

VALLEY KITCHENS Ltd.

COURTENAY, BRITISH COLUMBIA

SUBMITTED FOR:
DEVELOPMENT PERMIT 30/04/2021

ADDRESS:
731 30TH STREET, COURTENAY, BRITISH COLUMBIA
PARCEL IDENTIFIER: 024-716-308
LEGAL: LOT 2 SECTION 67 COMOX DISTRICT PLAN VIP70243,
EXCEPT PART IN PLAN EPP14846

PROJECT DATA			
Legal Description: REM 2 PLAN VIP 70243			
Civic address: 731 30TH STREET, COURTENAY, BC			
Zoning : INDUSTRIAL TWO ZONE (I-2)			
Zoning Section	Criteria	Required or Permitted	Existing/Proposed
A. Permitted Uses		Manufacturing, Enclosed Storage Facility, accessory office to an industrial use	Manufacturing, Enclosed Storage Facility accessory office to an industrial use
8.24.3 Lot Size		Not Less than 1250 sqm	2,593.82 sqm
8.23.4 Minimum Lot Frontage		not less than 20m	Existing 40 m
8.24.5 Lot Coverage		Principal - 60% (1556.3 sqm)	Existing - 22% (572.19 sqm) Proposed - 11.72% (308.1 sqm) Total - 33.9% (879.89)
8.24.9		Accessory - not more than 50 sqm	Total = 2%
8.24.6 Setbacks		Principal & Accessory building	
		Front : 7.5 m	Front : 7.5 m
		Rear : 4.5 m	Rear : 4.5 m
		Interior Side : 0.0 m	Interior Side : 0.0 m
		Exterior side : 0.0 m	Interior side : 0.0 m
8.24.7 Height of Buildings		Principal - 15.0 m	8.0 mts - 26.2 ft
8.24.9		Accessory - 6.0 m	
8.24.11 Landscape screening		A landscape area of 3.0 m along the inside of all affected property lines	3.0 m
8.23.8		Accessory - 6.0 m	
Division 7 Off Street Parking And Loading Spaces			
7.2.1(3)		1 space for every 1,850 sqm of floor space	1 Space Provided
Schedule 7A			
All other uses incl Utility Facility Residential Unit		1 space per 3 employees and 1 space for each company vehicle located therein, 1 space per residential unit	Maximum 18 Employees = 6 spaces 1 company vehicle = 1 space Residential Unit = 1 space Total = 8 spaces provided

1 SITE STATISTICS
- Scale: N.T.S.



DEVELOPMENT TEAM

DEVELOPER:
SIMBA INVESTMENTS
3455 CUMBERLAND RD.
COURTENAY BC, V9N 9N6
T. (250) 898-8824
CONTACT: SHAWN VINCENT

DESIGNER:
TODD HANSEN DESIGNS INC.
5857 17A AVE
TSAWMASSEN, BC, V4L 1J3
T. 604.379.2488
CONTACT: TODD HANSEN

LANDSCAPE DESIGNER:
MYSTIC WOODS LANDSCAPE DESIGN
4737 GORDON ROAD
CAMPBELL RIVER, BC, V9H 1T3
T. 250.286.1327
CONTACT: CORINNE MATHESON

SURVEYOR:
BRUCE LEWIS LANDSCAPE SURVEYING INC
811 HIGHRIDGE COURT.
COMOX BC, V9M 3R4
T.
CONTACT: BRUCE LEWIS

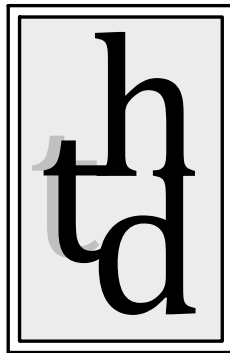
DRAWING INDEX

ARCHITECTURAL

A0.00	COVER SHEET / DATA / DRAWING INDEX
A1.00	SITE PLAN
A1.01	CONTEXT PLAN
A2.00	FLOOR PLANS BUILDING
A3.00	ELEVATIONS

LANDSCAPE

L1	LANDSCAPE MASTER PLAN
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PROJECT:

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731 30TH SREET
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DRAWING HISTORY

NO.	REV DATE:	DESCRIPTION:
7		
6		
5		
4		
3	2021.04.30	DP APPLICATION
2	2021.03.15	FOR CITY COMMENT
1	2020.10.17	SD SUBMISSION



DISCLAIMER:

