

# Notice of Development Variance Permit No. 2406

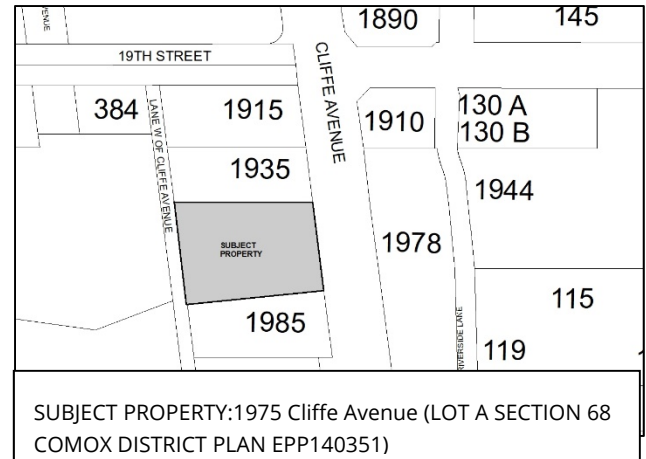
## Development Variance Permit application for 1975 Cliffe Avenue

### File No.: 3090-20-2406/DVP00056

Council will consider Development Variance Permit No. 2406, at the Wednesday, October 23, 2024 regular Council meeting at 4pm, to vary the building height, rear yard and southeast side yard setback and landscaping requirements for the front and northwest side yard in order to permit the development of a 3-storey mixed-use building that includes a 183+ person day care facility and office space. The property is zoned Multiple Use Two (MU-2).

The proposed Development Variance Permit (DVP) would vary the following sections of Zoning Bylaw No. 2500, 2007, Division 8, Part 9, Multiple Use Two Zone (MU-2):

- Section 8.14.5(2) rear yard setback from "7.5 m" to "1.0 m",
- Section 8.14.5(3) side yard setback where the back of a building is adjacent to or faces a side lot line from "6.0 m" to "4.5 m" on the southeast side yard,
- Section 8.14.6 maximum building height from "10.0 m" to "16.0 m",
- Section 8.14.10(1) landscaping area from "7.5 m" to "1.5 m" inside the Cliffe Avenue property line and,
- Section 8.14.10(2) landscaped buffer area along the northwest property line from "2.0 m" to "1.5 m in width" and from "2.0 m in height" to "0.0 m in height" along the northwest property line.



### Get more information

The proposed permit is available for viewing at Courtenay City Hall, 830 Cliffe Avenue, October 11 - October 23, 2024, 8:30 am - 4:30 pm Monday to Friday, Except holidays, OR online: [www.courtenay.ca/devapps](http://www.courtenay.ca/devapps)



#### Watch Meeting In-person

Wednesday October 23, 2024 starting at 4:00 p.m.

At the CVRD's CIVIC Room

770 Harmston Ave., Courtenay



#### Watch Meeting Online

Wednesday October 23, 2024 starting at 4:00 p.m.

Streamed live on the City of Courtenay's YouTube channel

#### Submit Written Comments

by 1:00 p.m. on Wednesday October 23, 2024

Email: [planning@courtenay.ca](mailto:planning@courtenay.ca)

Mail: Development Services

830 Cliffe Avenue, Courtenay, BC V9N 2J7



**City of  
Courtenay**

City of Courtenay Development Services

830 Cliffe Avenue, Courtenay BC, V9N 2J7

Phone 250-703-4839 | Email [planning@courtenay.ca](mailto:planning@courtenay.ca)