

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3060-20-2118

January 31, 2021

DEVELOPMENT PERMIT

To issue a Development Permit

To: Name: Valley Kitchens Ltd., Inc. No. BC0847393
Address: 731 30th Street, Courtenay BC, V9N 7F7

Property to which permit refers:

Legal: Lot 2, Section 67, Comox District, Plan VIP70243, Except Part in Plan EPP14846

Civic: 731 30th Street

Conditions of Permit:

Permit issued to allow for the construction of a 270.4m² industrial building on the above-noted property subject to the following conditions:

1. That development shall be in conformance with the plans by Todd Hansen Designs dated September 8th, 2021 contained in *Schedule No. 1*;
2. That landscaping be in general conformance with the plans and specifications by Mystic Woods dated May 21st, 2021 contained in *Schedule No. 2*;
3. Submission of landscape security in the amount of \$19,562.50 (\$15,650.00 X 125%) contained in *Schedule No. 3*;
4. All new exterior lighting in the proposed development must use Full Cut Off/Flat Lens (FCO/FL) luminaries to light roads, parking, loading and pedestrian areas;
5. All new individual parking spaces and maneuvering aisles must be clearly marked by painted lines;
6. Loading spaces must be clearly marked with the words "Loading Space Only" on the pavement or wall facing;
7. Every new off-street vehicle parking area must be adequately lighted and lighting used to illuminate the parking area must be arranged so that all direct rays of light fall upon the parking area and not on adjoining premises;
8. Should any tree removal result in less than 13 trees on the property (hedges are not included as trees), a tree cutting permit shall be obtained prior to the removal of any trees; and

9. No alterations or amendments to the plans and elevations shall be made. If any amendments are required, the applicant shall apply for either an amendment to the development permit or obtain a new development permit.

Time Schedule of Development and Lapse of Permit

That if the permit holder has not substantially commenced the construction authorized by this permit within (12) months after the date it was issued, the permit lapses.

February 3, 2022
Date


Corporate Officer

Adriana Proton
Deputy Corporate Officer

COURTENAY, BRITISH COLUMBIA

SUBMITTED FOR:
DEVELOPMENT PERMIT 30/04/2021

ADDRESS:

731 30TH STREET, COURTENAY, BRITISH COLUMBIA
PARCEL IDENTIFIER: 024 716 209

PARCEL IDENTIFIER: 024-716-308

LEGAL: LOT 2 SECTION 67 COMOX DISTRICT PLAN VIP70243,
EXCEPT PART IN PLAN EPP14846

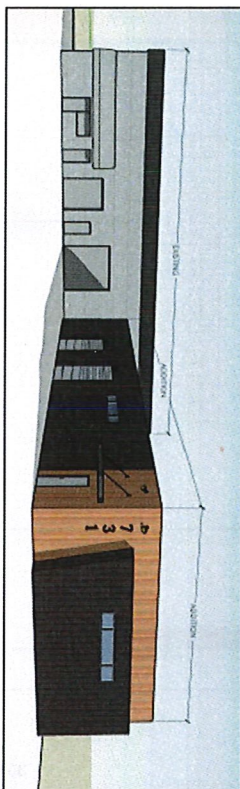
[illegible]

DEVELOPMENT TEAM

DEVELOPER: SABE INVESTMENTS C/O CALIFORNIA INC. 1000 CALIFORNIA BLVD. 100 LOS ANGELES CONTACT: DAVID VINCENT	DESIGNER: TODD HANSEN DESIGNS INC. 3007 FAIRVIEW TOWNSHIP, N.J. 07068 1-800-375-3748 CONTACT: TODD HANSEN	LANDSCAPE DESIGNER: MYSTIC WOODS LANDSCAPE DESIGN 4727 GORDON ROAD CARROLLTOWN, MD 20735 1-202-326-1237 CONTACT: CORINNE MARINSON	SURVEYOR: BUREAU D'ETATS LANDSCAPE ARCHITECTS INC. 671 HENRIEBOUR COURT CHICAGO, IL 60631 1-312-326-1237 CONTACT: BRUCE LILLY
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DRAWING INDEX

