



CITY OF COURTENAY
Planning Services
 830 Cliffe Avenue
 Courtenay, BC, V9N 2J7
 Tel: 250-334-4441 Fax: 250-334-4241
 Email: planning@courtenay.ca

OCP & ZONING AMENDMENTS APPLICATION

For detailed requirements and process
 See *Schedule 1 of Development Application Procedure*
 Bylaw No. 2699, 2012

BEFORE SUBMITTING YOUR APPLICATION IT IS IMPORTANT TO NOTE THE FOLLOWING:

1. Incomplete applications will be returned to the applicant;
2. It is the applicant's responsibility to be familiar and knowledgeable of all requirements, policies and applicable bylaws within the City of Courtenay, and to clearly represent how the application conforms to these requirements, policies and bylaws before the application will be accepted;
3. The coordinating professional must ensure that the submissions, including all plans are internally consistent. Plans that are not internally consistent will be returned to the coordinating professional with no further review;
4. Applications that are inactive for a period of 6 months or more may be closed at the discretion of the City.

APPLICANT INFORMATION	DESCRIPTION OF PROPERTY
Name(s): <u>McElhanney Consulting Services Ltd.</u> Address: <u>495 6th Street</u> City: <u>Courtenay BC</u> Postal Code: <u>V9N 6V4</u> Phone: <u>(250) 338-5495</u> Fax: _____ E-mail: <u>cdurupt@mcelhanney.com</u>	Civic address: <u>Copperfield Road</u> Legal Description: <u>LOT A, DISTRICT LOT 138, COMOX DISTRICT, PLAN 2607, EXCEPT PARTS IN PLANS 312 R, 14210 AND 29833</u>

If applicant is NOT the owner of property:

Owner's Name(s): see attached title	Owner's phone/e-mail: (604) 351-6238
Owner's Address: see attached title	

Written Strata Council Approval (if applicable) to be included with application.

OFFICIAL COMMUNITY PLAN AMENDMENT	ZONING AMENDMENT
Current OCP Designation: Suburban Residential	Current Zoning: R1-A
Proposed Designation:	Proposed Zoning: Comprehensive Development

BRIEF PROJECT DESCRIPTION

The proposed rezoning and development plan includes the creation of 35 lots (15 townhomes; 2 duplexes; 18 single family) within the 5.82 ha property while maintaining and preserving key environmentally sensitive habitats. Of the 5.82 ha. of total site area, 3.32 ha. or 57% of the site will be dedicated to the City as park and environmental reserve.

SITE & BUILDING INFORMATION

	Existing:	Proposed:		Existing:	Proposed:
Front setback:	_____	_____	Parking Spaces:	_____	_____
Rear setback:	_____	_____	Loading Spaces:	_____	_____
Side setback:	_____	_____	Landscaped Area:	_____	_____
Side flanking street:	_____	_____	Useable Open Space:	_____	_____
Building height:	_____	_____	Fence height:	_____	_____
Landscape setbacks:	_____	_____			
Proposed Gross Floor Area:			Site Coverage (including building coverage):		

APPLICANT/AGENT AUTHORIZATION

Complete ONE of the following:

1. If the owners is applying personally:

- a. I am the owner of the real property, legally described as: _____ and that I am registered as such in the Land Registry Office in Victoria, BC; and that
- b. I hereby agree to indemnify and save harmless the City of Courtenay and its employees against all claims, liabilities, judgements, costs and expenses of whatsoever which may in any way occur against the said City and its employees in consequence and of incidental to, the consideration of the application

Signature of Registered Owner

Date

Signature of Registered Owner

Date

***If multiple owners are listed or the property(ies) are owned by a company, the signatures of all owners or required company signatories must be included.**

Please Initial here that all required signatures are shown on this form. _____

2. If an agent is applying on behalf of the owner:

- a. I am the authorized agent of ROSEBERY INVESTMENTS who is the registered owner of the real property, legally described as: LOT A, DISTRICT LOT 138, COMOX DISTRICT, PLAN 2607

- b. I hereby agree to indemnify and keep harmless the City of Courtenay and its employees against all claims, liabilities, judgements, costs and expenses of whatsoever which may in any way occur against the said City and its employees in consequence and of incidental to, the consideration of the application;

It is understood that until the City of Courtenay is advised in writing that I am no longer acting on behalf of the undersigned registered owner, the City of Courtenay shall deal exclusively with me with respect to all matters pertaining to the proposed application;

I hereby declare that the foregoing information is true and proper and I make this declaration knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Agent

Date

Signature of Registered Owner

Date

October 23, 2019

Signature of Registered Owner

Date

October 23, 2019

This checklist outlines the mandatory requirements for a complete submission. Please ensure you have included all required documentation and drawings or your application will not be processed. Please note that further submission materials may be required during application processing.

