

ZONING INFORMATION:	
MUNICIPALITY:	CITY OF COURTENAY
LAND USE BYLAW:	3001 / 2020
BUILDING USE:	WARE HOUSE AND SALES OFFICE
LAND ZONING:	I-2 INDUSTRIAL TWO ZONE
PERMITTED USE:	PERMITTED

SITE SIZE AND COVERAGE:			PART 8.24.
REQUIREMENT		PROVIDED	RELAX.
MIN. PARCEL FRONTAGE	20.0 M	17.0 M	Y
MIN. PARCEL AREA	1,250.0 SqM	6,037 SqM	-
MAX. SITE COVERAGE	60%	26 %	-

BUILDING SIZE:		PART 8.24.	
REQUIREMENT		PROVIDED	RELAX.
MAX. HEIGHT	15.0 M	9.8 M	-
MAX. No. OF STOREYS	AS PER DEV. AUTH.	1	-

BUILDING LOCATION AND SETBACKS:			PART 8.24.
REQUIREMENT		PROVIDED	RELAX.
MIN. FRONT YARD (NORTH)	7.5 M	8.3 M	-
MIN. REAR YARD (SOUTH)	4.5 M	8.8 M	-
SIDE YARD (NON-RESIDENTIAL) (NORTH)	0 M	7.5 M	-
SIDE YARD (NON-RESIDENTIAL) (WEST)	0 M	53.5 M	-
SIDE YARD (ADJ. TO RESIDENTIAL) (EAST)	6.0 M	7.6 M	-

BUILDING LOCATION AND SETBACK NOTES:

1. SINGLE STOREY BUILDING SIDE YARD ADJACENT TO RESIDENTIAL = 6.0 M
2. TWO STOREY BUILDING SIDE YARD ADJACENT TO RESIDENTIAL = 7.5 M
3. SIDE YARD FLANKING A STREET = 7.5 M

PARKING		PART 7	
REQUIREMENT		PROVIDED	RELAX.
BUILDING SUPPLY STORE 1,179.5 SqM 1.0 per 90.0 SqM of WAREHOUSE AREA	14		
BUILDING SUPPLY STORE 211.4 SqM 1 per 35.0 SqM of RETAIL AREA	6		
BUILDING SUPPLY STORE 10 STAFF 1.0 per 2 STAFF + 1 / COMPANY VEHICLE	5		
TOTAL PARKING STALLS 0.0 % VARIANCE [0 STALLS]	25	25	-
BARRIER-FREE STALLS 3.8 M (W) x 5.5 M (L)	1	1	-

PARKING NOTES:

1. MINIMUM PARKING STALL SIZE = 2.75 M (W) x 5.5 M (L)
2. MINIMUM DRIVE AISLE WIDTH = 7.2M [23.6 Ft]

LOADING		PART 7
REQUIREMENT	PROVIDED	RELAX.
LOADING ZONE (11 DISTRICT) MIN. 9.0 M (L) x 3.0 M (W) x 4.0 M (H) 1 LZ per 1,858.0 SqM WAREHOUSE AREA	3	-

LOADING NOTES:

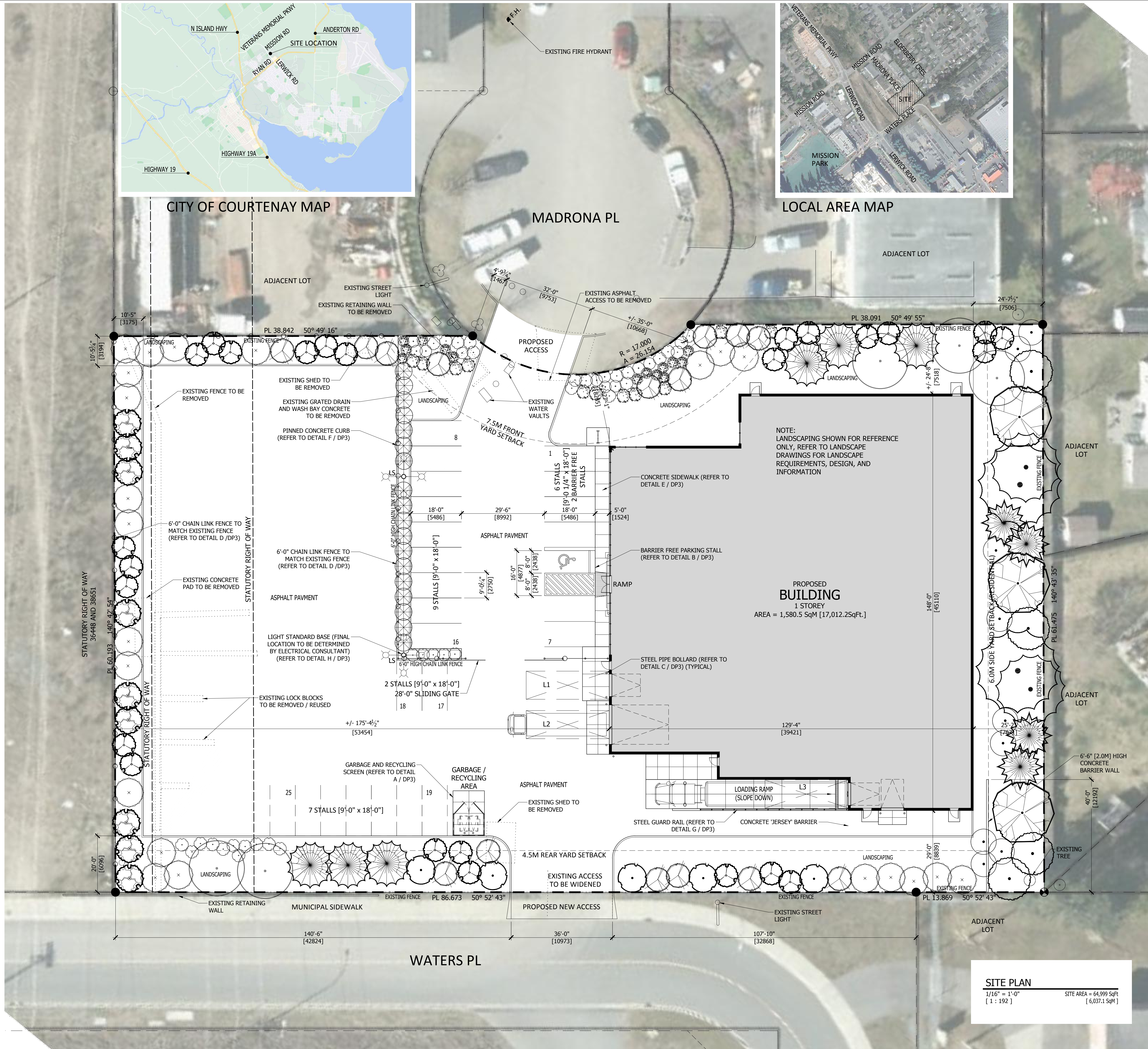
1. MINIMUM 6.0 M WIDE MANEUVERING ACCESS AISLE TO LOADING STALL

BICYCLES			
REQUIREMENT		PROVIDED	RELAX.
BICYCLE STALLS 0.6 M x 1.8 M AS PER DEV. AUTH.	-	4	-

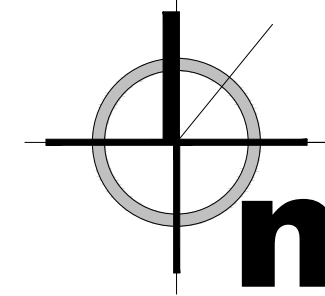
LEGAL DESCRIPTION

LEGAL ADDRESS			
LOT: 8	PLAN:	VIP 65433	LOT: 2 PLAN: VIP 83959
CIVIC ADDRESS			
ADDRESS:	4625 MADRONA PLACE		
MUNICIPALITY:	CITY OF COURTENAY		
PROVINCE:	BRITISH COLUMBIA		