ARCHITECTURAL		LANDSCAPE
A2.00	COVER SHEET / DATA / DRAWING INDEX	LANDSCAPE MATERIALS
A2.01	SOFT PLANT	
A2.02	COVERED PLANT	
A2.03	FLOOR PLANT BUILDING	
A2.04	ELEVATIONS	
A2.05	UNDO MATERIAL	



DRAWING HISTORY	
NO.	REV. DATE DESCRIPTION
1	REV. DATE DESCRIPTION
2	
3	
4	2011 04 26 DR RESPONSE
5	2011 04 26 DR APPLICATION
6	2011 03 15 FOR CITY COMMENT
7	2010 10 17 NO SUBMISSION

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TODD HANSEN DESIGNS
5857 172 Ave
Delta, B.C.
Tel: +1 604 379 2488

PROJECT:

VALLEY KITCHENS
731 30TH STREET
COURTENAY, B.C.

PROJECT:

VALLEY KITCHENS
731 30TH STREET
COURTENAY, B.C.



DISCLAIMER:

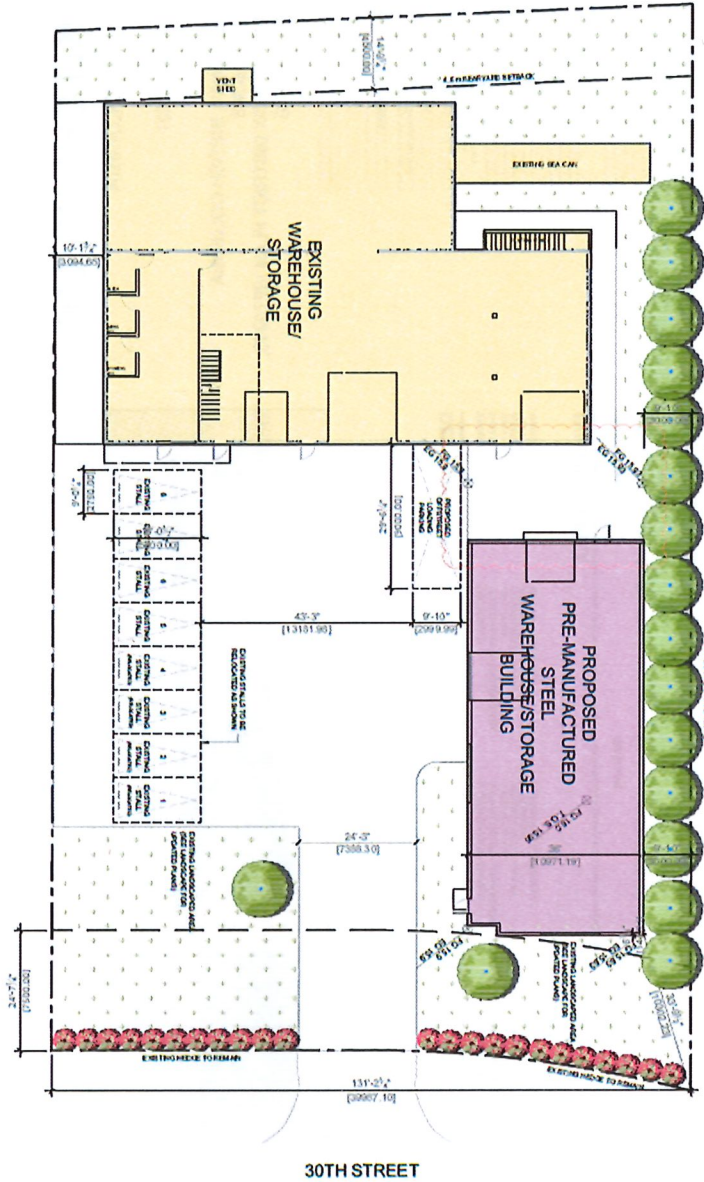
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3

COVER PAGE

SHEET NO.

A0.00



30TH STREET



10000 VALLEY KITCHENS
5450 134th Ave
Delta, B.C.
Tel: 41 504 373 2466

PROJECT:
VALLEY KITCHENS
731 30TH STREET
COURTENAY, B.C.

