

BYLAW REVIEW

ZONING INFORMATION:

MUNICIPALITY:	CITY OF COURTENAY
LAND USE BYLAW:	3001 / 2020
BUILDING USE:	WARE HOUSE AND SALES OFFICE
LAND ZONING:	1-2 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
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:

- SINGLE STOREY BUILDING SIDE YARD ADJACENT TO RESIDENTIAL = 6.0 M
- TWO STOREY BUILDING SIDE YARD ADJACENT TO RESIDENTIAL = 7.5 M
- 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:

- MINIMUM PARKING STALL SIZE = 2.75 M (W) x 5.5 M (L)
- MINIMUM DRIVE AISLE WIDTH = 7.2M [23.6 FT]

LOADING

PART 7

REQUIREMENT	PROVIDED	RELAX.
LOADING ZONE (1 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	1	3

LOADING NOTES:

- 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

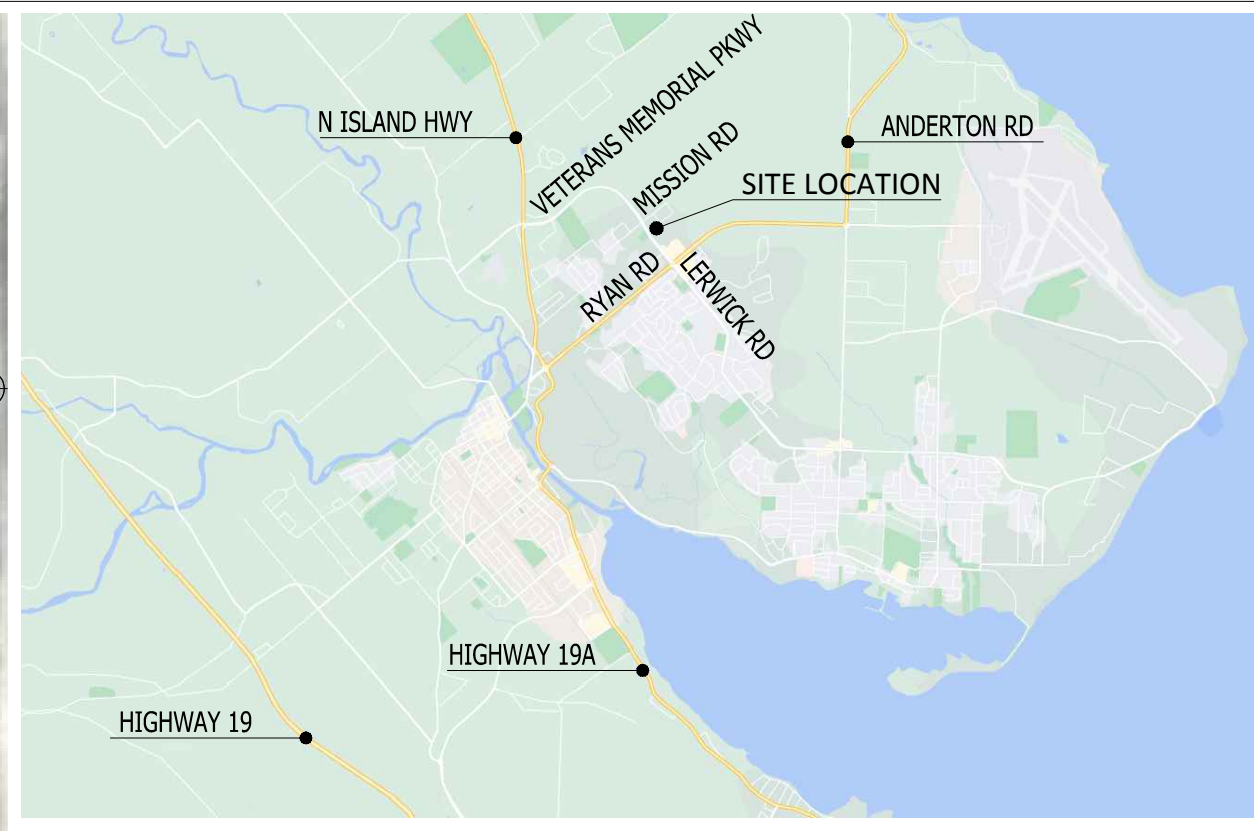
LOT: B PLAN: VIP 65433 LOT: 2 PLAN: VIP 83959