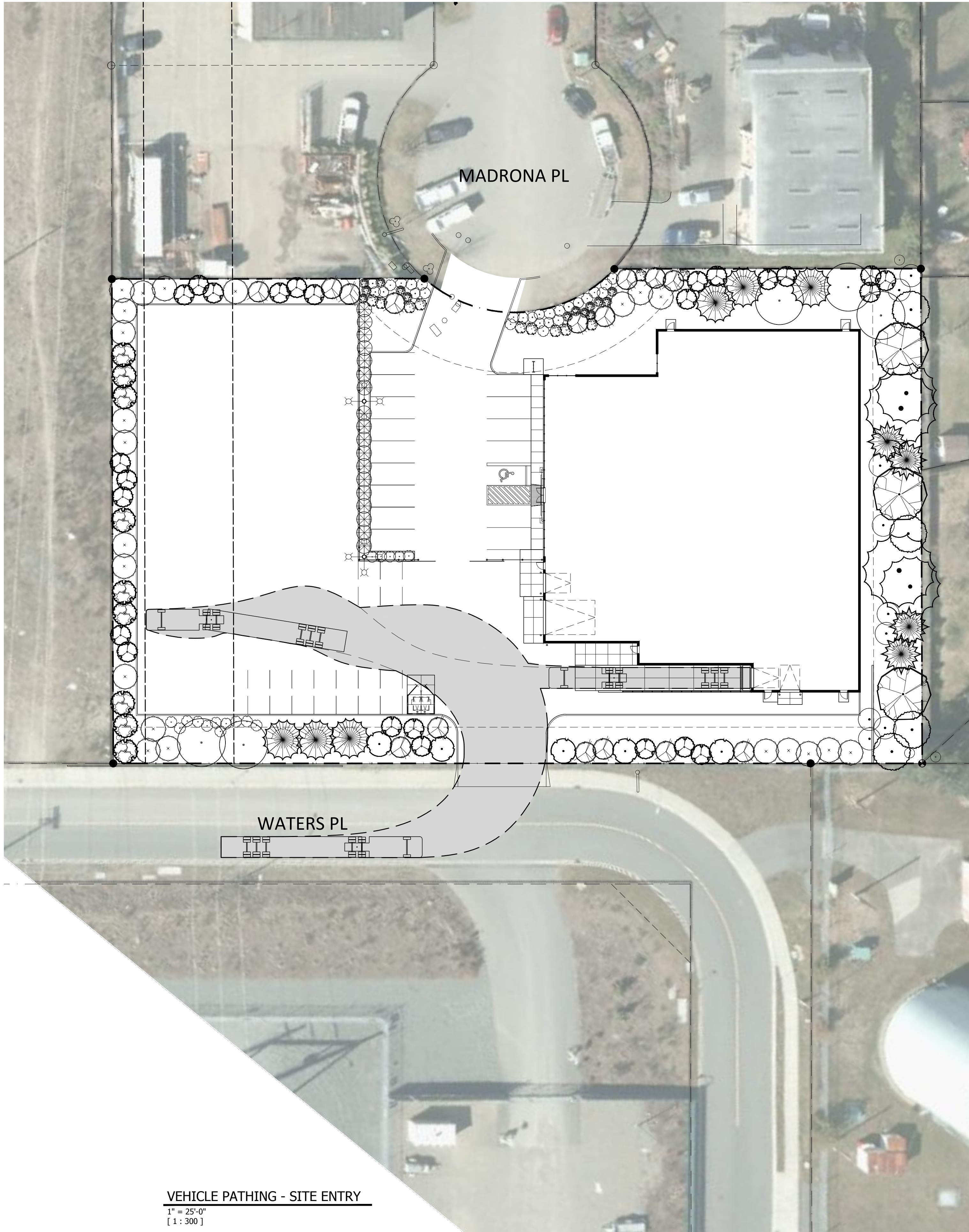
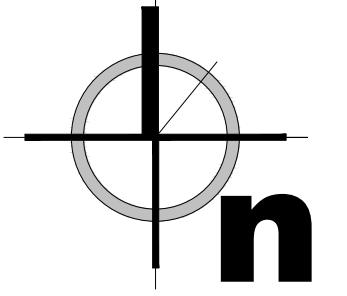
DRAWING SHEET LIST	
SHEET NO.	DESCRIPTION
DP1	SITE AND LANDSCAPING PLAN
DP2	VEHICLE PATHING
DP3	SITE DETAILS
DP4	MAIN FLOOR PLAN
DP5	BUILDING ELEVATIONS



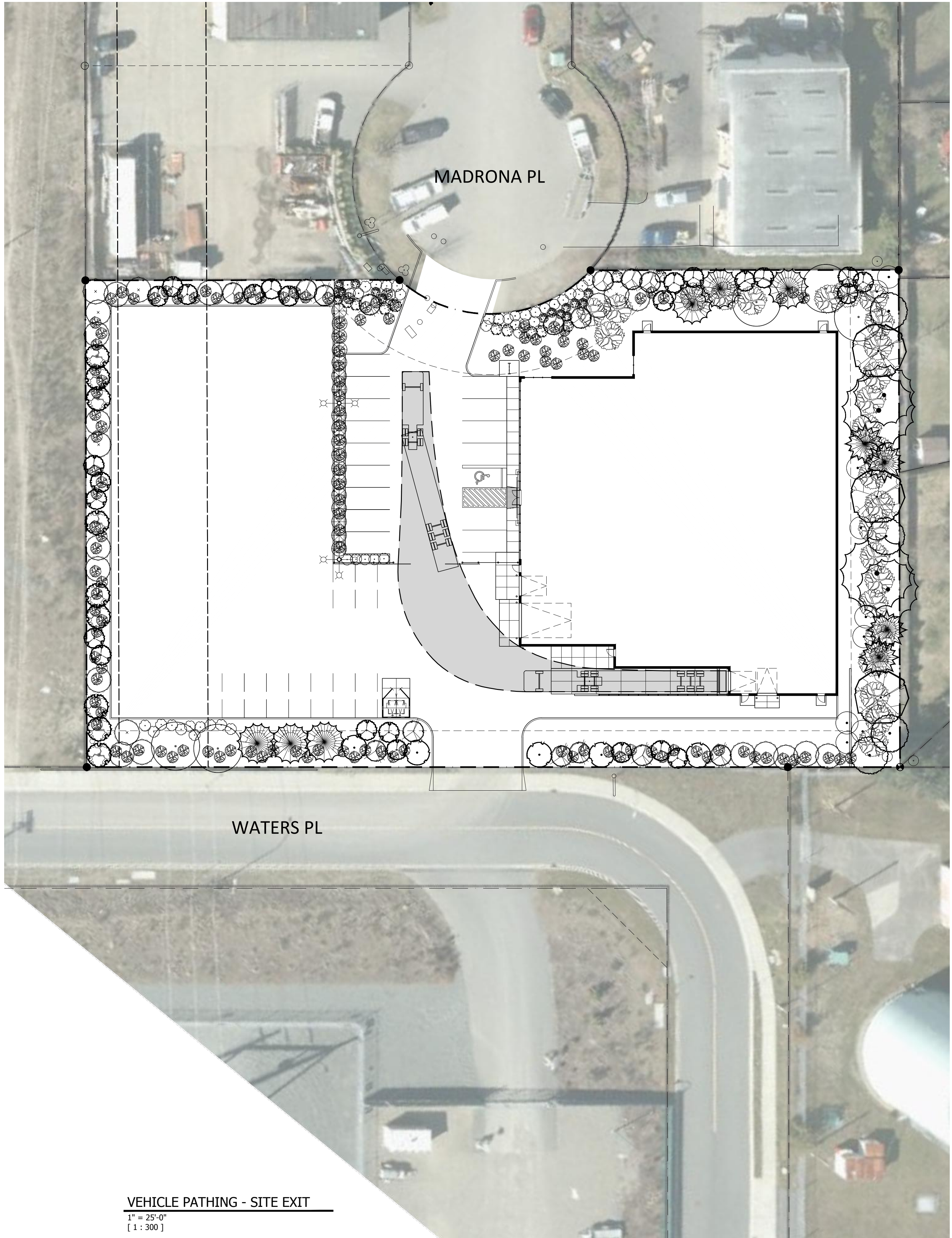
DO NOT SCALE DRAWING
THIS DRAWING IS THE PROPERTY OF SASH DEVELOPMENTS LTD. AND
MAY NOT BE USED WITHOUT EXPRESSED WRITTEN PERMISSION.
REPORT ANY DISCREPANCIES TO SASH DEVELOPMENTS LTD. PRIOR
TO PROCEEDING WITH WORK.



			
543 WILLOW BROOK DRIVE S.E. CALGARY, ALBERTA, T2J 3J5 C: 403.608.8107			
4	04/07/2002	ISSUED FOR REVISED PERMIT	
3	03/30/2002	ISSUED FOR REVISED PERMIT	
2	03/01/2002	ISSUED FOR REVISED PERMIT	
1	03/02/2002	ISSUED FOR REVISED PERMIT	
E	02/25/2002	ISSUED FOR REVIEW	
0	01/27/2002	ISSUED FOR PERMIT	
NO	M/D/Y/Y	REVISION / ISSUE	
CLIENT			
BARTLE & GIBSON			
COURTNEY BRITISH COLUMBIA		bartle & gibson	
DRAWING TITLE			
SITE AND LANDSCAPING PLAN			
SCALE:	AS SHOWN	CHKD:	AN
DWN BY:	CH	APPR:	AN
DATE:	2022/04/07	FILE NO.:	-
<div>  <div> 1 OF 5 PAGES </div> </div>			
<small>ARCH prepared 0 (24.00 x 36.00 inches) April-07-22 5:28:09 PM</small>			



VEHICLE PATHING - SITE ENTRY
1" = 25'-0"
[1 : 300]



VEHICLE PATHING - SITE EXIT
1" = 25'-0"
[1 : 300]

543 WILLOW BROOK DRIVE S.E.
CALGARY, ALBERTA, T2J 3J5 C: 403.608.8107

4	14/07/2022	ISSUED FOR REVISED PERMIT
3	03/06/2022	ISSUED FOR REVISED PERMIT
2	03/02/2022	ISSUED FOR REVISED PERMIT
1	03/02/2022	ISSUED FOR REVISED PERMIT
E	02/28/2022	ISSUED FOR REVIEW
0	01/27/2022	ISSUED FOR PERMIT
NO	M/D/Y/Y	REVISION / ISSUE