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DRAWING HISTORY

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2	2	2021 04 04	REVISED
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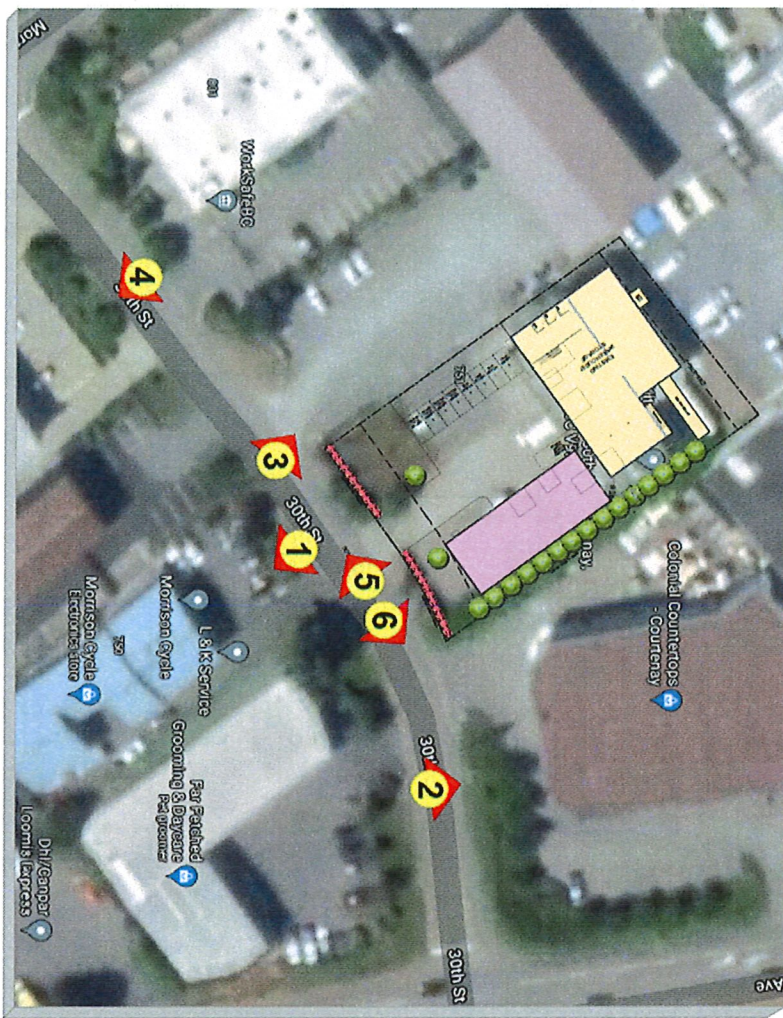
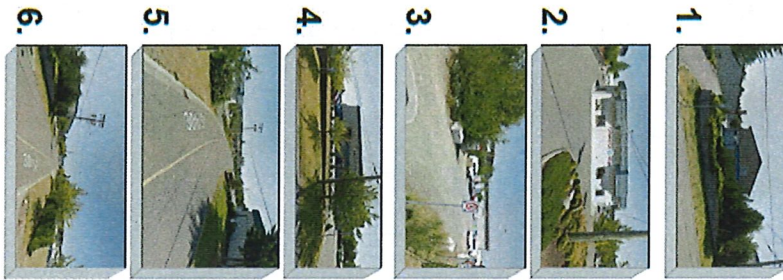
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SCALE: AS NOTED

SITE PLAN

SHEET NO.

A1.00



HDB HANSEN DESIGNS
8800 17th Ave
Courtenay BC
Tel: 250.375.2488

PROJECT:
VALLEY KITCHENS
731 30TH STREET
COURTENAY, B.C.

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DRAWING HISTORY

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DRAWING:
731 30TH STREET
COURTENAY, B.C.