CIVIC ADDRESS

ADDRESS: 4625 MADRONA PLACE
MUNICIPALITY: CITY OF COURTENAY
PROVINCE: BRITISH COLUMBIA

DRAWING SHEET LIST

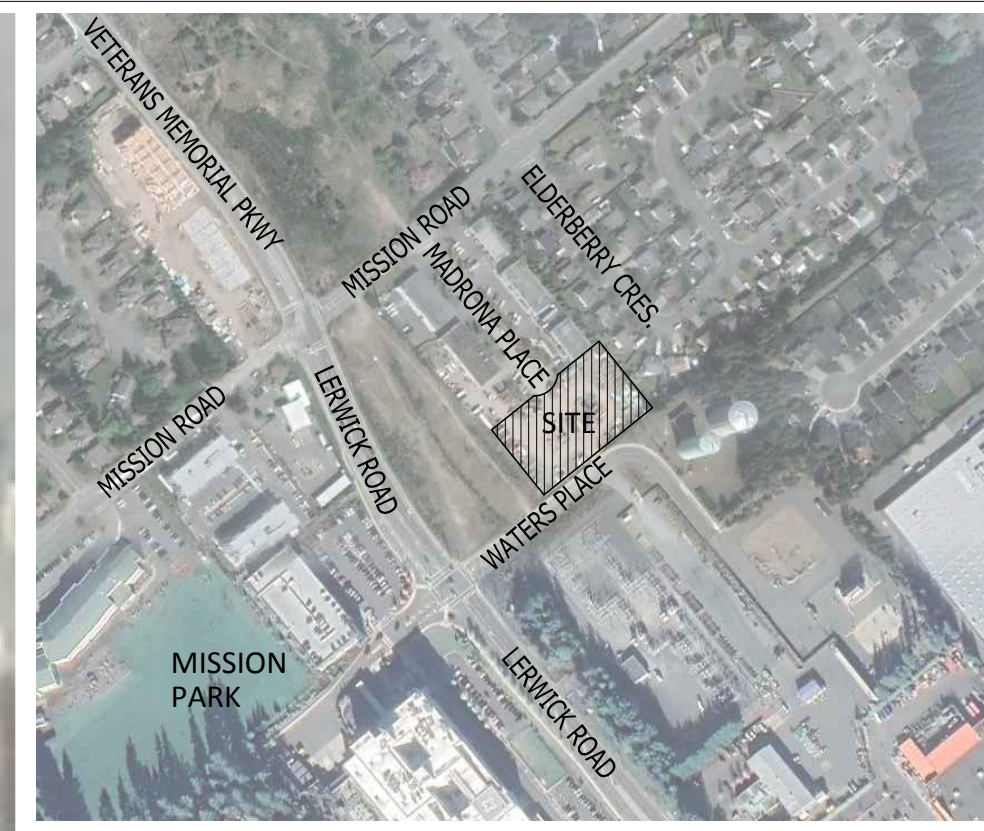
SHEET NO.	DESCRIPTION
DP1	SITE AND LANDSCAPING PLAN
DP2	VEHICLE PATHING
DP3	SITE DETAILS
DP4	MAIN FLOOR PLAN
DP5	BUILDING ELEVATIONS