CLIENT
BARTLE & GIBSON
SERVICE CENTRE
 bartle & gibson

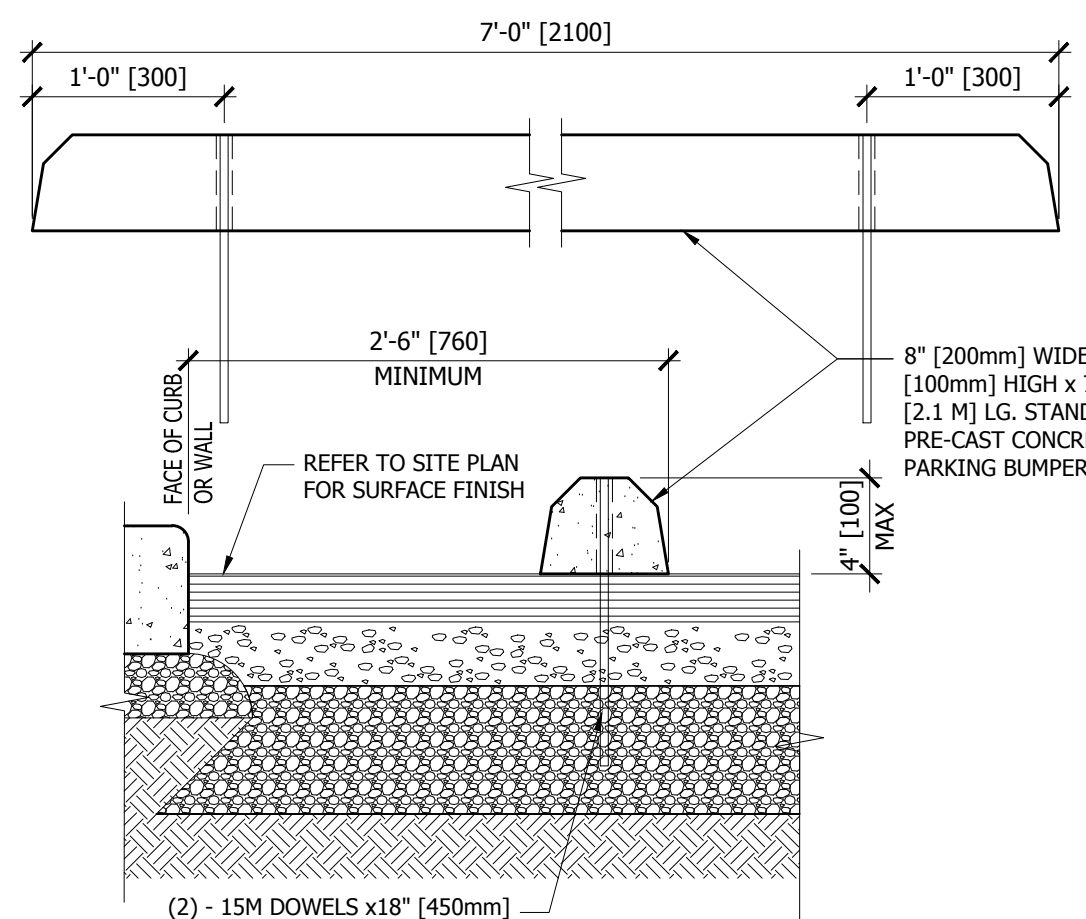
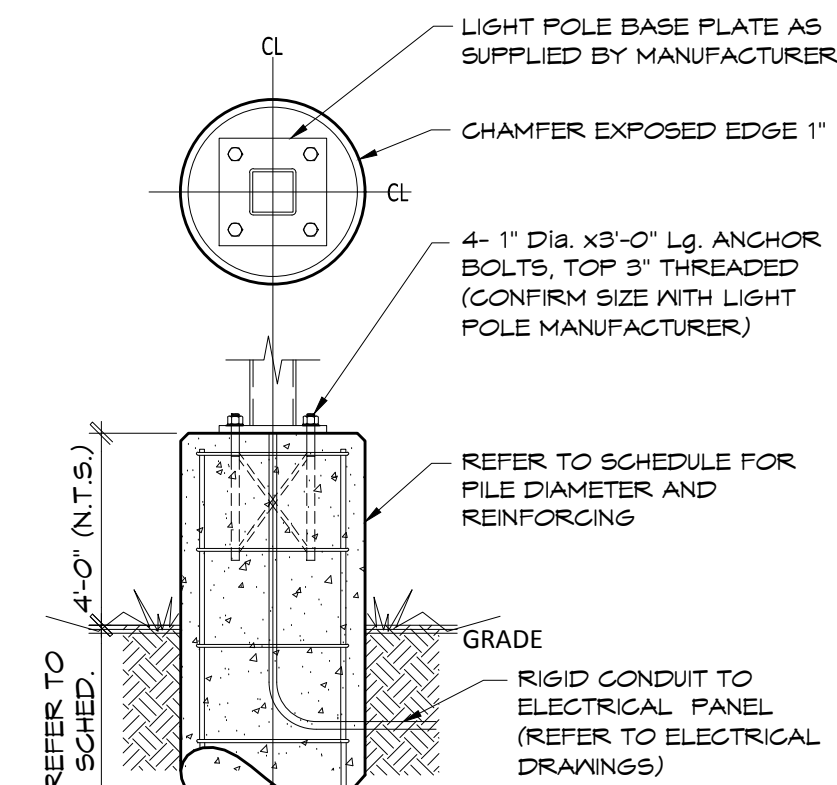
