

# THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3060-20-2316/DP000140

## DEVELOPMENT PERMIT

### To Issue a Development 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:

To issue a development permit to allow the construction of a duplex dwelling on the above noted property (384 12<sup>th</sup> Street) subject to the following conditions:

1. Development must substantially conform to the plans shown in *Schedule No. 1*;
2. 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;
3. All new and upgraded lighting in the existing and proposed development must use Full Cut Off/Flat Lens (FCO/FL) luminaries to light roads, parking, loading and pedestrian areas. Exterior building lighting must have FCO lighting fixtures;
4. Erosion and sediment control measures shall be in place as necessary throughout the site preparation and installation to ensure no sediments migrate off site;
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 (24) months after the date it was issued, the permit lapses.

\_\_\_\_\_  
Date

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



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

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

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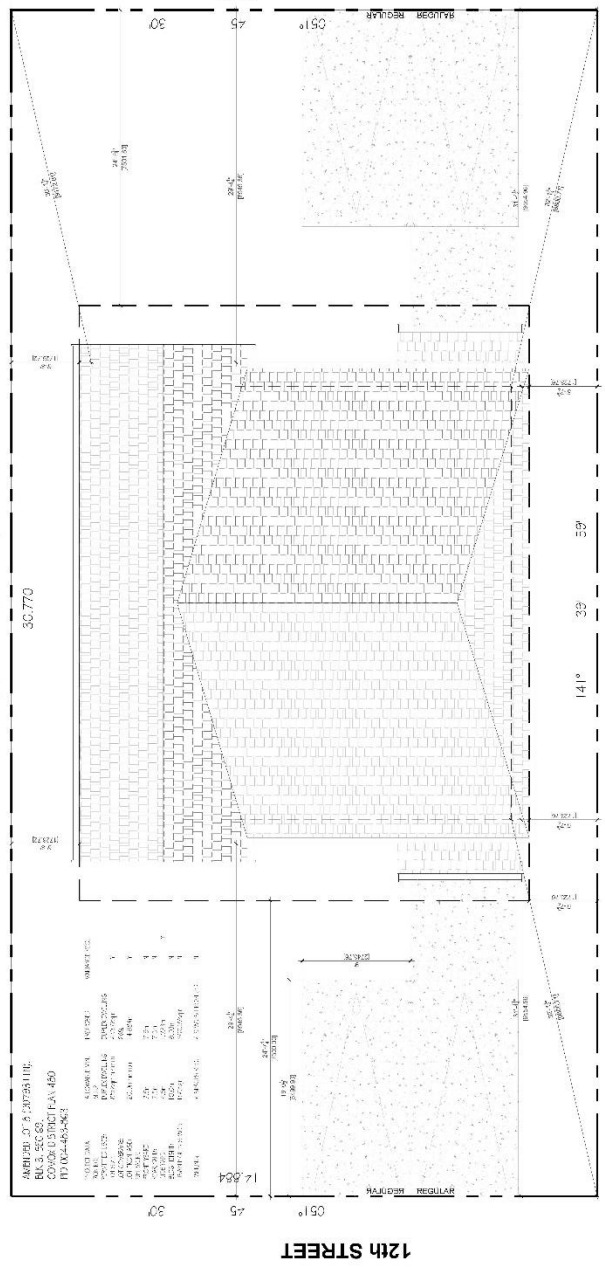
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SCALE AS NOTED