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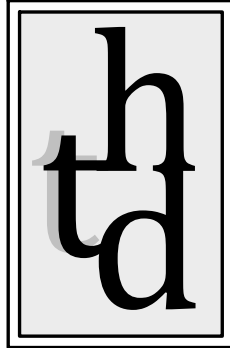
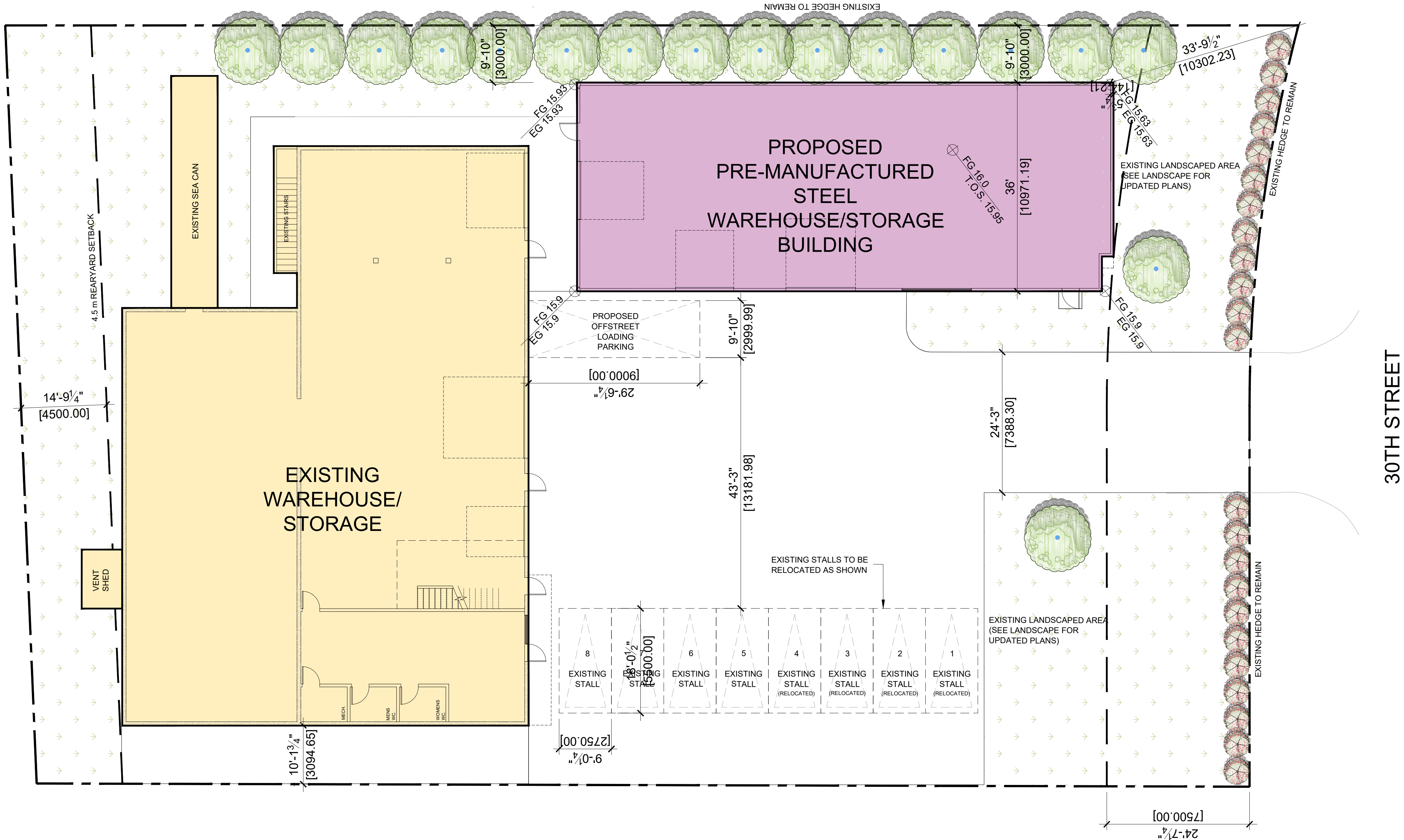
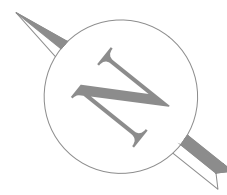
SCALE

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COVER PAGE

SHEET NO.

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SITE PLAN

SHEET NO.

A1.00

1.