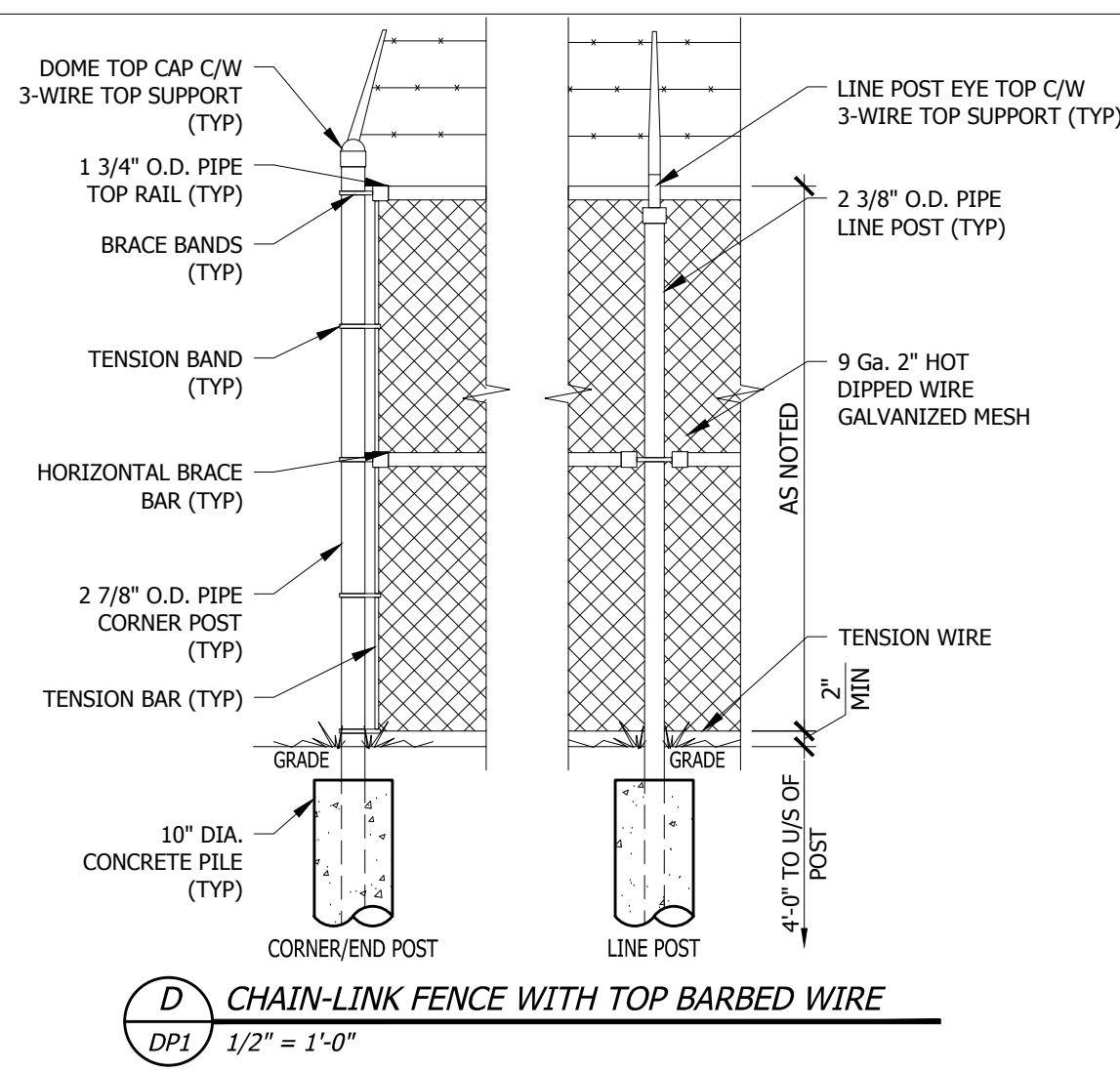
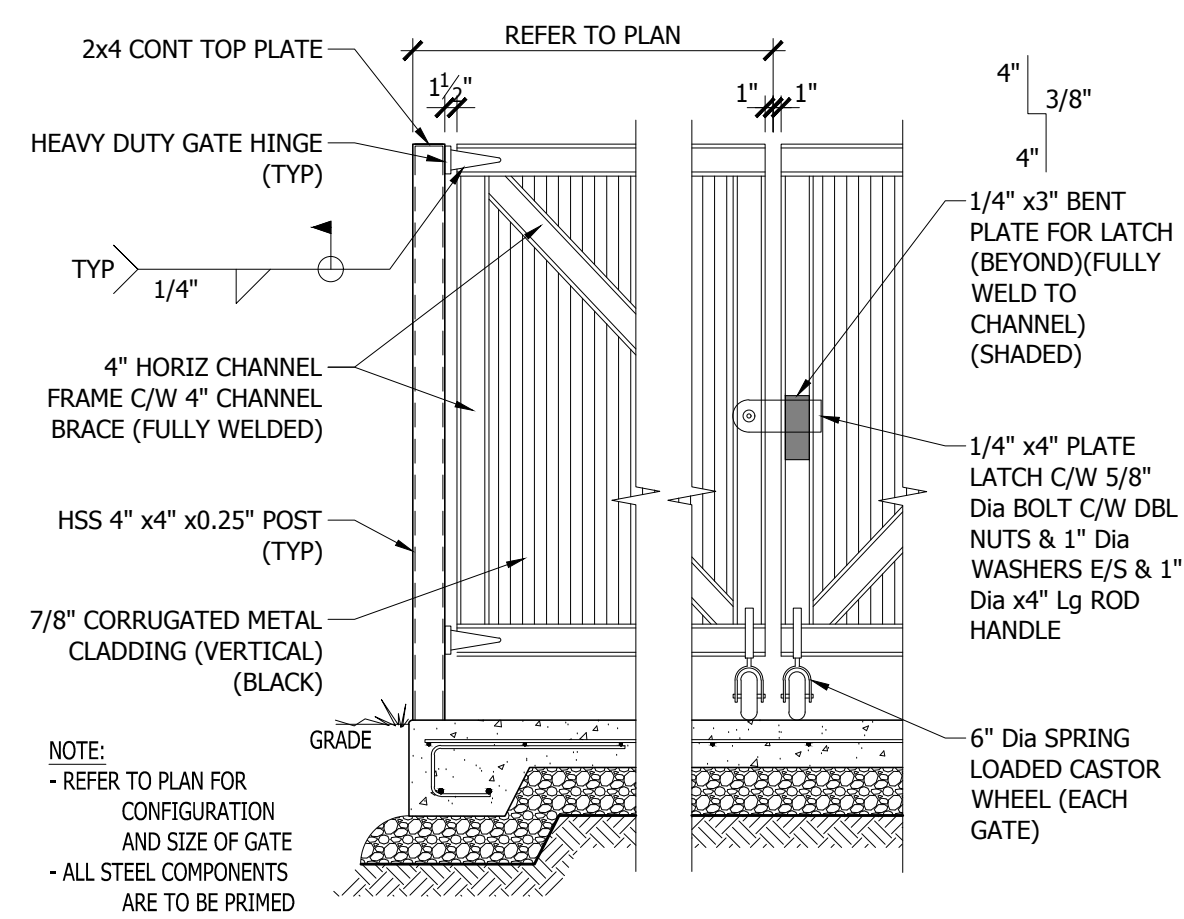
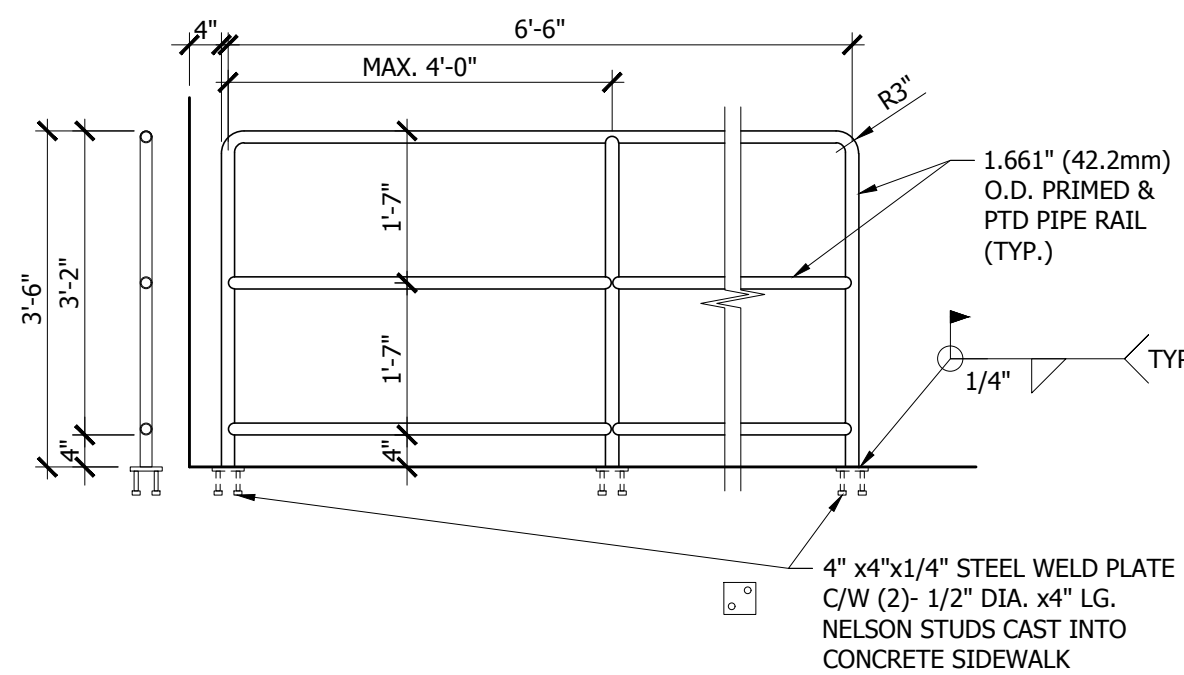
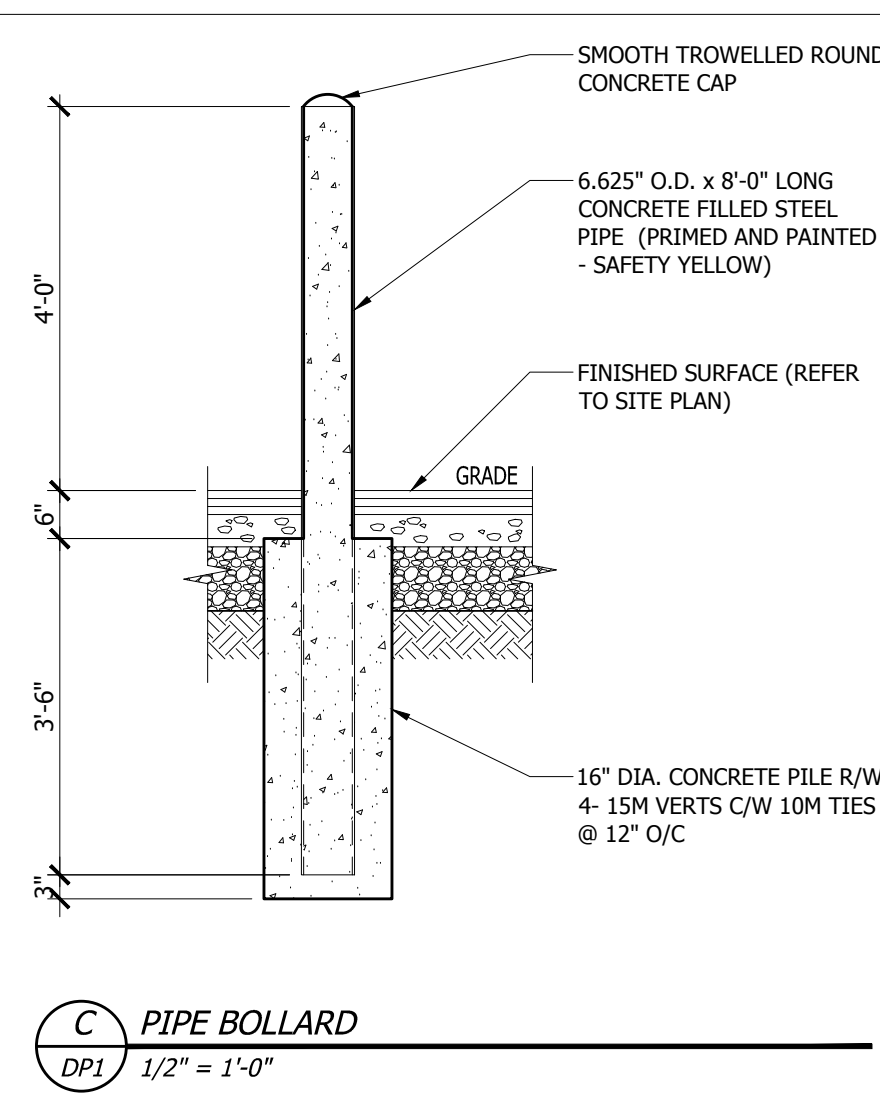