**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"

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



Tridelta Limited (A.S.) Inc.  
Tel: +1 604 279 2488  
info@tridelta.com

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

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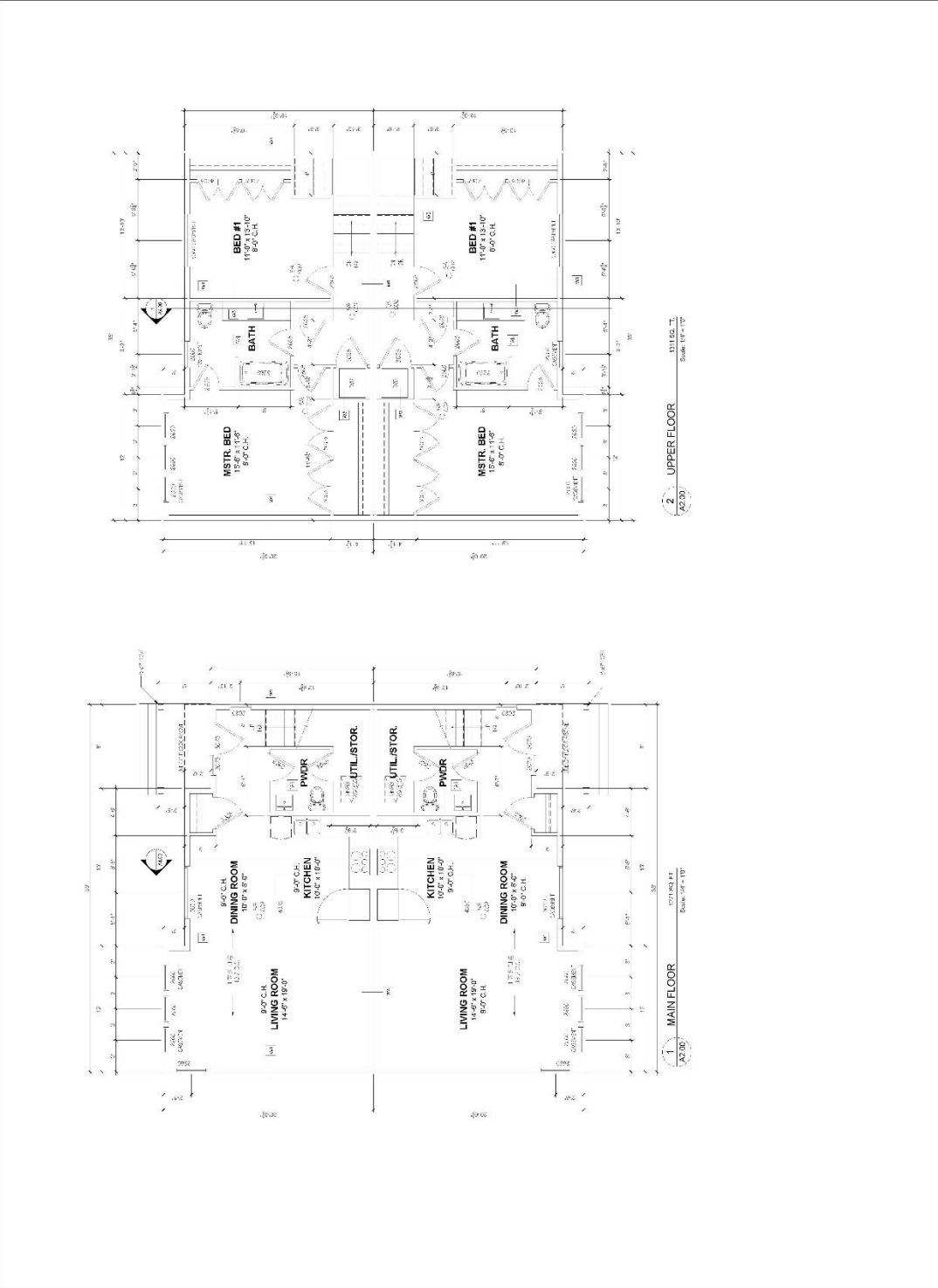
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SCALE AS NOTED

**MAIN UPPER FLOOR PLANS**

SHEET NO.

# A2.00



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



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NO	REVISION DATE / DESCRIPTION
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2	2023.07.18 ISSUED FOR BP
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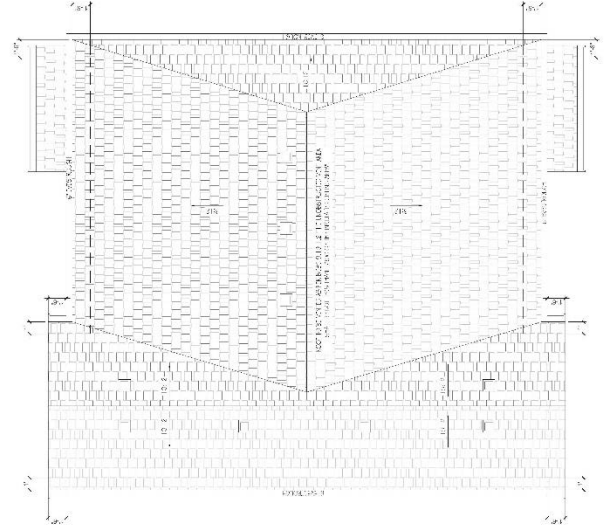
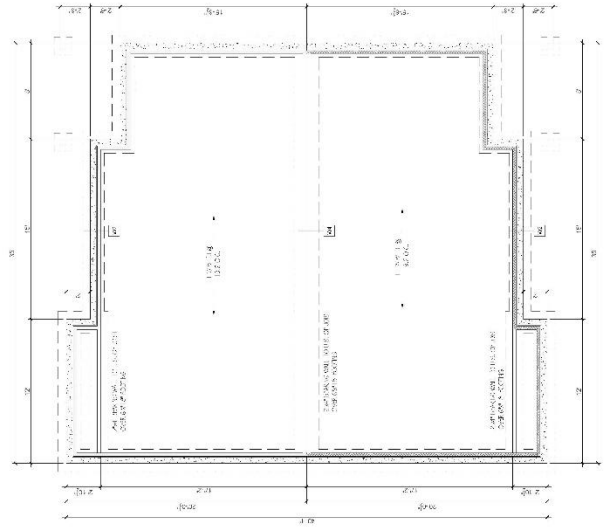
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 In the event of a discrepancy written dimension will take precedence.

SCALE AS NOTED

**MAINUPPER FLOOR PLANS**

SHEET NO.