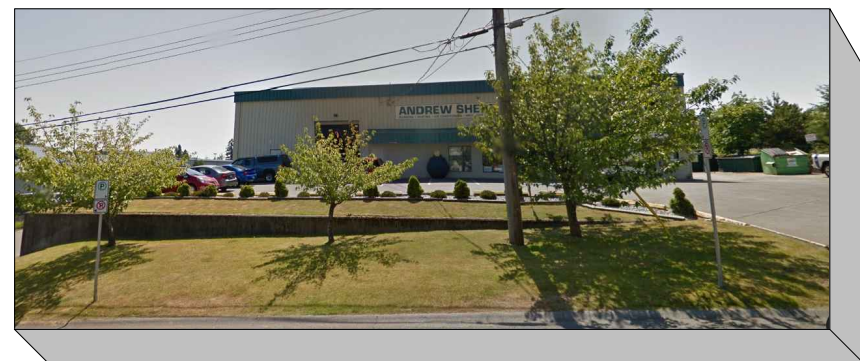
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3.



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6.



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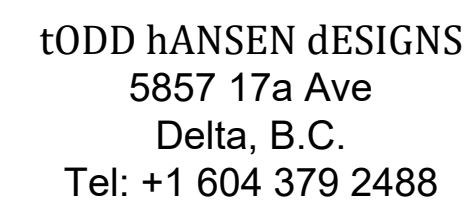
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**CONTEXT
PLAN**

SHEET NO.

A1.01



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3	2021.05.18	DP APPLICATION
2	2021.04.30	DP APPLICATION
1	2021.02.27	TO CLIENT