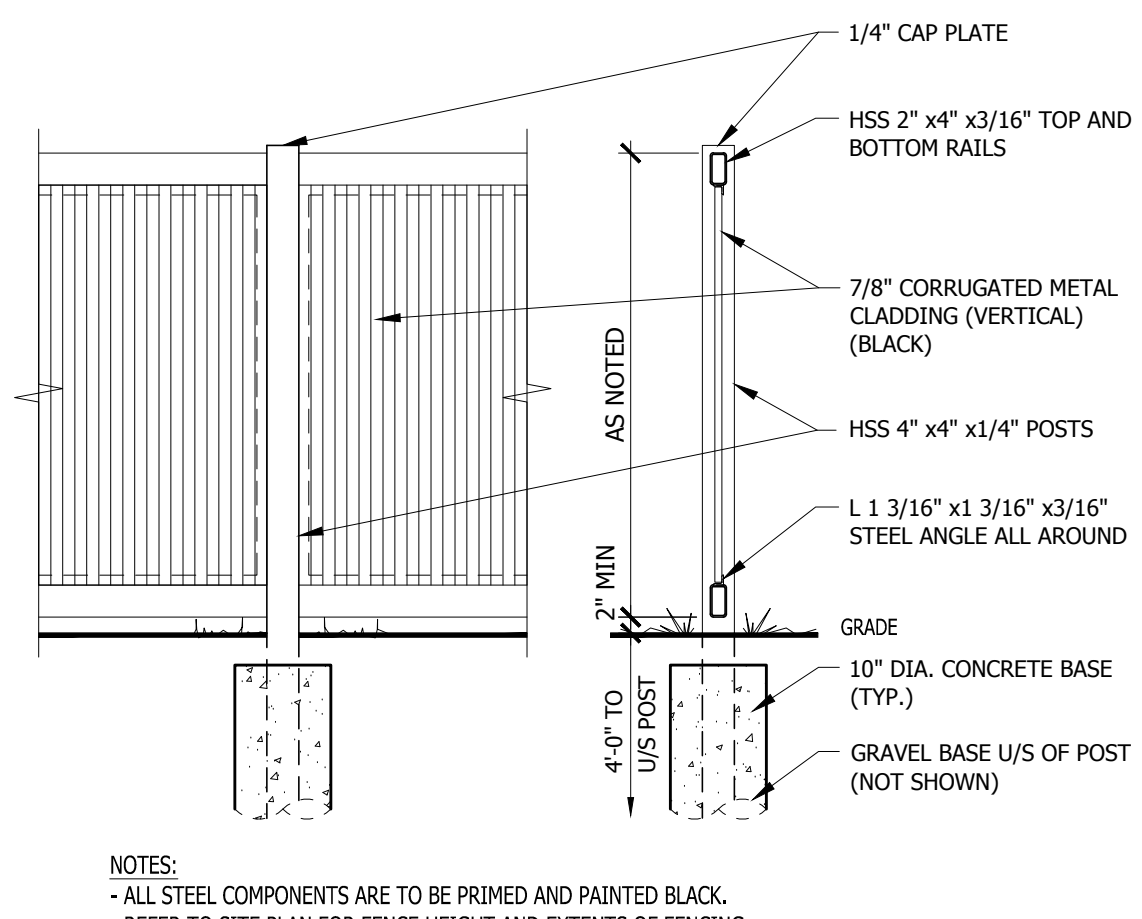
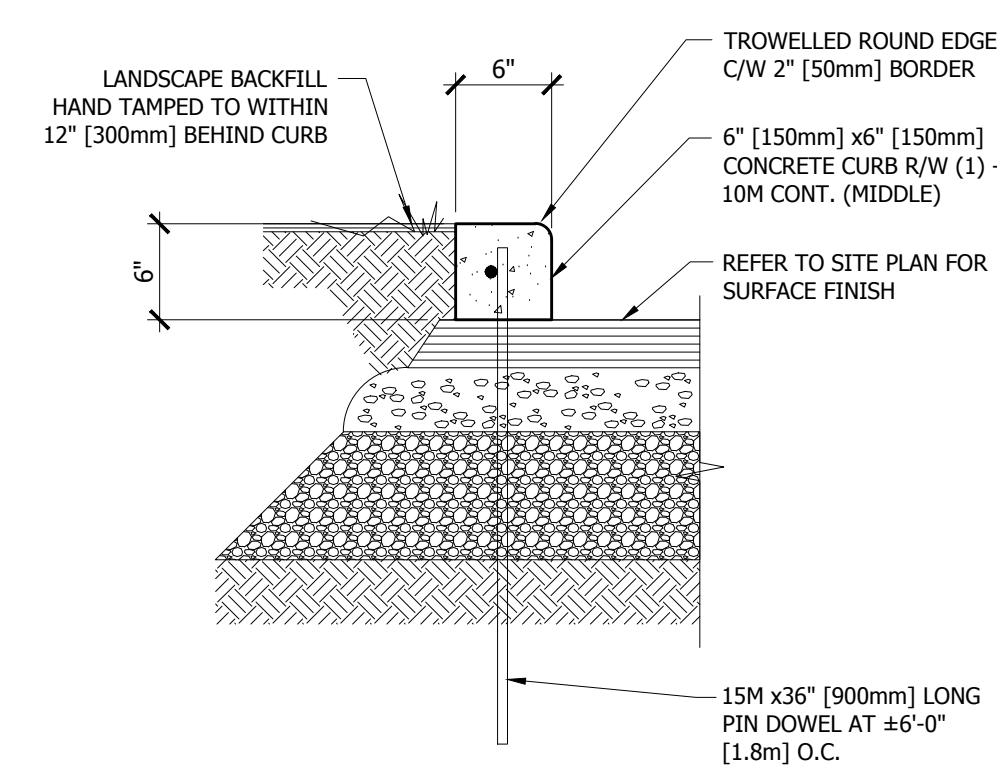
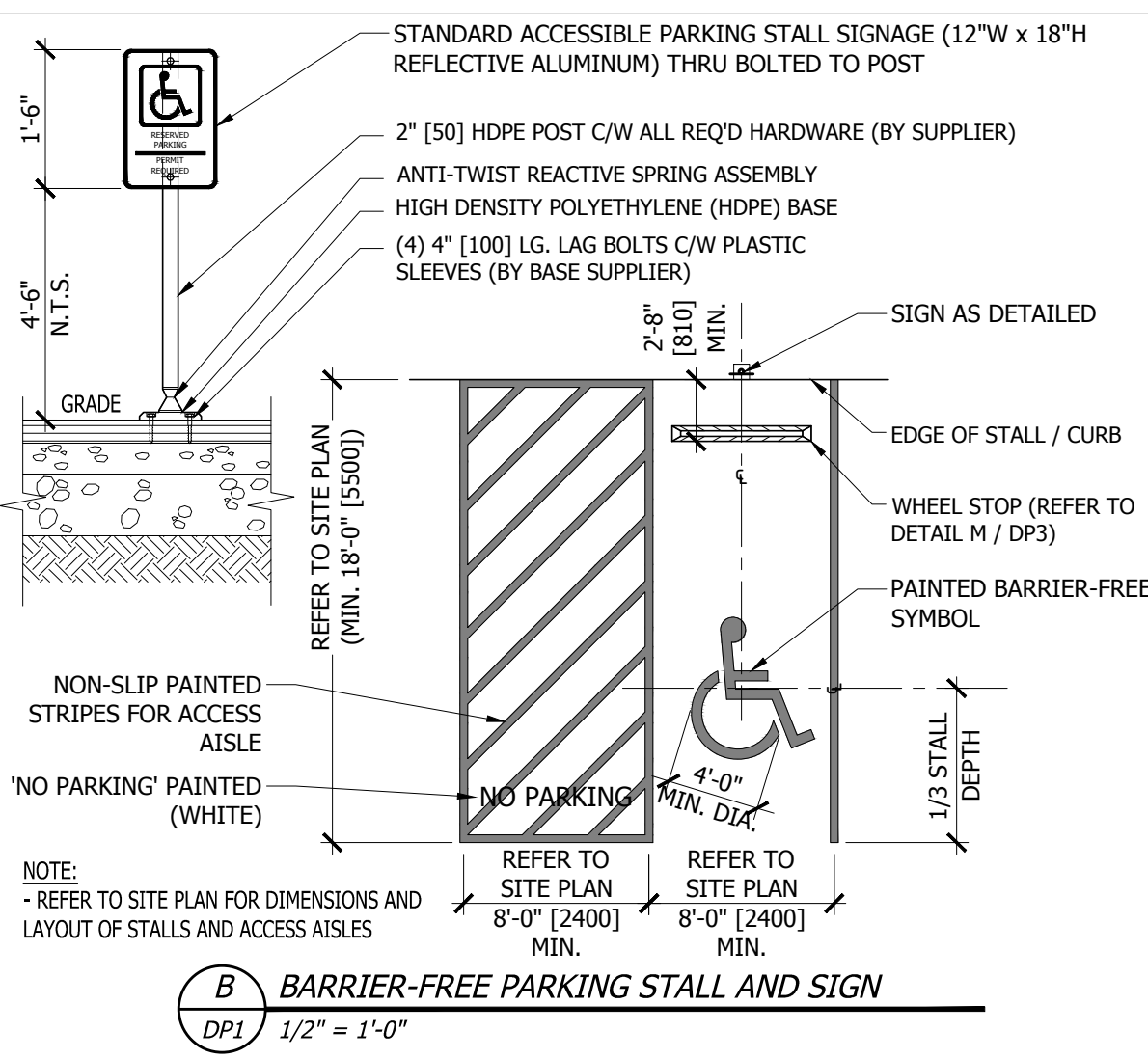