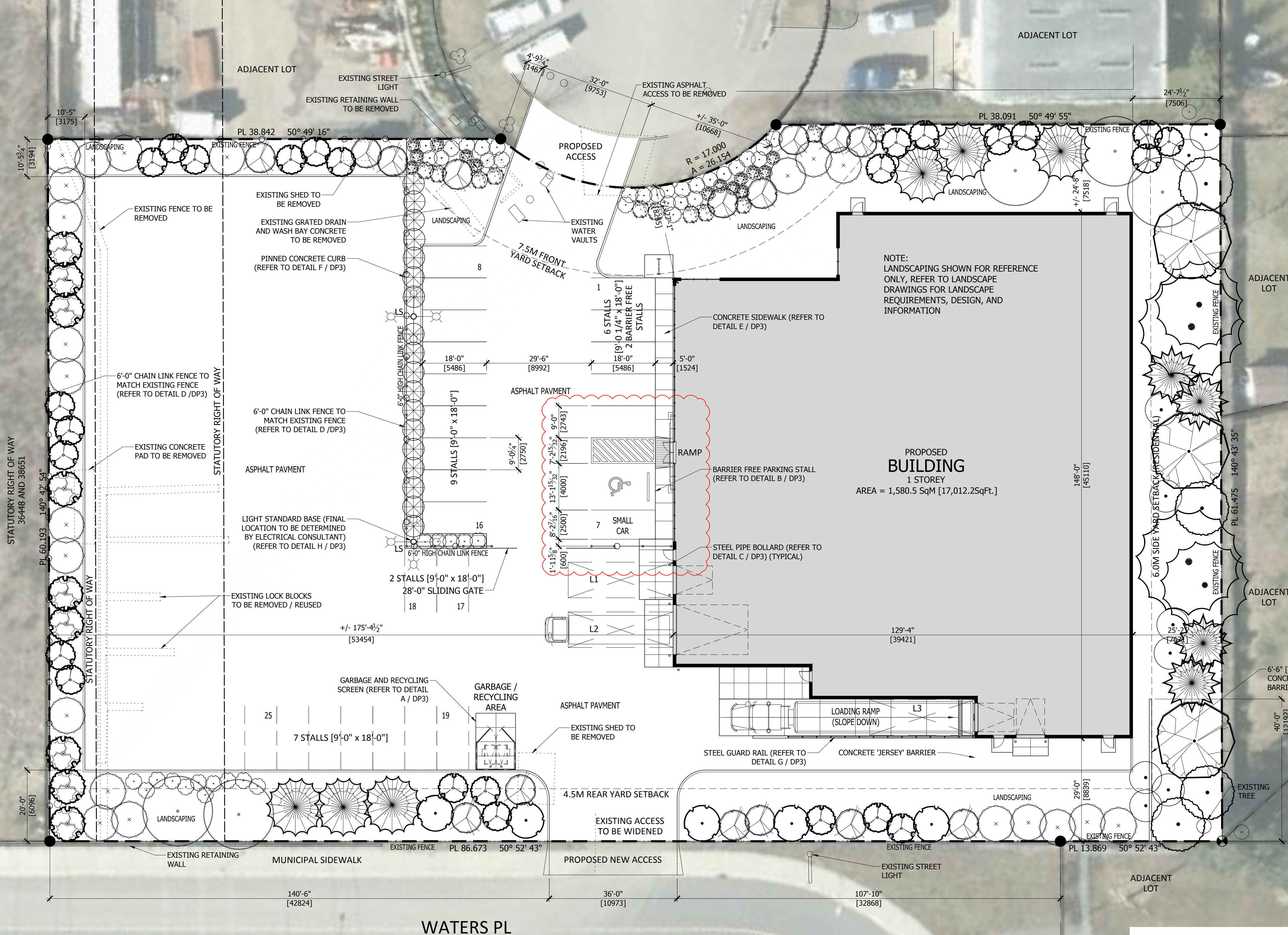
CITY OF COURTENAY MAP



MADRONA PL



LOCAL AREA MAP



WATERS PL

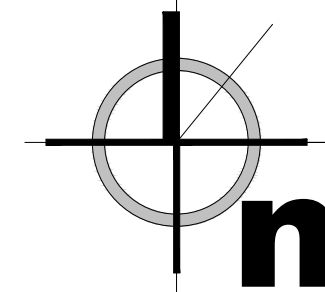
SITE PLAN

1/16" = 1'-0"
[1 : 192]

SITE AREA = 64,999 SqM
[6,037.1 SqM]

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

5	07/06/2022	REVISE RFP PARKING AND ISSUED FOR REVISED PERMIT
4	04/07/2022	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	REVISION / ISSUE

