2023.07.18	ISSUED FOR BP

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**SCALE:** AS NOTED  
**MAIN UPPER FLOOR PLANS**

**SHEET NO.**  
**A2.00**



**Schedule No. 1: Plans and Elevations (3/6)**



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DRAWING HISTORY	
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2	2023.07.18 ISSUED FOR BP
1	2023.05.31 ISSUED FOR DP

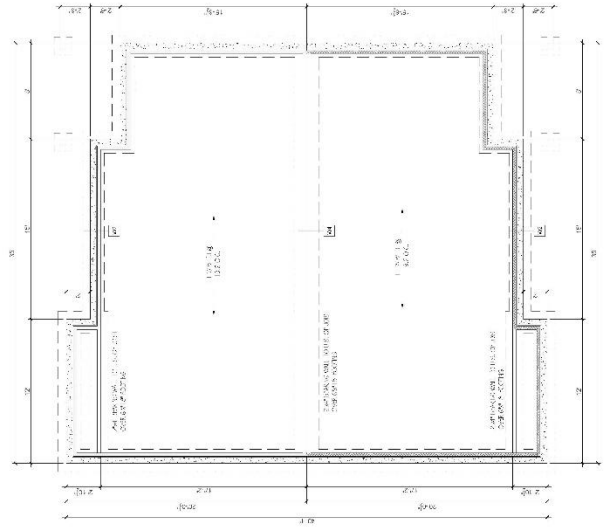
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SCALE AS NOTED

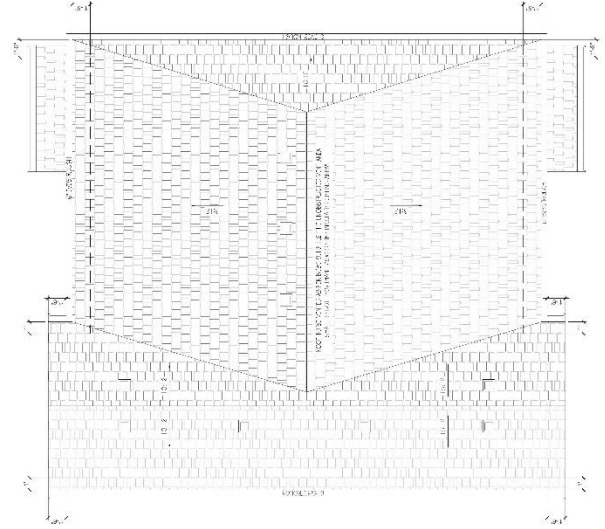
**MAINUPPER FLOOR PLANS**

SHEET NO.

**A2.00**



**1 FOUNDATION PLAN**  
 Scale: 1/4" = 1'-0"



**2 ROOF PLAN**  
 Scale: 1/4" = 1'-0"

**Schedule No. 1: Plans and Elevations (4/6)**



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SCALE AS NOTED

**ELEVATIONS**

SHEET NO.

**A3.00**

**1 FRONT ELEVATION** Scale: 1/4" = 1'-0"

**2 RIGHT ELEVATION** Scale: 1/4" = 1'-0"

**3 RIGHT ELEVATION** Scale: 1/4" = 1'-0"

**4 REAR ELEVATION** Scale: 1/4" = 1'-0"

**TYPICAL MATERIALS/COLORS**

1. 1/2" x 1/2" COMB FASER TRIM OVER 1/2" x 1/2" COMB FASER TRIM OVER 1/2" x 1/2" COMB FASER TRIM
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# Schedule No. 1: Plans and Elevations (5/6)