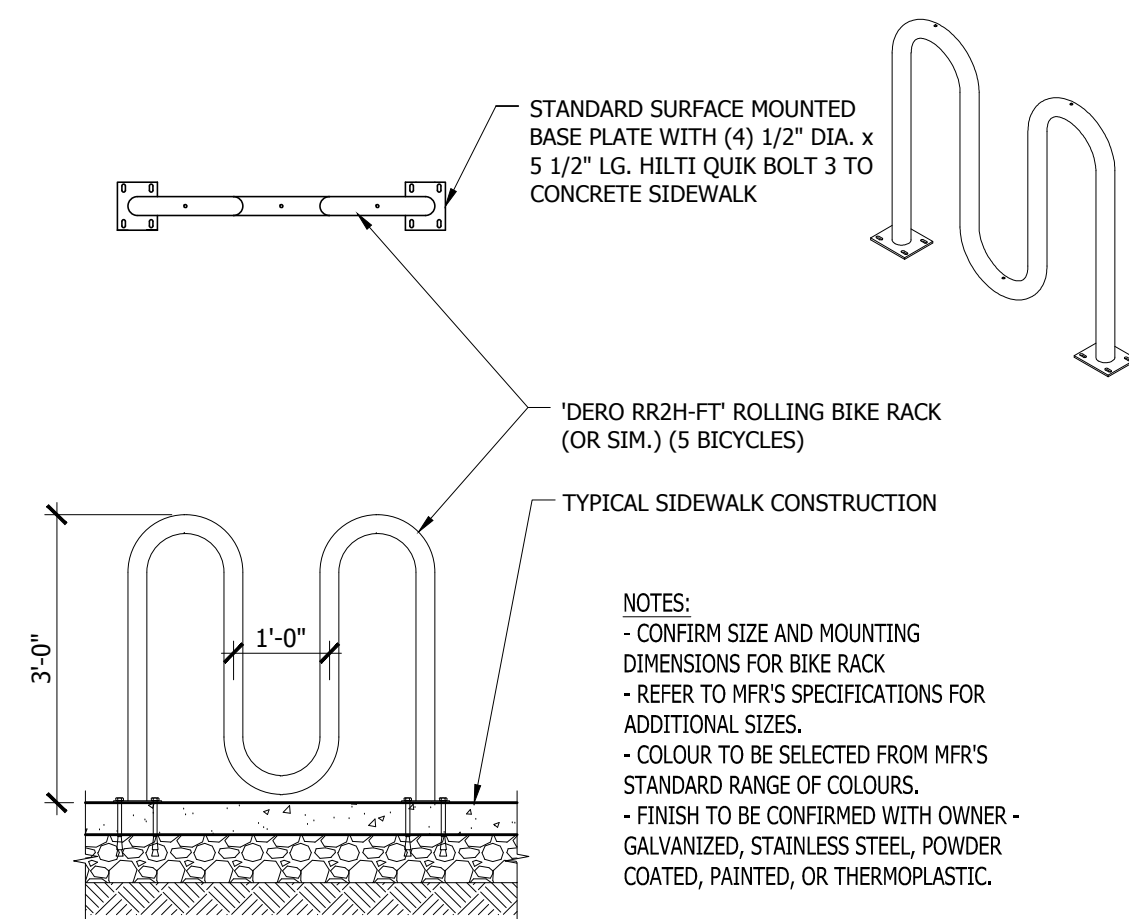
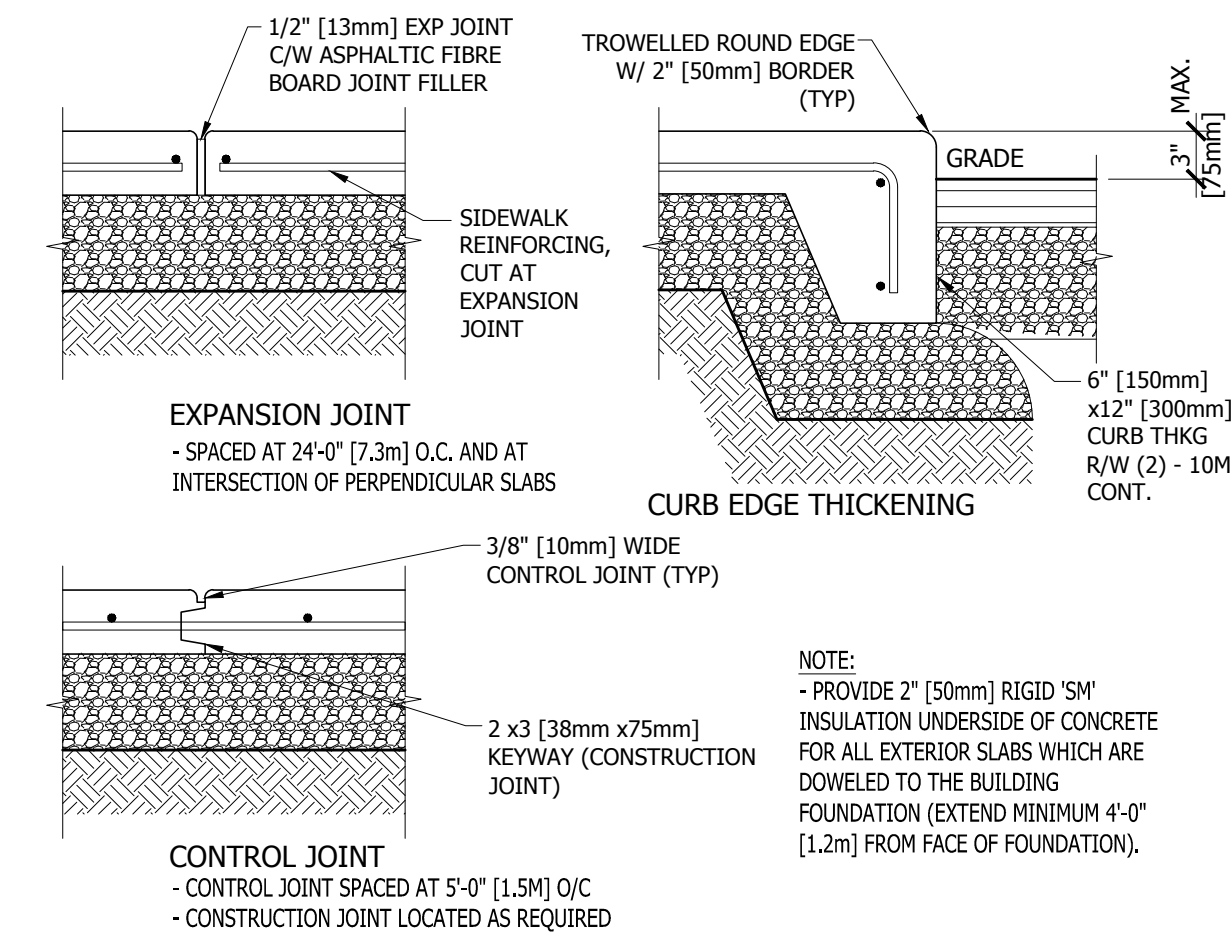
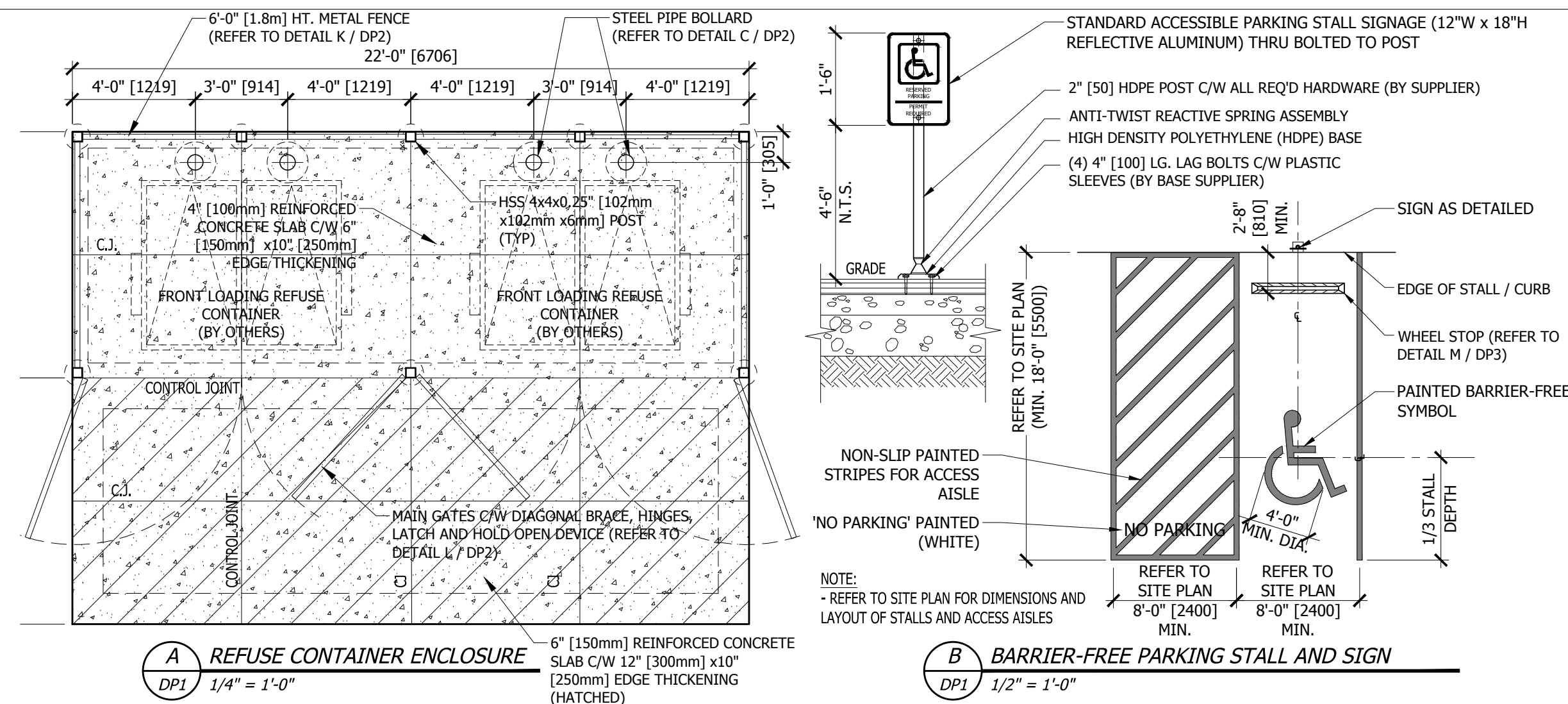
COURTNAY,
BRITISH COLUMBIA

