

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3090-20-2405 / DVP00055

DEVELOPMENT VARIANCES PERMIT

June 26th, 2024

To issue a Development Permit

To: Name: EVELYN CARRUTHERS
Address: 2599 COPPERFIELD ROAD
COURTENAY, BC, V9N 9J6

Property to which permit refers:

Legal: LOT 8, DISTRICT LOT 95, COMOX DISTRICT, PLAN 30178
Civic: 2599 COPPERFIELD ROAD
COURTENAY, BC, V9N 9J6

Conditions of Permit:

Permit issued to the property legally described as LOT 8, DISTRICT LOT 95, COMOX DISTRICT, PLAN 30178 to allow for the construction of an addition and external stairs to an existing residential dwelling and bring into conformance an existing encroachment:

- *Section 8.1.15 (3) – The side yard setbacks shall be 3.5 m to 2.5 m.*

Development Variance Permit No. 2405 is also subject to the following conditions:

- Development must be in conformance with the site plan dated April 30th, 2024 by Bruce Lewis, BCLS in *Schedule No. 1*.

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

Director of Development Services

Schedule No. 1

**BUILDING PERMIT/VARIANCE APPLICATION
FOR: LOT 8, DISTRICT LOT 95, COMOX
DISTRICT, PLAN 30178**

DATED: APRIL 30, 2024.

BCGS 92F.056.4.1
PID: 001-282-883
OWNER: CARRITHERS
CIVIC: 2599 COPPERFIELD ROAD

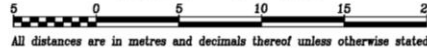
DATUM:
ELEVATIONS ARE ON AN ASSUMED DATUM,
REFERENCED TO TRAVERSE HUB #610
WITH AN ELEVATION OF 46.61 M.

LOT 8, PLAN 30178
(NON-FINANCIAL CHARGES)
EXCEPTIONS AND RESERVATIONS M76300 (E&N)
NOTE: CHARGES MAY AFFECT THE
POSITIONING OF STRUCTURES ON PROPERTY

LEGEND:

- - Denotes - Iron Post Found
- △ - Denotes - Traverse Hub placed
- UP ● - Denotes - Utility Pole
- SP ● - Denotes - Service Pole
- - Denotes - Overhead Wires
- THC - Denotes - Traverse Hub Concrete Nail
- - Denotes - Septic Lid
- ×12.34 - Denotes - Spot Elevation
- - - - - Denotes - Edge of Pavement

SCALE = 1 : 250



NOTES:

LOT DIMENSIONS AND BEARINGS (IF SHOWN) ARE DERIVED FROM PLAN 30178

THIS PLAN WAS PREPARED FOR ARCHITECTURAL DESIGN AND SITE SERVICING PURPOSES, AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION OR ALTERATION TO THIS DOCUMENT WITHOUT CONSENT OF THE SIGNATORY

OFFSET MEASUREMENTS ARE TO THE SIDING OF BUILDING AND ARE PERPENDICULAR TO PROPERTY LINE

BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS

NOTE:

PROPOSED ADDITIONS AS PER PLANS PROVIDED BY GARTH GIESBRECHT DESIGN AND DATED APRIL 23, 2024.

ELEVATIONS:

BASEMENT FLOOR	46.85 M.
PEAK OF HOUSE	53.86 M.
PIERCY CREEK	45.35 M.
HEIGHT ABOVE PNB	1.50 M.**

** HEIGHT TO BE CONFIRMED AT TIME OF CONSTRUCTION

THIS APPLICATION LIES WITHIN THE CITY OF COURTENAY

Digitally signed by
Bruce Lewis KSDUB
Date: 2024.04.30
08:44:44 -07'00'

BRUCE LEWIS, BCLS