CLIENT

BARTLE & GIBSON
SERVICE CENTRE

COURTNEY
BRITISH COLUMBIA bartle & gibson

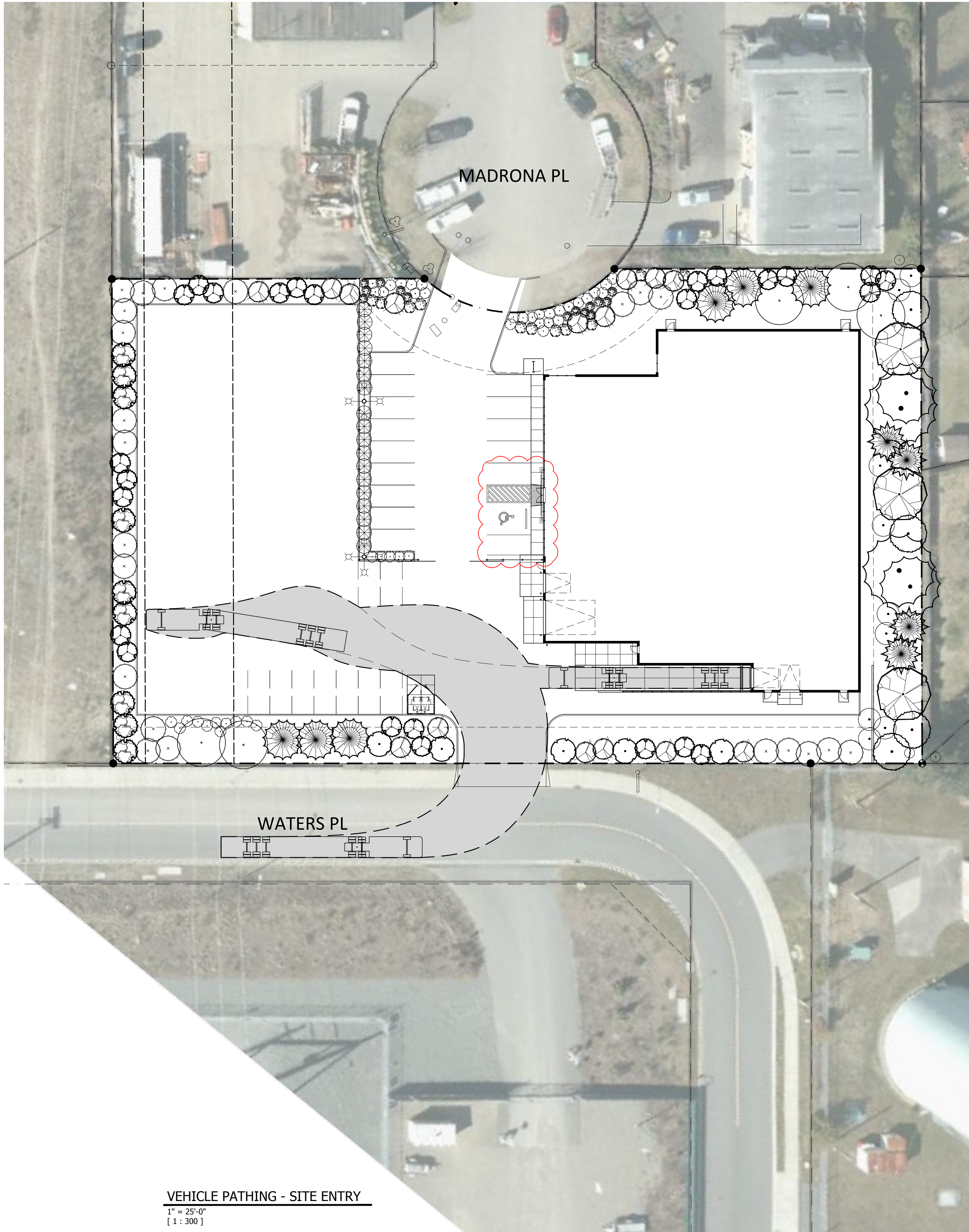
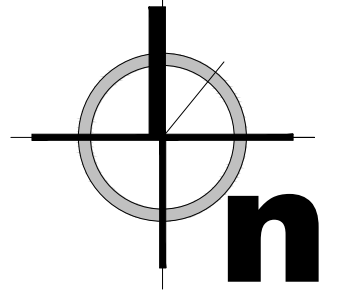
DRAWING TITLE
SITE AND LANDSCAPING PLAN