REQUIRED SUBMISSIONS

- Completed Application signed by the registered owners, or written authority for an agent to act on behalf of the owner and written Strata Council approval (if applicable)
- Certificate of Title * dated no more than 5 business days prior to the date of the application
*** Copy of Certificate of Title shall also include copies of any easements and covenants (this information is available from the Land Title Office).**
- Application Fee
- BC Land Surveyors sketch plan in **metric** including any existing buildings on the property in relation to legal property boundaries
- Site Profile for Contaminated Sites
- Written statement on conformance to *Sustainability Evaluation Checklist*
- Written statement on conformance to the *Affordable Housing Policy*
- Written summary, including description of proposed development and reasons/rationale for the proposal. The written summary must explain how the proposal complies with the applicable development permit guidelines. When an element of the proposal does not comply with a guideline a justification stating the divergence and the reason shall be included
- Electronic submissions of all drawings to be provided with all applications (must be in PDF format)

ARCHITECTURAL SUBMISSIONS

See Schedule 8 of Development Application Procedure Bylaw No. 2699, 2012 for detailed information

- Three copies of professionally drawn Architectural Submissions (one large copy, one reduced color 11 x 17 copy and one electronic/pdf copy) and must include the following:
 - Location Map
 - Elevations, sections, floor plans (and roof plans where requested)
 - North arrow and drawing scales
 - Dimensions, in **metric** or metric conversions, for all elevations and site plans
 - Geodetic elevation
 - Comprehensive building site layout
 - Exterior building materials and colours
 - Zoning bylaw compliance
 - Parking lot layout in accordance with City standards, including bicycle parking
 - Waste and recycling storage and pickup areas, for commercial, institutional, industrial and multi-residential
 - Vehicle/pedestrian circulation and turning radius for delivery and emergency vehicles including waste and recycling pick up services
 - Road widening
 - Fire hydrant locations
 - Open space
 - All watercourses and riparian areas, trees to be retained and any other sensitive environmental features including required setback areas
 - For applications within a Tree Management and Protection area, location of all existing trees greater than 20cm DBH shall also be included

LANDSCAPE SUBMISSIONS

These requirements will vary depending on the nature of the application. Please discuss these requirements with Planning staff prior to submission.

See Schedule 9 of Development Application Procedure Bylaw No. 2699, 2012 for detailed information

- Three copies of professionally drawn Landscape Submissions (one large copy, one reduced color 11 x 17 copy and one electronic/pdf copy) and must include the following:
 - Location of existing trees 20 cm calliper and greater and proposed methods of preservation for trees to be retained
 - Indication of all plant material and landscaping, features at installed sizes, accurate location and spacing and dimensions of planting areas in **metric**
 - All watercourses, riparian areas and all sensitive environmental features including required setback areas
 - Property lines, surrounding streets, limit of contract lines, setbacks, easements
 - Existing site features, retention/preservation areas
 - Vehicular and pedestrian paving, planting, fencing and landscape structures
 - Location of all engineering services (overhead, underground, light standards, etc) which may affect landscaping
 - Adjacent landscape/development features, where applicable
 - Indication of all plant material and landscaping features at installed sizes, accurate location and spacing and dimensions of planting areas in **metric**
 - Underground irrigation system plan showing water source, type and details of system
 - Plant list naming all recommended plant material and size specification, location, spacing and dimensions
 - Area of site to be landscaped in **metric**
 - Include references to the most recent BCSLA/BCNTA landscape standard for all landscape construction
 - Minimum soil depths for planting
 - Detailed Landscape and maintenance specifications
- Underground irrigation system plan showing water source, type of system, details of system
- Detailed landscaping cost estimate itemizing quantities, areas, sizes, equipment and labour costs, including supervision, monitoring and approvals, required for the total cost of the construction of the plan, including fencing, sidewalks, decorative paving areas, retaining walls, recreation equipment, and irrigation system where applicable. For phased projects, a detailed landscape cost estimate which indicates the area and work to be undertaken for each phase must be provided

ADDITIONAL STUDIES

The following studies may be required to support your application. Please contact Planning and or Engineering staff prior to submission.

See Part 6 of Development Application Procedure Bylaw No. 2699, 2012 for detailed information

<input checked="" type="checkbox"/> Environmental Impact Assessment including Environmentally Sensitive Features	<input type="checkbox"/> Acoustical Impact Study
<input checked="" type="checkbox"/> Construction and Environmental Management Plan	<input checked="" type="checkbox"/> Hydrological Study including Groundwater Management Assessment
<input checked="" type="checkbox"/> Tree Assessment Study including Wind Study	<input checked="" type="checkbox"/> Stormwater Management and Drainage Study
<input checked="" type="checkbox"/> Geotechnical Study	<input type="checkbox"/> Soil Agrology Study
<input type="checkbox"/> Transportation and Traffic Impact Study	<input type="checkbox"/> Greenhouse Gas emission profile
<input checked="" type="checkbox"/> Site Access and Servicing including Municipal Infrastructure Impacts	<input type="checkbox"/> Wildfire Hazard Assessment
<input type="checkbox"/> Demand for Local Community Service Study	<input type="checkbox"/> Archaeological Assessment
<input type="checkbox"/> Visual Impact Study	<input type="checkbox"/> Other Studies as Deemed Necessary