1111 Midland Ave. Suite 200  
 Toronto, ON M5S 1A5  
 TEL: 416 593 2488  
 info@tdesigns.ca

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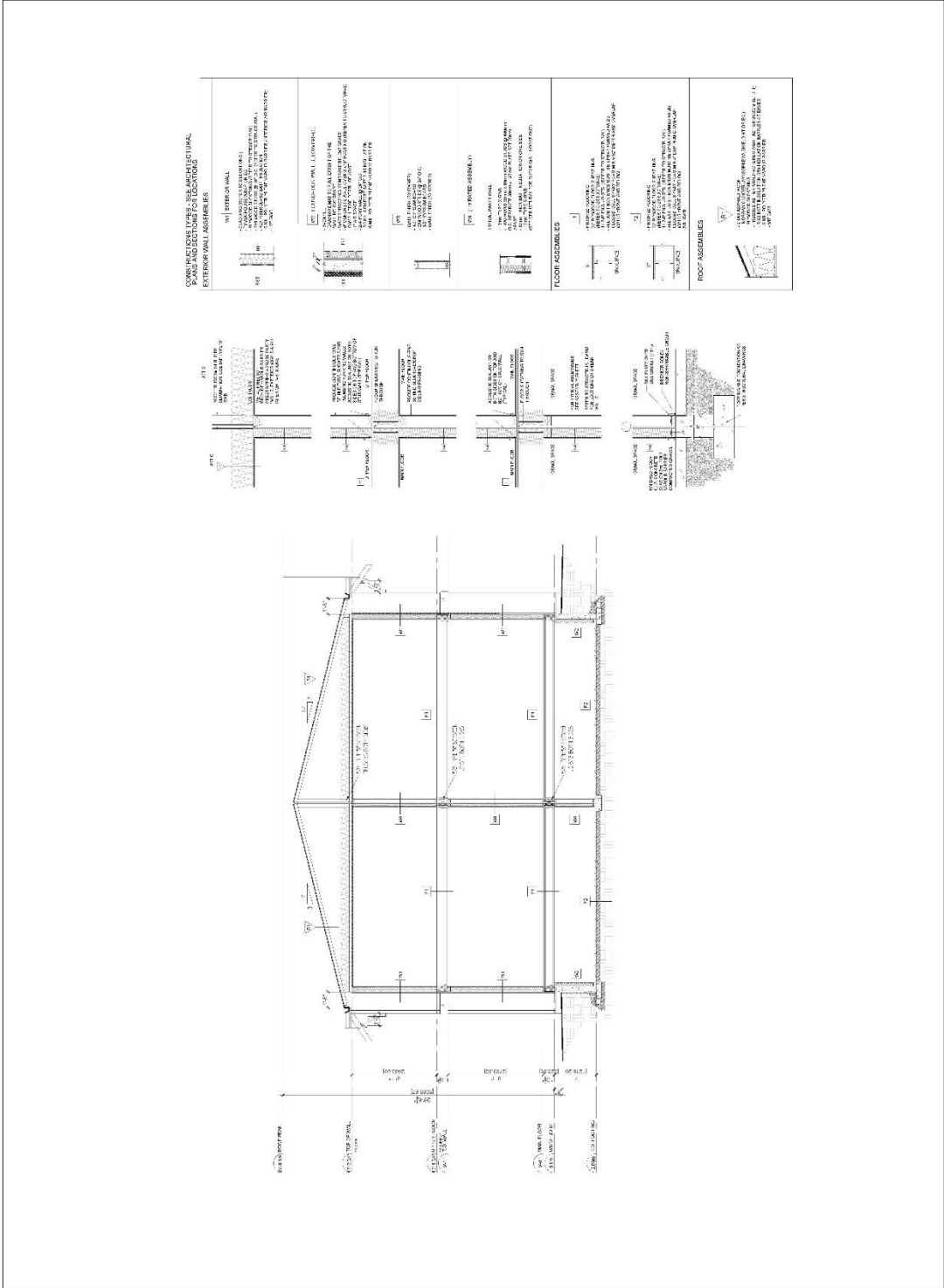
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SCALE AS NOTED


SECTION

SHEET NO.