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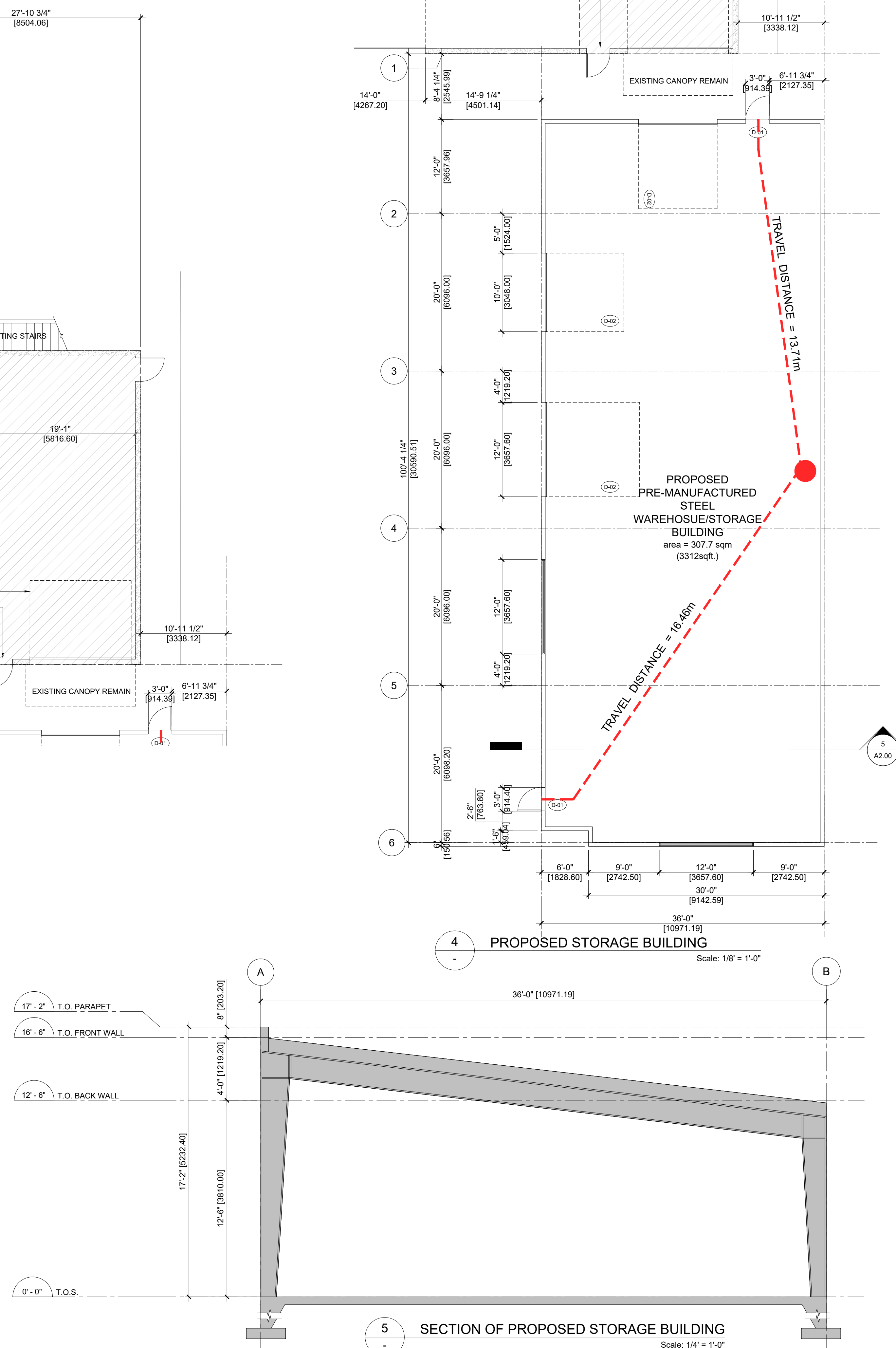
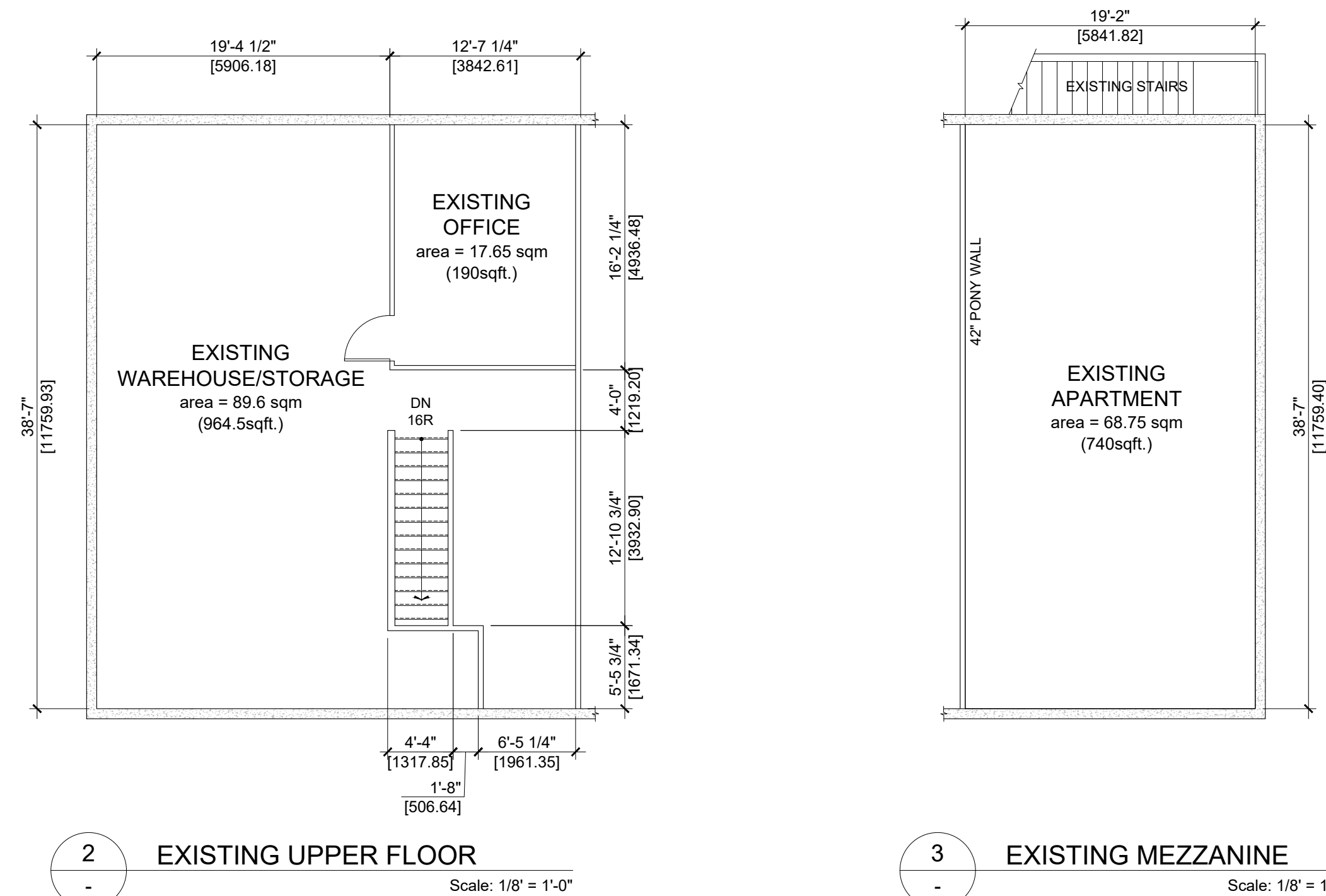
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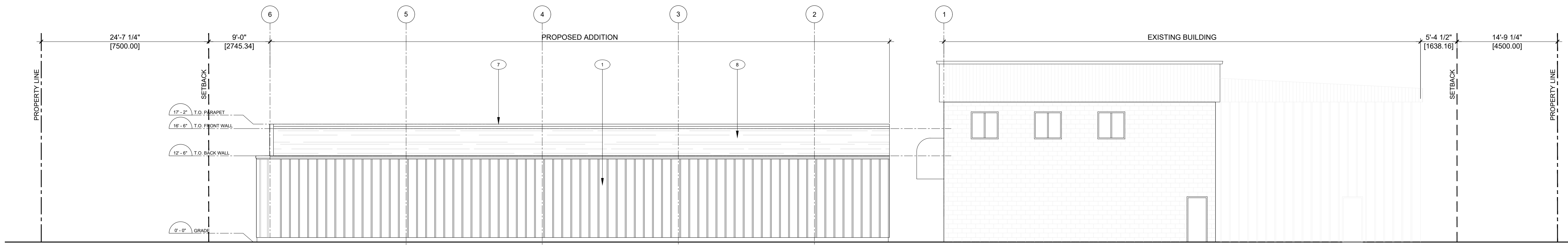
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FLOOR PLANS