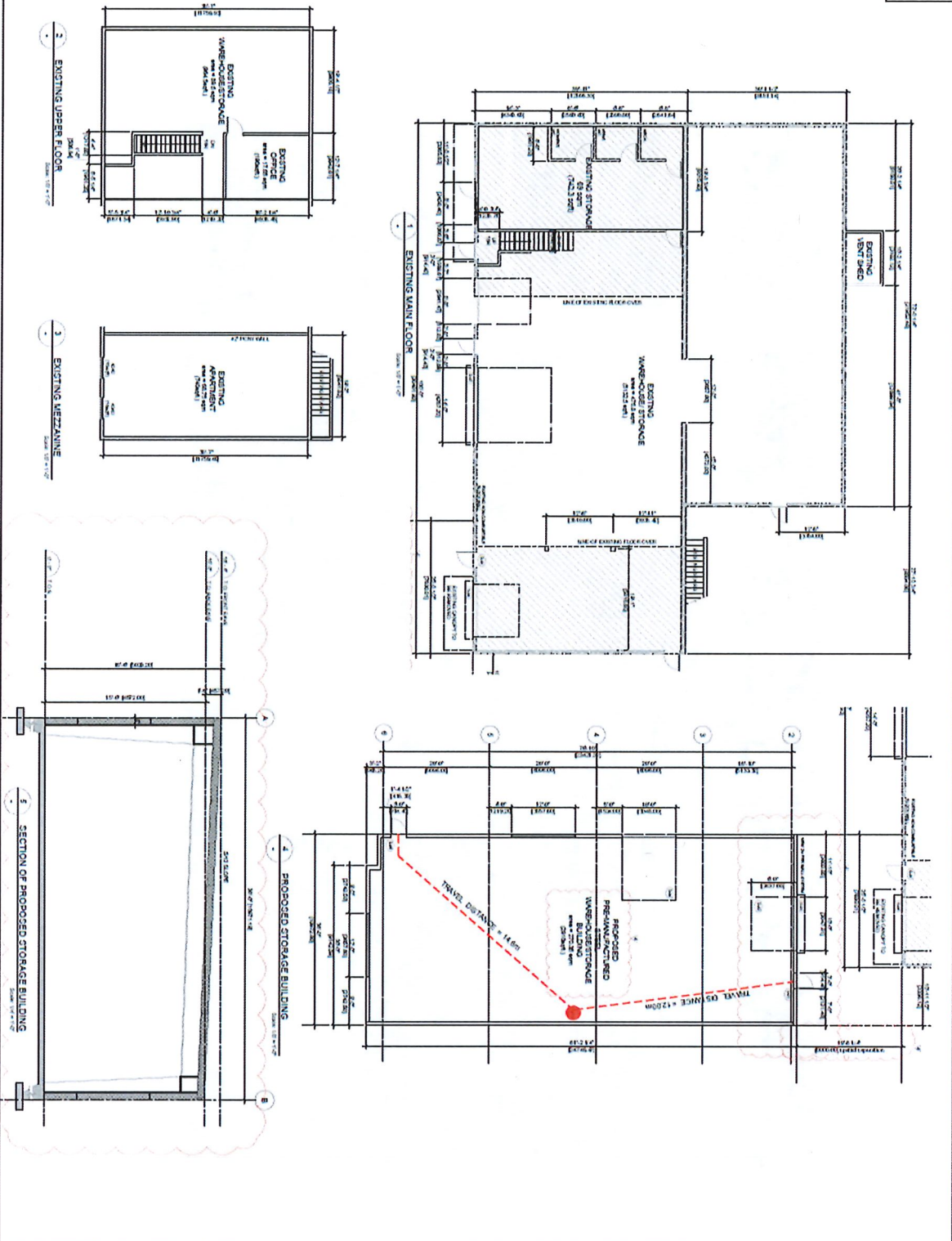
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SCALE:
AS NOTED

CONTEXT
PLAN

SHEET NO.

A1.01



J.D. JANSEN & SONS
5371 14th Ave.
Delta, B.C.
Tel: +1 604 373 2498

PROJECT:
VALLEY KITCHENS
731 30TH STREET
COURTENAY, B.C.

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DRAWING HISTORY

NO.	DESCRIPTION	DATE	BY
1	PROPOSED STORAGE BUILDING	2021.02.27	TO CLIENT
2	2021.04.01	OF APPLICATION	
3	2021.05.04	OF APPLICATION	
4	2021.06.04	OF APPLICATION	
5	2021.06.04	OF APPLICATION	