## A4.00



**Schedule No. 1: Plans and Elevations (6/6)**



17th Floor, 100 Water Street  
 Toronto, ON M5E 1B3  
 Tel: +1 604 579 2488  
 info@tdesign.ca

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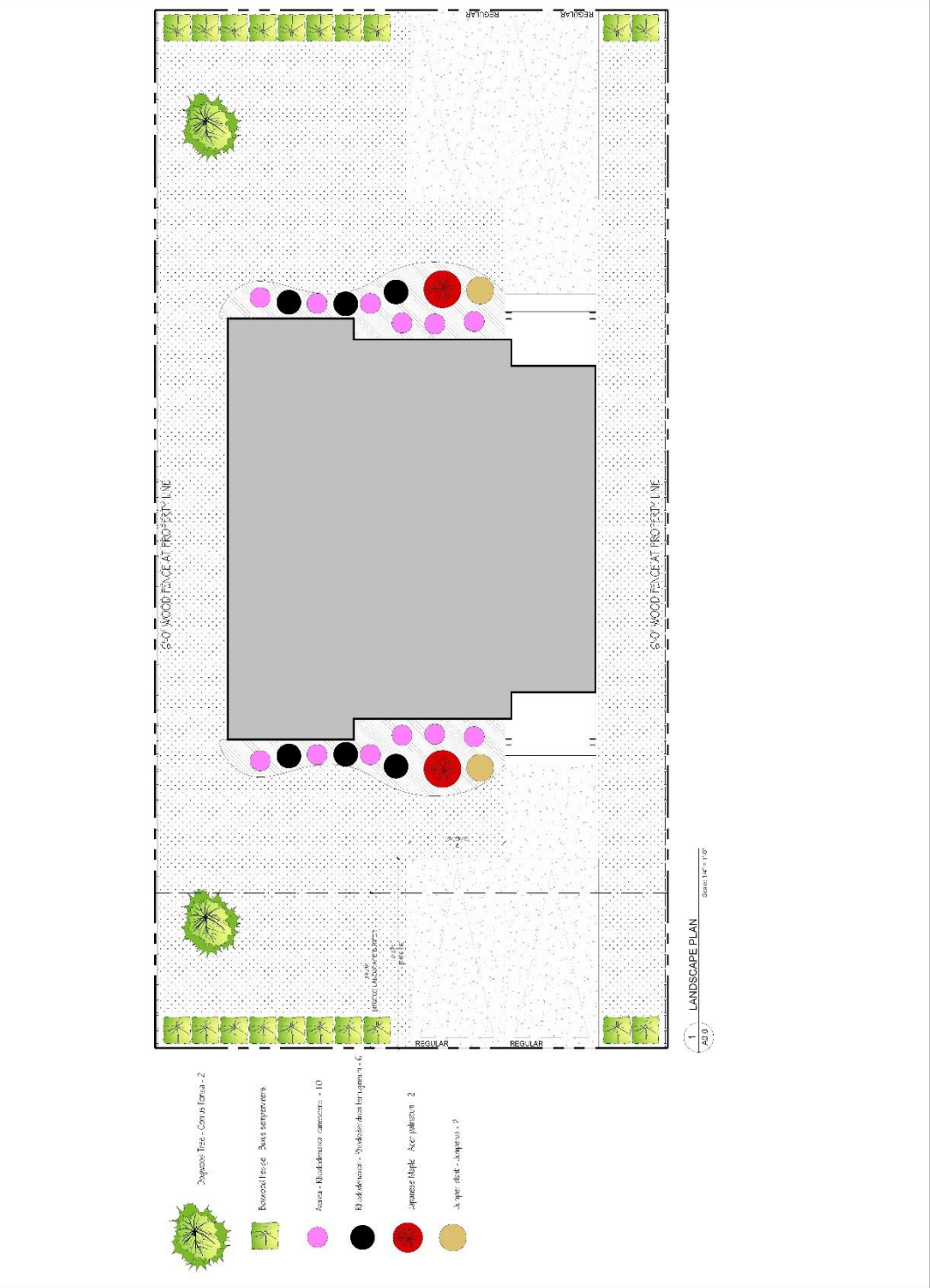
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SCALE AS NOTED

**LANDSCAPE PLAN**

SHEET NO.

A5.00



-  Dogwood Tree - *Cornus Florida* - 2
-  European Holly - *Ilex aquifolium*
-  Dogwood - *Blackdogwood canadensis* - 10
-  Blackdogwood - *Prunella dioica* - 2
-  Japanese Maple - *Acer palmatum* - 2
-  Japanese Maple - *Acer palmatum* - 2