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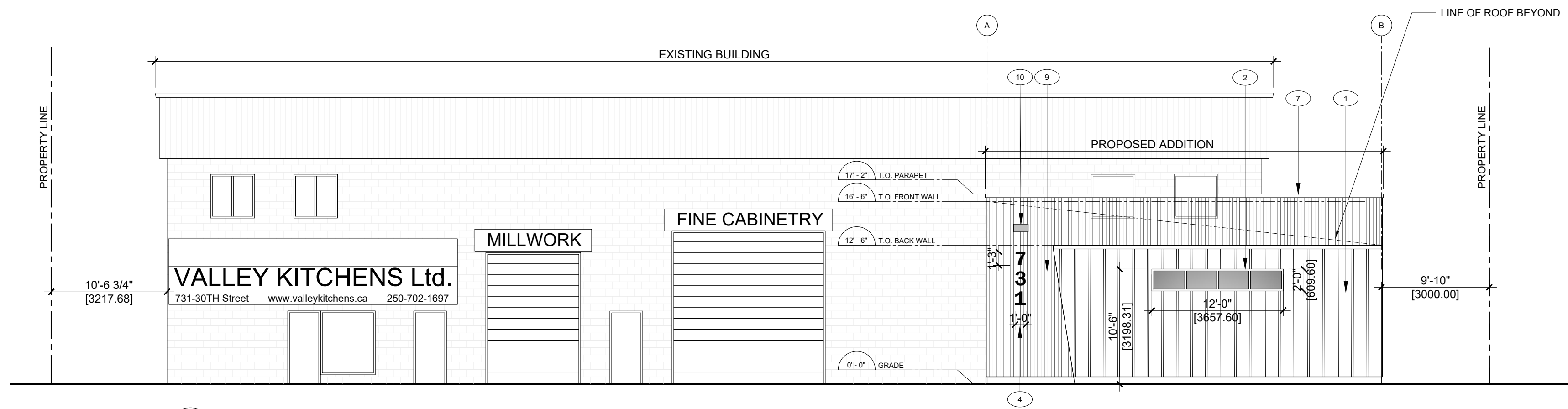
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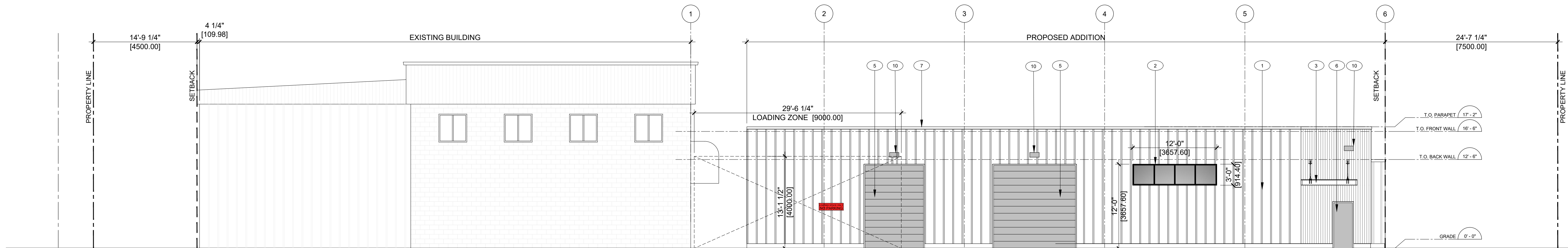


