

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3090-20-2402 / DVP00052

DEVELOPMENT VARIANCES PERMIT

July 17th, 2024

To issue a Development Permit

To: Name: MCELHANNEY ASSOCIATES LAND SURVEYING LTD
Address: 1211 RYAN ROAD
COURTENAY, BC, V9N 3R6

Property to which permit refers:

Legal: THAT PART OF LOT 92, SECTION 61, COMOX DISTRICT, PLAN 311 SHOWN OUTLINED IN RED ON PLAN 1621R
Civic: 558 ENGLAND AVENUE
COURTENAY, BC, V9N 2N3

Conditions of Permit:

Permit issued to the property legally described as THAT PART OF LOT 92, SECTION 61, COMOX DISTRICT, PLAN 311 SHOWN OUTLINED IN RED ON PLAN 1621R to accommodate a lot line adjustment that will place the existing building on Proposed Lot 1 at 558 England Avenue

- *Section 8.18.2 of Zoning Bylaw No.2500, 2007 – A lot shall have an area of not less than, “from 500m² to 118m².”*

Development Variance Permit No. 2402 is also subject to the following conditions:

- Development must be in conformance with the site plan dated July 3rd, 2024 by McElhanney Associates 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

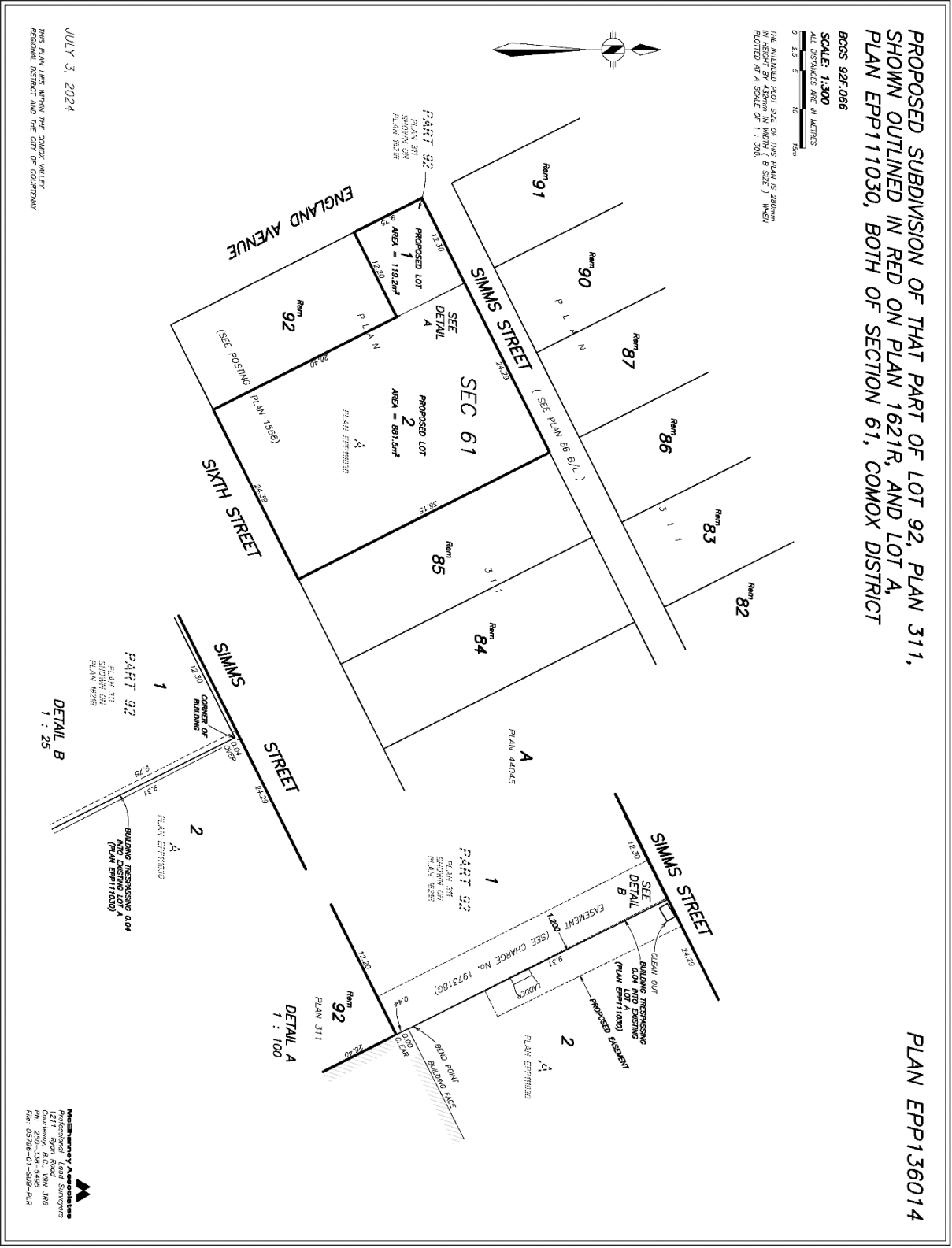
Director of Development Services

Schedule No. 1

PROPOSED SUBDIVISION OF THAT PART OF LOT 92, PLAN 311, SHOWN OUTLINED IN RED ON PLAN 1621R, AND LOT A, PLAN EPP111030, BOTH OF SECTION 61, COMOX DISTRICT

PLAN EPP136014

BCOS 92F:066
 SCALE: 1:300
 ALL DIMENSIONS ARE IN METRES.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN HEIGHT BY 430mm IN WIDTH ('B SIZE') WHEN PLOTTED AT A SCALE OF 1 : 300.



JULY 3, 2024
 THIS PLAN LIES WITHIN THE COMOX VALLEY REGIONAL DISTRICT AND THE CITY OF COURTEMAY

M&B ASSOCIATES
 Professional Land Surveyors
 Courtemay, B.C. V9W 3N6
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 Fax: 250-336-5282-12R