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

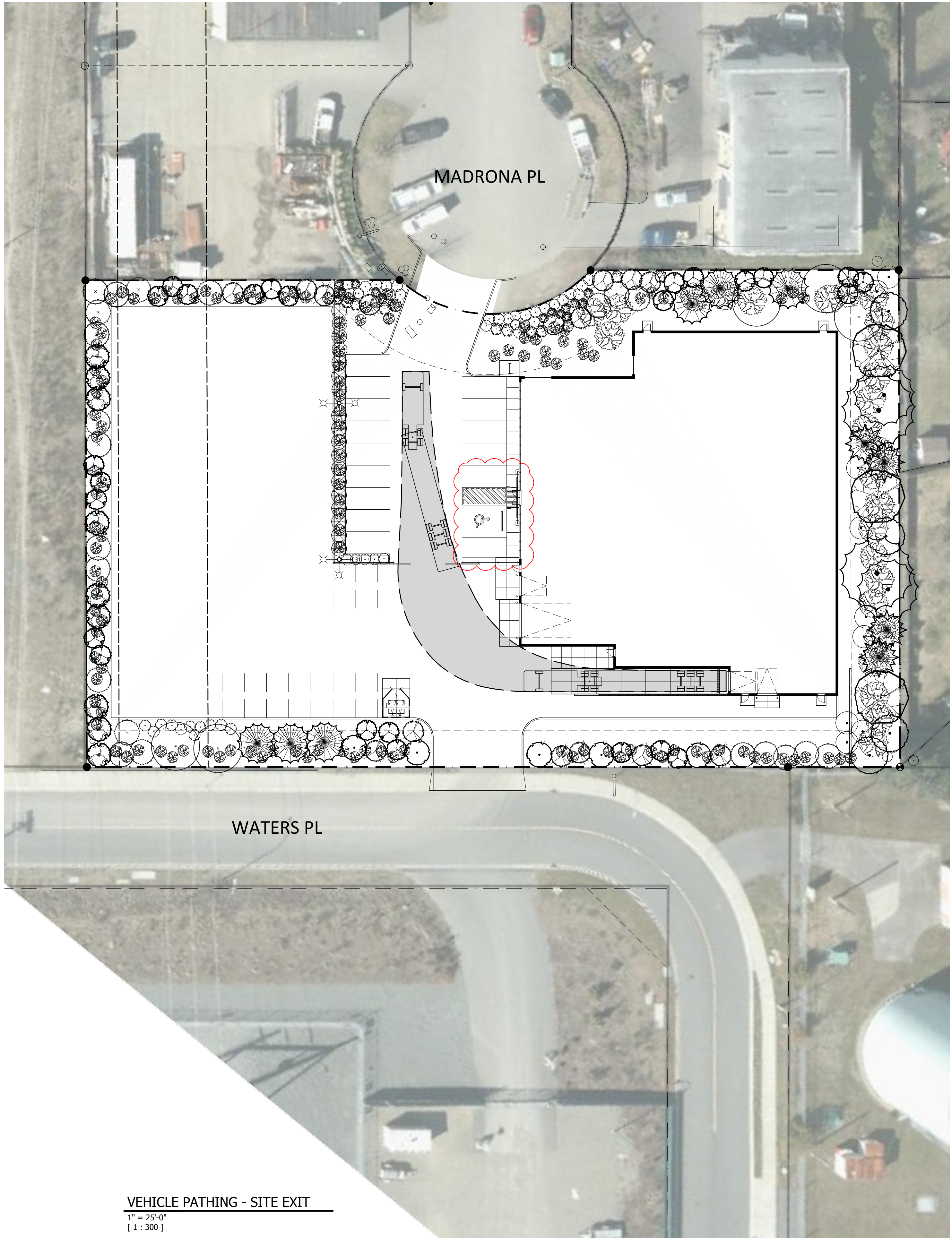
DP1

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AB01 updated 0 (24.00 x 36.00 inches) July-08-22 10:24:42 AM



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



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

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COURTNAY, BRITISH COLUMBIA
DRAWING TITLE
VEHICLE PATHING PLAN

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DP2

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