

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3090-20-2407/DVP00057

DEVELOPMENT VARIANCE PERMIT

September 26, 2024

To issue a Development Variance Permit

To: Name: Douglas Hillian and Shelagh Wallace
Address: 844 3rd Street
Courtenay, BC
V9N 1G1

Property to which permit refers:

Legal: LOT 1 DISTRICT LOT 127 COMOX DISTRICT PLAN VIP81510

Civic: 844 3rd Street, Courtenay BC

Conditions of Permit:

Permit issued to allow the conversion of an existing combined garage, workshop, and carport into a one storey detached accessory dwelling unit with small workshop and carport with the following variances to the City of Courtenay Zoning Bylaw No. 2500, 2007 as shown in Schedule A:

- Section 8.1.6 ii. – Minimum Rear Yard Building Setback – From 5.0 metre minimum rear yard setback to 1.5 metre rear yard setback.
- Section 8.1.6 iii. - Minimum Side Yard Building Setback - From 1.5 metre minimum side yard setback to 0.5 metres on the northeast side.
- Section 8.1.10 – Landscaping and Screening – removing the requirement that a vegetated buffer or screen fence not more than 1.5 metres high be provided along rear or side property lines adjoining other properties.

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 A

NO.	DATE	DESCRIPTION
1	SEP 19 2024	ISSUED FOR VARIANCE

CONTRACTOR TO VERIFY ALL PERMITS, UTILITIES, SURVEYS, DOWNSIDE LOCATION OF BUILDING AND ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING DEPARTMENT, CURRENT EDITION, AND ALL LOCAL BUILDING DEPARTMENTS.

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PROJECT DATA

LEGAL DESCRIPTION: LOT 1, DISTRICT LOT 127, COMOX DISTRICT, PLAN V1793 IS 10

CIVIC ADDRESS: 644 3RD STREET COURTNEY, B.C.

ZONING: RESIDENTIAL SMALL SCALE MULTI UNIT HOUSING (R-SSM/SH) ZONE

LOT AREA: = 4,005 SQ. FT. (57.9 SQ. M)

LOT COVERAGE: EXISTING HOUSE = 2,597.50 SQ. FT. (241.00 SQ. M)
 EXISTING PORCH & CARPORT TOTAL = 2,097.50 SQ. FT. (194.00 SQ. M)
 TOTAL = 4,695.00 SQ. FT. (435.00 SQ. M)

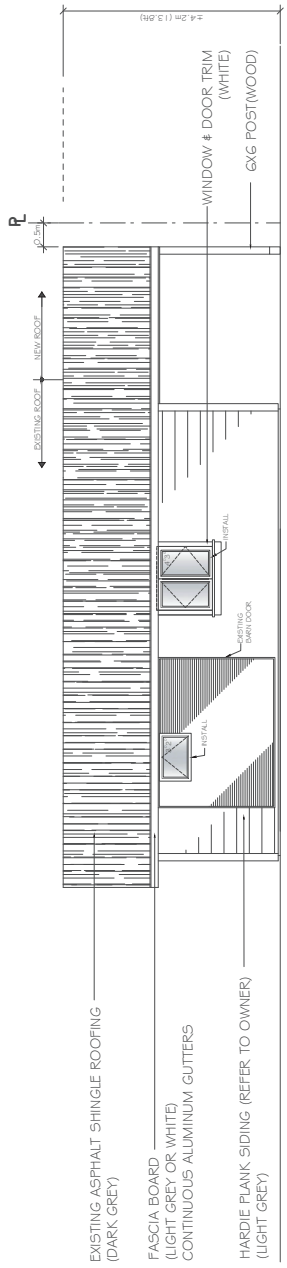
FLOOR AREA: PROPOSED ADU FLOOR AREA (STUDIO UNIT) = 368.0 sq.ft. (36.00 m²) > 30.0 m²

FRONT YARD SETBACK: REQUIRED REAR YARD WITH A LANE

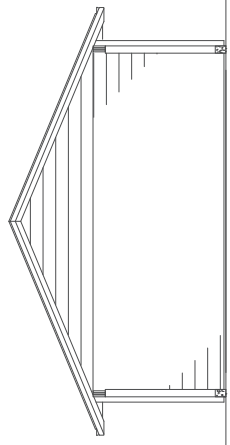
REAR YARD SETBACK: REQUIRED 1.5m (4.92ft)
 EXISTING 2.4m (7.87ft)

SIDE YARD SETBACK: REQUIRED 1.5m (4.92ft)
 EXISTING 1.5m (4.92ft)
 PROPOSED (SOUTH WEST) 1.5m (4.92ft)