1 WEST ELEVATION
Scale: 1/8" = 1'0"

MATERIAL KEY	
1	METAL SIDING - COLOUR TO MATCH BM CW-90 TAVERN CHARCOAL
2	METAL FRAMED WINDOW -CLEAR ANNODIZED ALUMINUM
3	ALUMINUM C-CHANNEL CANOPY -BLACK
4	ADDRESS SIGN C/W 2" STANDOFFS -COLOUR TBD
5	INSULATED METAL ROLL UP DOORS -GRAY
6	INSULATED METAL MAN DOOR -BLACK
7	CAP FLASHINGS -BLACK



2 NORTH ELEVATION
Scale: 1/8" = 1'0"



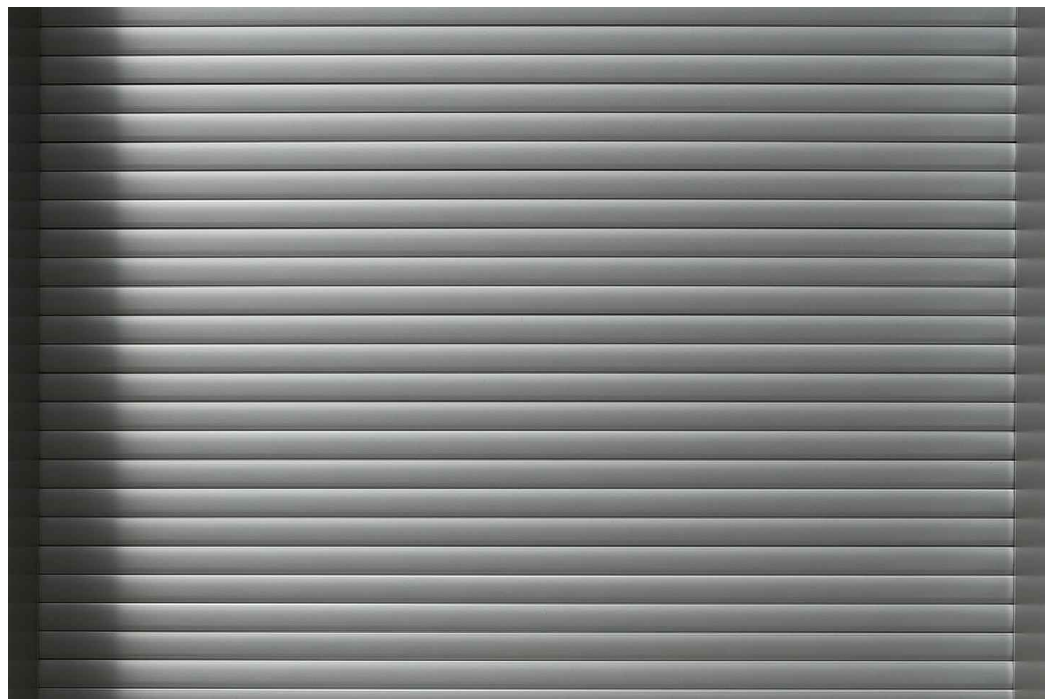
3 EAST ELEVATION
Scale: 1/8" = 1'0"



1 METAL SIDING
- COLOUR TO MATCH BM CW-90 TAVERN CHARCOAL



2 METAL FRAMED WINDOW
-CLEAR ANNODIZED ALUMINUM



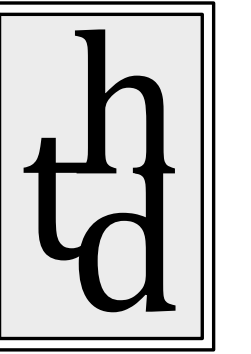
5 INSULATED METAL ROLL UP DOORS
-GRAY



6 INSULATED METAL MAN DOOR
-GRAY



9 VERTICAL LONGBOARD SIDING
-WESTERN RED CEDAR



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