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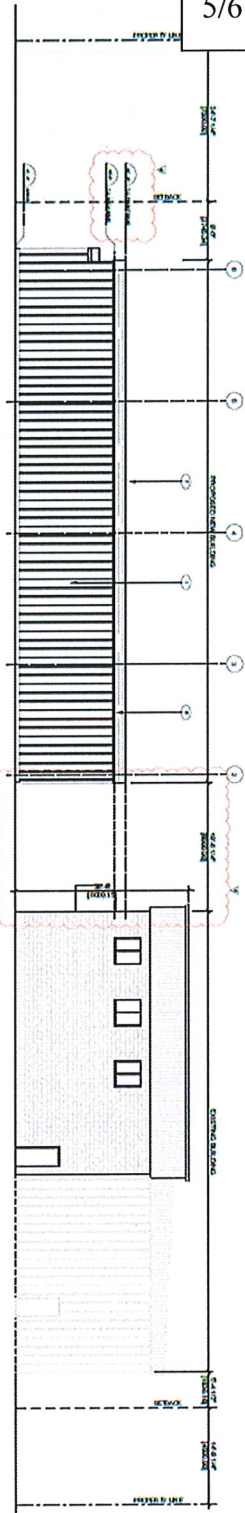
SCALE:

AS NOTED

FLOOR PLANS

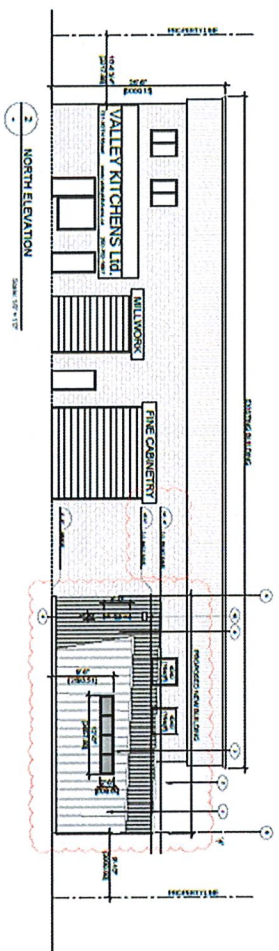
SHEET NO.

A2.00

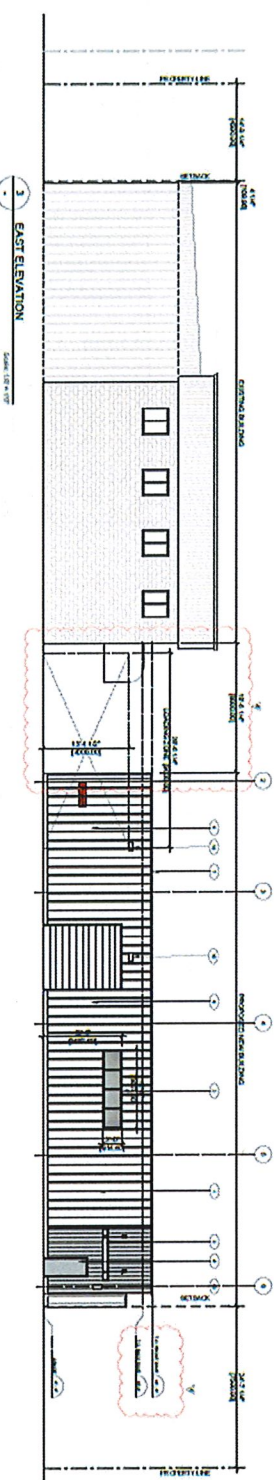


1 WEST ELEVATION
Scale: 1/8" = 1'-0"

- MATERIAL KEY**
- 1 METAL ROOF
 - 2 CLADDING TO MATCH EXISTING TYPICAL COMBINATION
 - 3 METAL PANELING
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 - 100 METAL PANELING



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



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

- 1 METAL ROOF
- 2 CLADDING TO MATCH EXISTING TYPICAL COMBINATION
- 3 METAL PANELING
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HODD KANSEN DESIGNS
3537 178 AVE
VANCOUVER, BC
Tel: 604 375 2488

PROJECT:
VALLEY KITCHENS
731 30TH STREET
COURTENAY, B.C.