**A2.00**



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



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**PROJECT:**  
 127H STREET  
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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 (CIV)
2. 1/2" x 1/2" COMB FASER TRIM (DOR)
3. 1/2" x 1/2" COMB FASER TRIM (CIV)
4. 1/2" x 1/2" COMB FASER TRIM (DOR)
5. 1/2" x 1/2" COMB FASER TRIM (CIV)
6. 1/2" x 1/2" COMB FASER TRIM (DOR)
7. 1/2" x 1/2" COMB FASER TRIM (CIV)
8. 1/2" x 1/2" COMB FASER TRIM (DOR)
9. 1/2" x 1/2" COMB FASER TRIM (CIV)
10. 1/2" x 1/2" COMB FASER TRIM (DOR)

**PROPERTY INFORMATION**

PROJECT NO: 2023-05-31-0001-25  
 CLIENT: [REDACTED]  
 ADDRESS: 127H STREET  
 COURTESY, B.C.  
 DATE: 2023.05.31

**Schedule No. 1: Plans and Elevations (5/6)**



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

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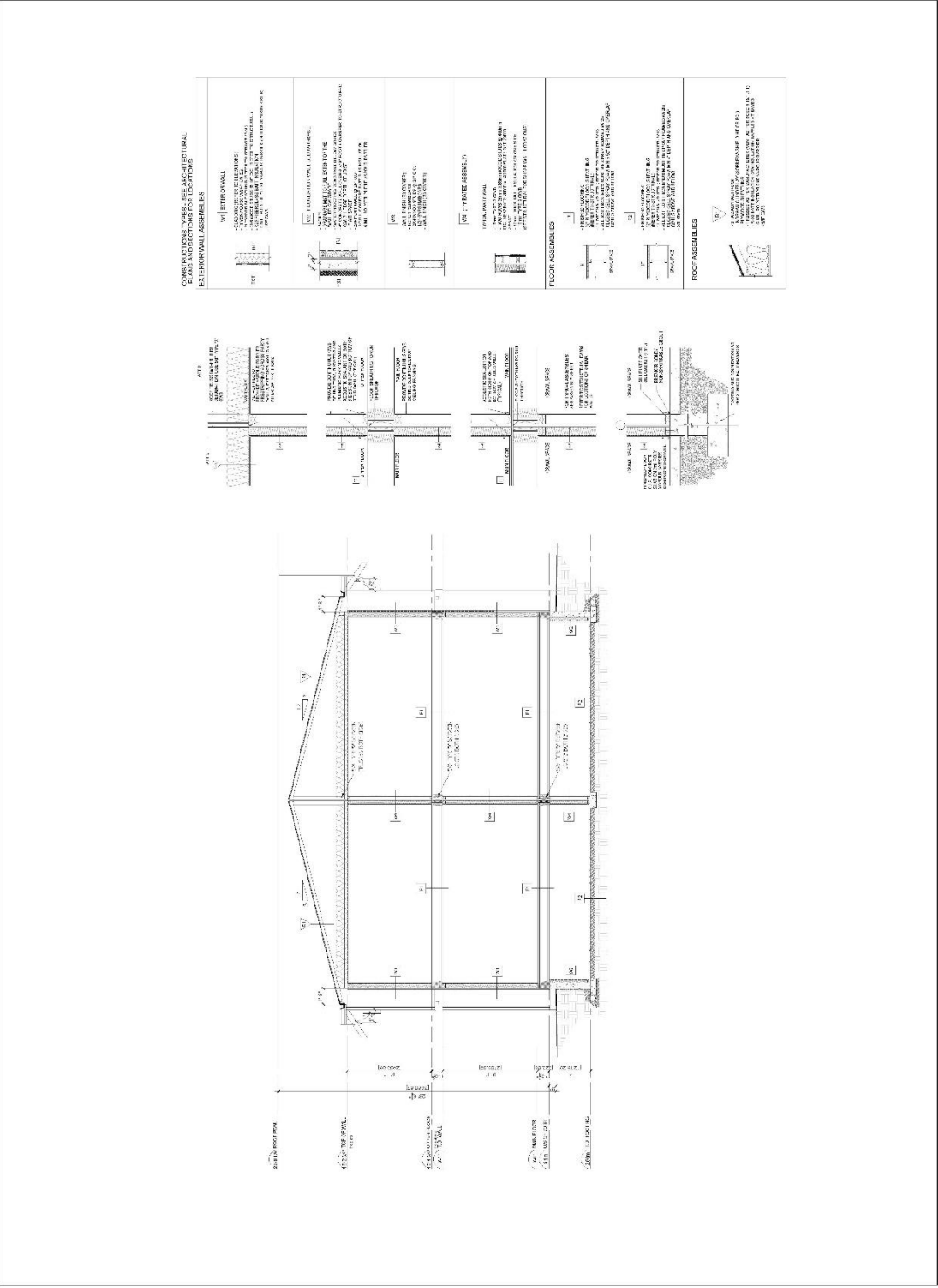
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**SCALE**  
 AS NOTED

**SECTION**

**SHEET NO.**  
A4.00



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



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SCALE AS NOTED

LANDSCAPE PLAN

SHEET NO.

**A5.00**