DRAWING TITLE
VEHICLE PATHING PLAN


SCALE:	AS SHOWN	CHKD:	AN
DWN BY:	CH	APPR:	AN
DATE:	2022/04/07	FILE NO.:	-

DP2

2 OF 5 PAGES



DO NOT SCALE DRAWING
THIS DRAWING IS THE PROPERTY OF SASH DEVELOPMENTS LTD. AND
MAY NOT BE USED WITHOUT EXPRESSED WRITTEN PERMISSION.
REPORT ANY DISCREPANCIES TO SASH DEVELOPMENTS LTD. PRIOR
TO PROCEEDING WITH WORK.



sash
DEVELOPMENTS

543 WILLOW BROOK DRIVE S.E.
CALGARY, ALBERTA, T2J 3J5 C: 403.608.8107

4	04/07/2002	ISSUED FOR REVISED PERMIT
3	05/30/2002	ISSUED FOR REVISED PERMIT
2	09/21/2002	ISSUED FOR REVISED PERMIT
1	03/02/2002	ISSUED FOR REVISED PERMIT
E	02/25/2002	ISSUED FOR REVIEW
	01/27/2002	ISSUED FOR PERMIT
NO	M/D/YYYY	REVISION / ISSUE

CLIENT

**BARTLE & GIBSON
SERVICE CENTRE**

COURTNAY
BRITISH COLUMBIA

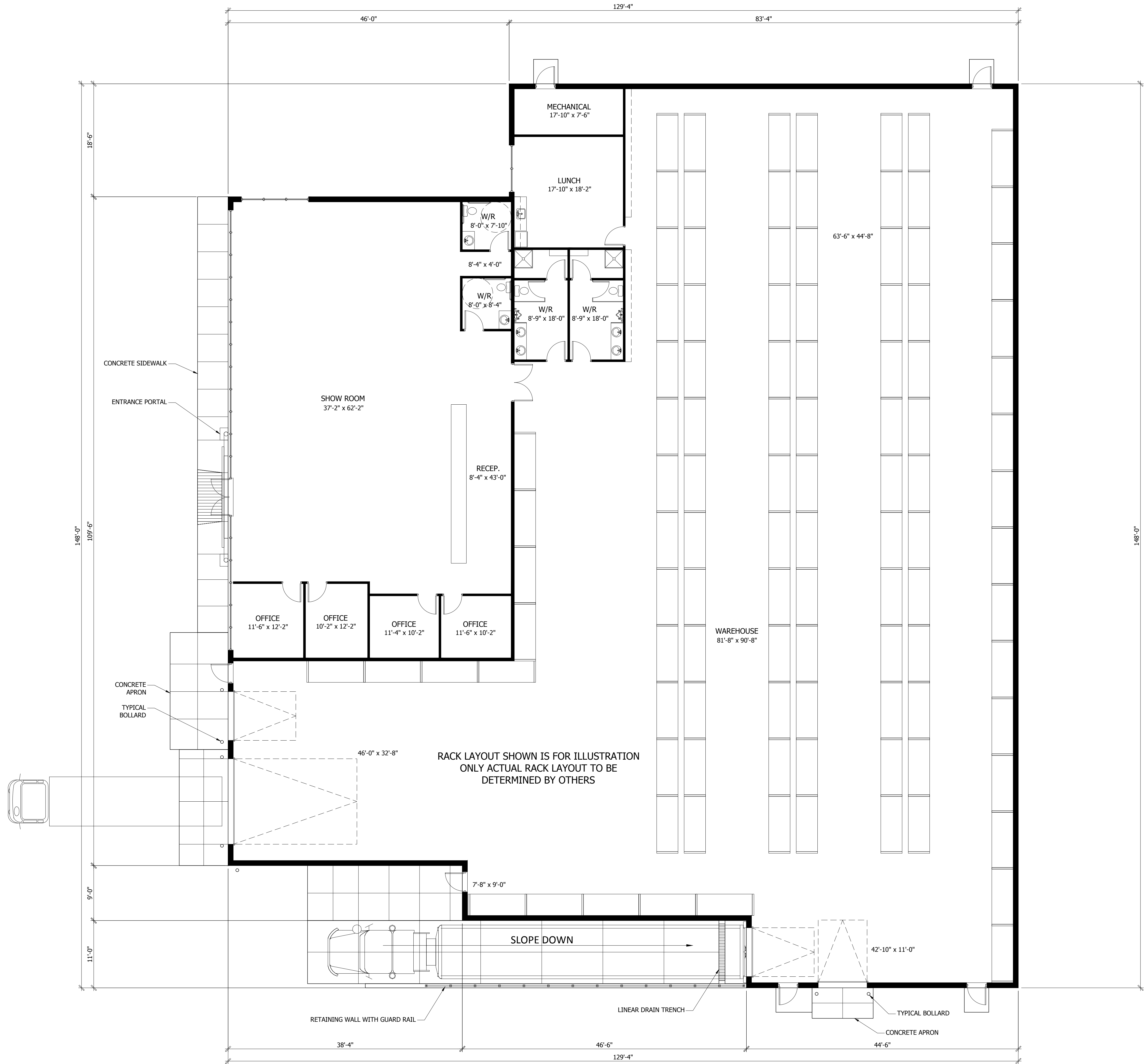
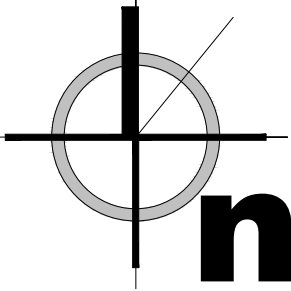
 **bartle & gibson**

DRAWING TITLE


SITE DETAILS

SCALE: AS SHOWN	CHKD: AN
DWN BY: CH	APPR: AN
DATE: 2022/04/07	FILE NO.: -

DP3 3 OF 5 PAGES




MAIN FLOOR PLAN
1/8" = 1'-0" BUILDING AREA = 17,012 SqFt



543 WILLOW BROOK DRIVE S.E.
CALGARY, ALBERTA, T2J 3J5 C: 403.608.8107


4	14/07/2022	ISSUED FOR REVISED PERMIT
3	03/30/2022	ISSUED FOR REVISED PERMIT
2	03/02/2022	ISSUED FOR REVISED PERMIT
1	03/02/2022	ISSUED FOR REVISED PERMIT
E	02/28/2022	ISSUED FOR REVIEW
0	01/27/2022	ISSUED FOR PERMIT
NO	M/D/Y/Y	REVISION / ISSUE