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NO.	REVISION DATE	DESCRIPTION
1	2007 02 27	TO CLERK
2	2007 04 30	DP APPLICATION
3	2007 05 15	DP APPLICATION
4	2007 06 05	DP RESPONSE
5	2007 06 05	DP RESPONSE
6	2007 06 05	DP RESPONSE
7	2007 06 05	DP RESPONSE



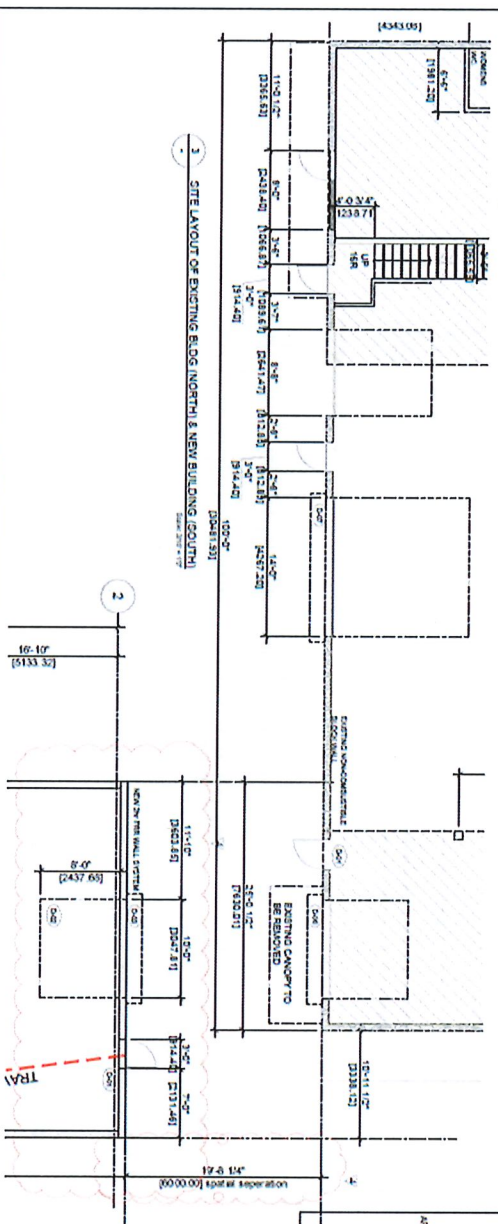
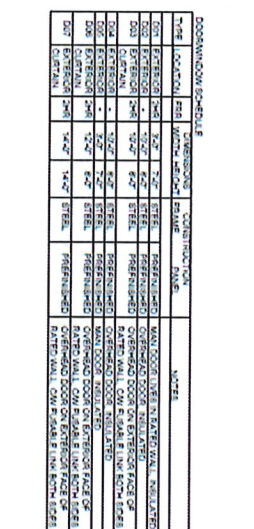
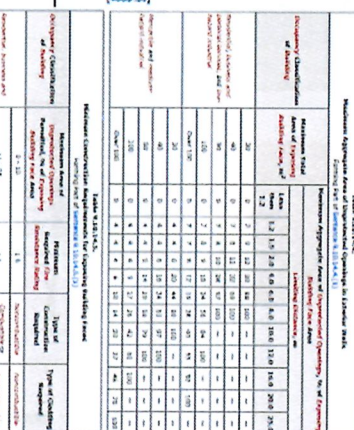
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SCALE: AS NOTED

ELEVATIONS

SHEET NO.

A3.00



Maximum Aggregate Area of Exposure (Capable as follows)									
Exposure as of September 30, 2014 (a)									
Exposure Classification by Rating	Maximum Total Area of Exposure Capable as of 9/30/14	Maximum Aggregate Area of Exposure (Capable as of 9/30/14)							
		AAA	AA	A	BBB	BBB-	BBB+	BBB-	BBB+
Investment Grade and Speculative Investment Grade	AAA	100	100	100	100	100	100	100	100
	AA	100	100	100	100	100	100	100	100
	A	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100

Maximum Aggregate Area of Exposure (Capable as follows)									
Exposure as of September 30, 2014 (a)									
Exposure Classification by Rating	Maximum Total Area of Exposure Capable as of 9/30/14	Maximum Aggregate Area of Exposure (Capable as of 9/30/14)							
		AAA	AA	A	BBB	BBB-	BBB+	BBB-	BBB+
Investment Grade and Speculative Investment Grade	AAA	100	100	100	100	100	100	100	100
	AA	100	100	100	100	100	100	100	100
	A	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100