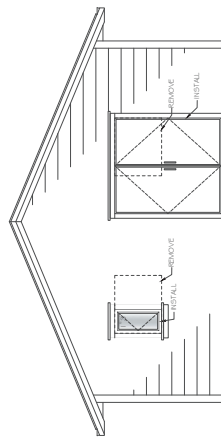
MAXIMUM HEIGHT OF BUILDING: 6.5m (21.33ft)
 EXISTING 4.6m (15.10ft)



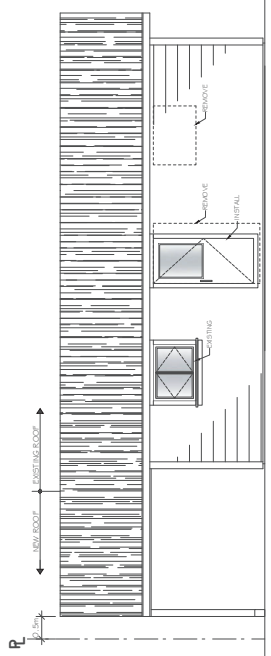
REAR ELEVATION (SOUTH EAST)
1/4"=1'-0"



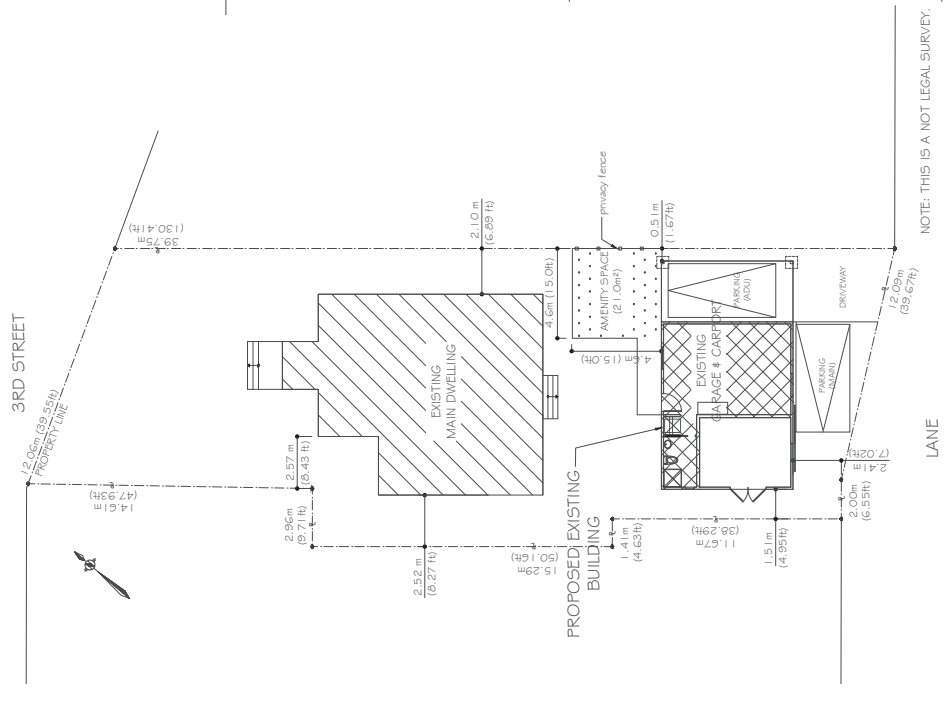
SIDE ELEVATION (NORTH EAST)
1/4"=1'-0"



SIDE ELEVATION (SOUTH WEST)
1/4"=1'-0"



FRONT ELEVATION (NORTH WEST)
1/4"=1'-0"



SITE PLAN
3/32"=1'-0"

NOTE: THIS IS A NOT LEGAL SURVEY.

PROJECT:	RENOVATION (ADU)
PROJECT:	644 3RD STREET COURTNEY, B.C.
SCALE:	A3 NOTED 24.5
DESIGNED BY:	SEP 19 2024
EDITED BY:	90

REVISIONS

SITE PLAN ELEVATIONS

REVISION NUMBER: A-1 OF 2



NOTE:
 SOME SPECS UNKNOWN TO BE RESPONSIBLE FOR ALL DIMENSIONS AND ELEVATIONS AND OTHER CONDITIONS ON SITE.
 THESE DRAWINGS ARE FOR DESIGN REFERENCE ONLY
 4 STRUCTURE HAS NOT BEEN EXAMINED BY AN ENGINEER