CLIENT
BARTLE & GIBSON
SERVICE CENTRE

COURTNAY, BRITISH COLUMBIA  **bartle & gibson**

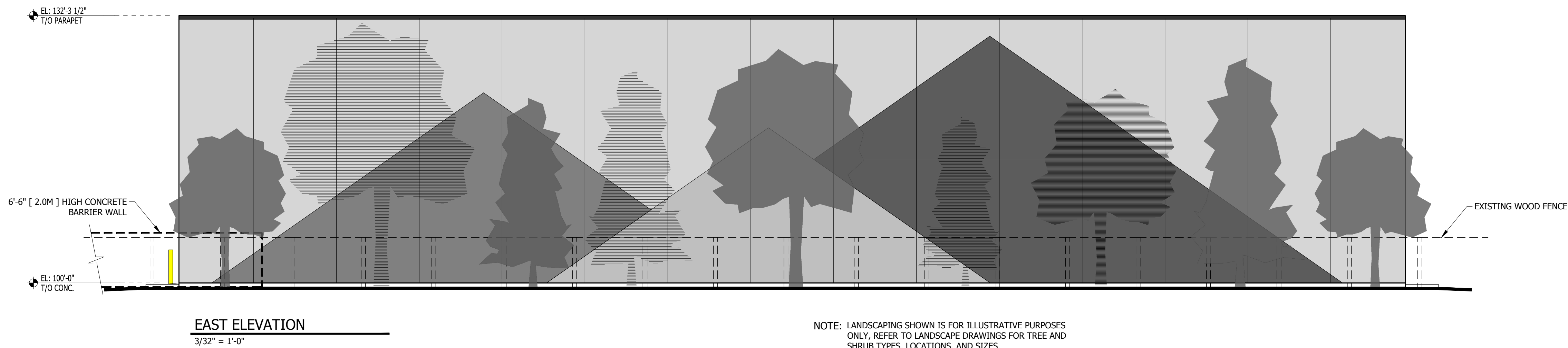
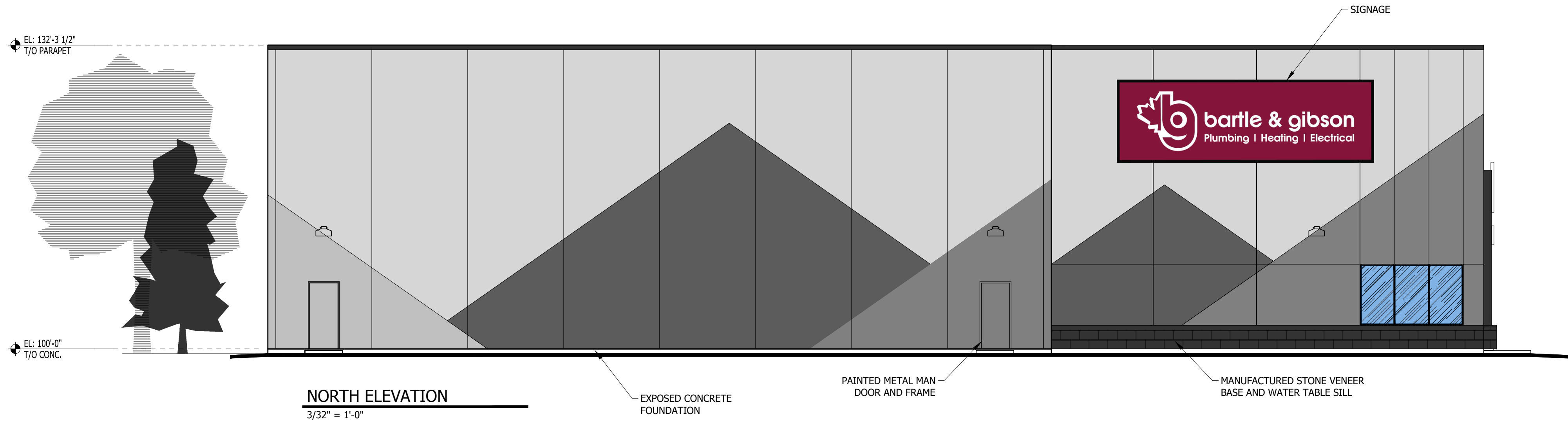
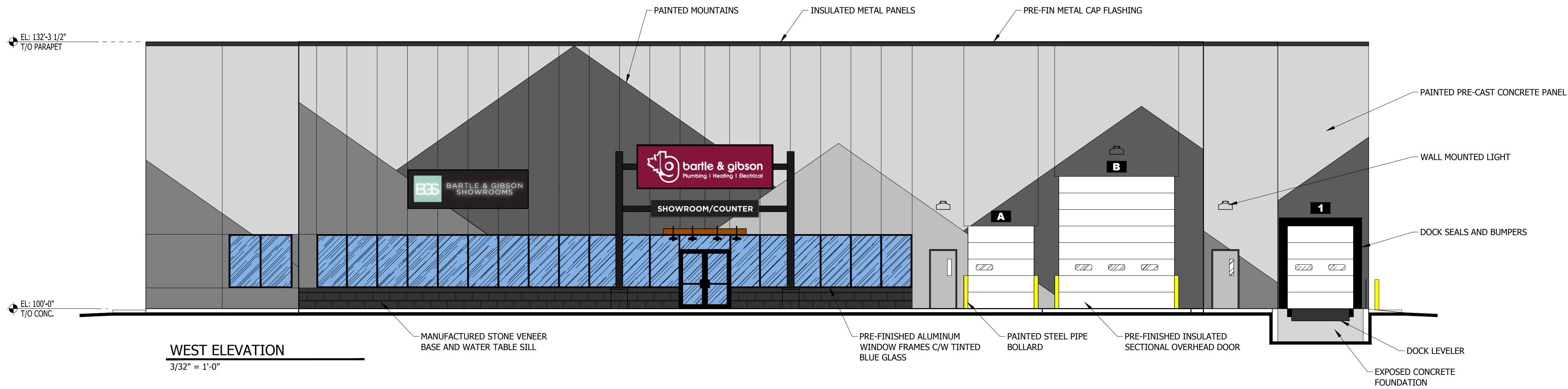
DRAWING TITLE
MAIN FLOOR PLAN

SCALE:	AS SHOWN	CHKD:	AN
DWN BY:	CH	APPR:	AN
DATE:	2022/04/07	FILE NO.:	-

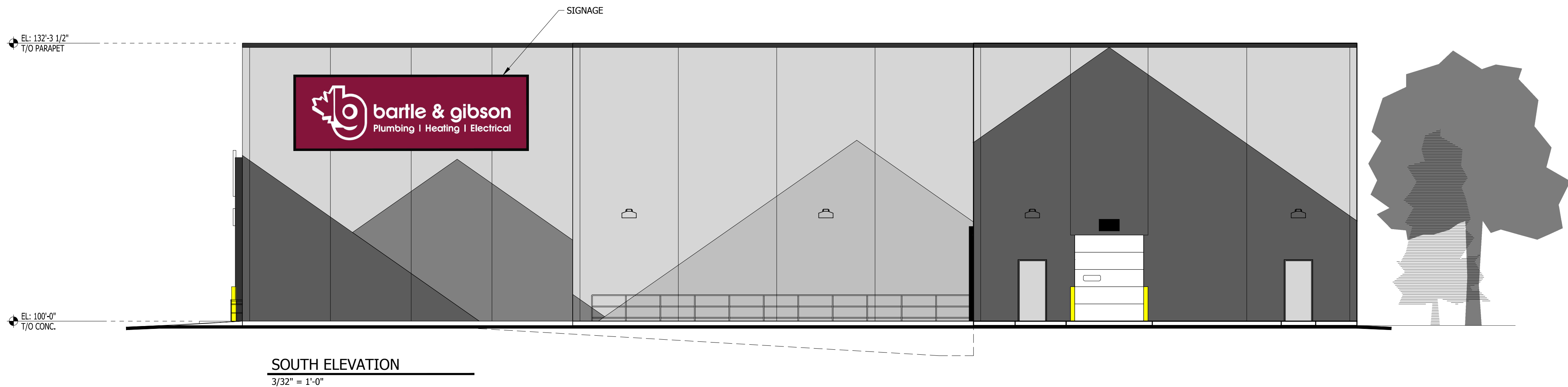


4 OF 5 PAGES

ARCH prepared D (24,000 x 36,000 Inches) App-007-22 5:30:17 PM



NOTE: LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY, REFER TO LANDSCAPE DRAWINGS FOR TREE AND SHRUB TYPES, LOCATIONS, AND SIZES.



sash
DEVELOPMENTS

543 WILLOW BROOK DRIVE S.E.
CALGARY, ALBERTA, T2J 3J5 C: 403.608.8107

4	14/07/2022	ISSUED FOR REVISED PERMIT
3	03/30/2022	ISSUED FOR REVISED PERMIT
2	03/02/2022	ISSUED FOR REVISED PERMIT
1	03/02/2022	ISSUED FOR REVISED PERMIT
E	02/25/2022	ISSUED FOR REVIEW
0	01/27/2022	ISSUED FOR PERMIT
NO	M/D/Y	REVISION / ISSUE

CLIENT

BARTLE & GIBSON
SERVICE CENTRE

COURTNAY, BRITISH COLUMBIA **bartle & gibson**

DRAWING TITLE

BUILDING ELEVATIONS

SCALE:	AS SHOWN	CHKD:	AN
DWN BY:	CH	APPR:	AN
DATE:	2022/04/07	FILE NO.:	-

DP5

5 OF 5 PAGES

ARCH prepared D (24,00 x 36,00 inches) Appr-02/22 5:30:45 PM