Maximum Aggregate Area of Exposure (Capable as follows)									
Exposure as of September 30, 2014 (a)									
Exposure Classification by Rating	Maximum Total Area of Exposure Capable as of 9/30/14	Maximum Aggregate Area of Exposure (Capable as of 9/30/14)							
		AAA	AA	A	BBB	BBB-	BBB+	BBB-	BBB+
Investment Grade and Speculative Investment Grade	AAA	100	100	100	100	100	100	100	100
	AA	100	100	100	100	100	100	100	100
	A	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100

Maximum Aggregate Area of Exposure (Capable as follows)									
Exposure as of September 30, 2014 (a)									
Exposure Classification by Rating	Maximum Total Area of Exposure Capable as of 9/30/14	Maximum Aggregate Area of Exposure (Capable as of 9/30/14)							
		AAA	AA	A	BBB	BBB-	BBB+	BBB-	BBB+
Investment Grade and Speculative Investment Grade	AAA	100	100	100	100	100	100	100	100
	AA	100	100	100	100	100	100	100	100
	A	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100

Maximum Aggregate Area of Exposure (Capable as follows)									
Exposure as of September 30, 2014 (a)									
Exposure Classification by Rating	Maximum Total Area of Exposure Capable as of 9/30/14	Maximum Aggregate Area of Exposure (Capable as of 9/30/14)							
		AAA	AA	A	BBB	BBB-	BBB+	BBB-	BBB+
Investment Grade and Speculative Investment Grade	AAA	100	100	100	100	100	100	100	100
	AA	100	100	100	100	100	100	100	100
	A	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB-	100	100	100	100	100	100	100	100
	BBB+	100	100	100	100	100	100	100	100

Maximum Aggregate Area of Exposure (Capable as follows)									
Exposure as of September 30, 2014 (a)									
Exposure Classification by Rating	Maximum Total Area of Exposure Capable as of 9/30/14	Maximum Aggregate Area of Exposure (Capable as of 9/30/14)							
		AAA	AA	A	BBB	BBB-	BBB+	BBB-	BBB+
Investment Grade and Speculative Investment Grade	AAA	100	100	100	100	100	100	100	100
	AA	100	100	100	100	100	100	100	100
	A	100	100	100	100	100	100	100	100
	BBB	100	100	100	100	100	100	100	100
	BBB-	100	100	100	100	100	100	100	100
Non-Investment Grade and Speculative Investment Grade	BBB+	100	100						

TODD HANSEN DESIGNS
5857 17a Ave
Delta, B.C.
Tel: +1 604 379 2468

PROJECT:
VALLEY KITCHENS
731 30TH STREET
COURTENAY, B.C.

VALLEY KITCHENS
731 30TH STREET
COURTENAY, B.C.

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NO	REVISION DATE	DESCRIPTION
7		
6		
5		
4	2007-09-09	DP RESUBMIT
3	2007-06-16	DP APPLICATION
2	2007-04-30	DP APPLICATION
1	2007-02-27	TO CLIENT



DISCLAIMER

discrepancies are to be reported immediately to the prior to construction. In the event of a discrepancy, written comments will take precedence

AS NO 13

UPO DIAGRAM

SHEET NO.

A3.01



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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LOW SAMPLES 2-3

—

EC LANDSCAPE STANDARDS

2001-2002

[illegible]

LANDSCAPE INSTALLATION ESTIMATE

May 14, 2021

LANDSCAPE DESIGNER

Mystic Woods Landscape Design
4737 Gordon Road
Campbell River, BC V9H 1T3
(250)286-1327
design@mysticwoods.ca

PROJECT

Valley Kitchens
731 30th Street
Courtenay, BC

Planting beds: 223.5m² (2,406 ft²)

Plant material	\$ 3,260.00
Topsoil delivered (shrubs) @ 18" – 140 cu yds @ \$35	4,900.00
Fine mulch delivered @ 4" – 30 cu yds @ \$60	1,800.00
Fertilizers, and miscellaneous	500.00
Machine work to grade and move materials	1,600.00
Labour to install plant materials and other work to complete	1,800.00
Irrigation system installed (revised and added to accommodate new design)	1,200.00
Uline 5 Loop bike rack	590.00
Planting Sub-total (not including taxes)	\$ 15,650.00

Materials estimated at cost.

This estimate is approximate and may not reflect actual cost to install.

Corinne Matheson, CLD, QP
Mystic Woods Landscape Design