

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3060-20-2126

DEVELOPMENT PERMIT

June 9, 2022

To issue a Development Permit

To: Name: 1311331 B.C. LTD., INC. NO. BC1311331
Address: 1160 4TH STREET
COURTENAY, BC V9N 1H8

Property to which permit refers:

Legal: LOT 16, DISTRICT LOT 127, COMOX DISTRICT, PLAN 3661
Civic: 470 LEIGHTON AVENUE

Conditions of Permit:

Permit issued to allow the construction of a two-storey single family dwelling and carriage house on the above noted property subject to the following conditions:

1. Development must conform to the site plan and elevations by Perspective Design Build Ltd. dated February 10th, 2022 contained in *Schedule No. 1*.
2. Erosion and sediment control measures shall be in place as necessary throughout the site preparation and installation to ensure no sediments migrate offsite.
3. No tree removal shall occur without a tree cutting permit.
4. No alterations or amendments 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.

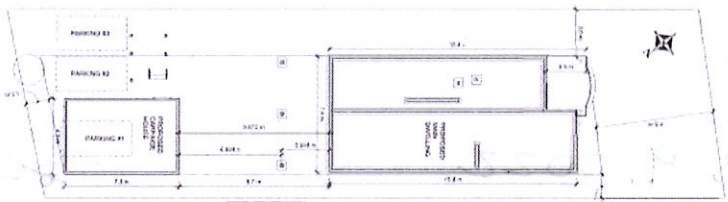
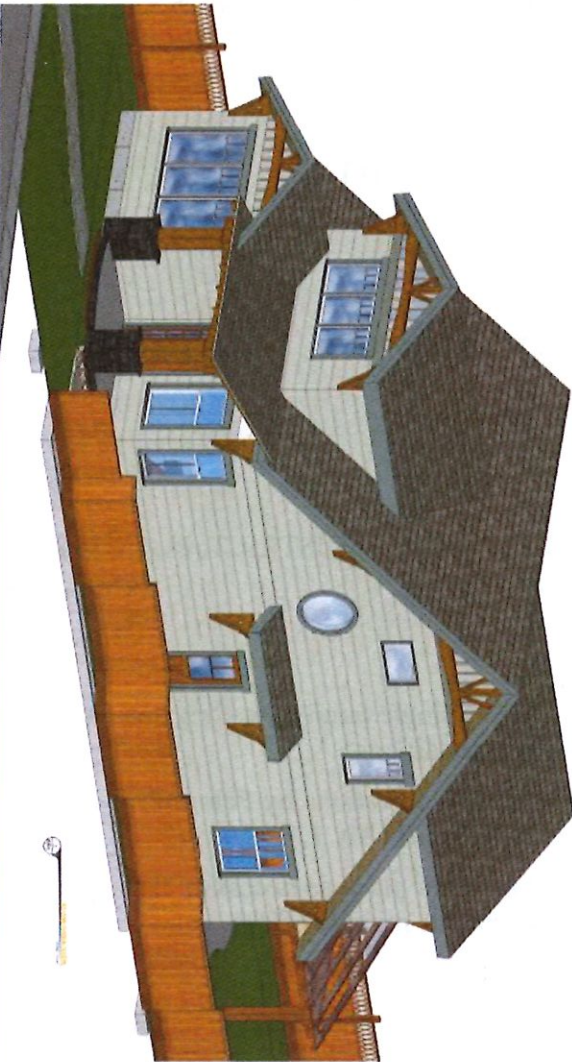
Time Schedule of Development and Lapse of Permit

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.

June 9, 2022
Date


Corporate Officer

Adriana Proton
Deputy Corporate Officer



NOT FINAL FOR DESIGN/CONSTRUCTION ONLY
 PREPARED BY: JAY ZIMMERMAN & ASSOCIATES, INC. - WISCONSIN
 PROJECT NO.: 100-10100
 DATE: 09/22/21
 SCALE: 1/8" = 1'-0"

GENERAL NOTES	
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2018 INTERNATIONAL ENERGY CODE (IECC).	
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.	
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.	
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DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	1	sq. ft.	100.00	100.00
FLOORING	1	sq. ft.	200.00	200.00
CEILING	1	sq. ft.	150.00	150.00
WALLS	1	sq. ft.	300.00	300.00
ROOF	1	sq. ft.	400.00	400.00
PAINT	1	sq. ft.	100.00	100.00
LANDSCAPE	1	sq. ft.	50.00	50.00
TOTAL				1300.00

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	1	sq. ft.	100.00	100.00
FLOORING	1	sq. ft.	200.00	200.00
CEILING	1	sq. ft.	150.00	150.00
WALLS	1	sq. ft.	300.00	300.00
ROOF	1	sq. ft.	400.00	400.00
PAINT	1	sq. ft.	100.00	100.00
LANDSCAPE	1	sq. ft.	50.00	50.00
TOTAL				1300.00

CLIENT
 111151

PROJECT
 470

CURRENT ISSUE
 01.10.21

PAST ISSUES
 15.10.21
 09.22.21

DRAWN BY
 470

DESCRIPTION
 470

NOTES

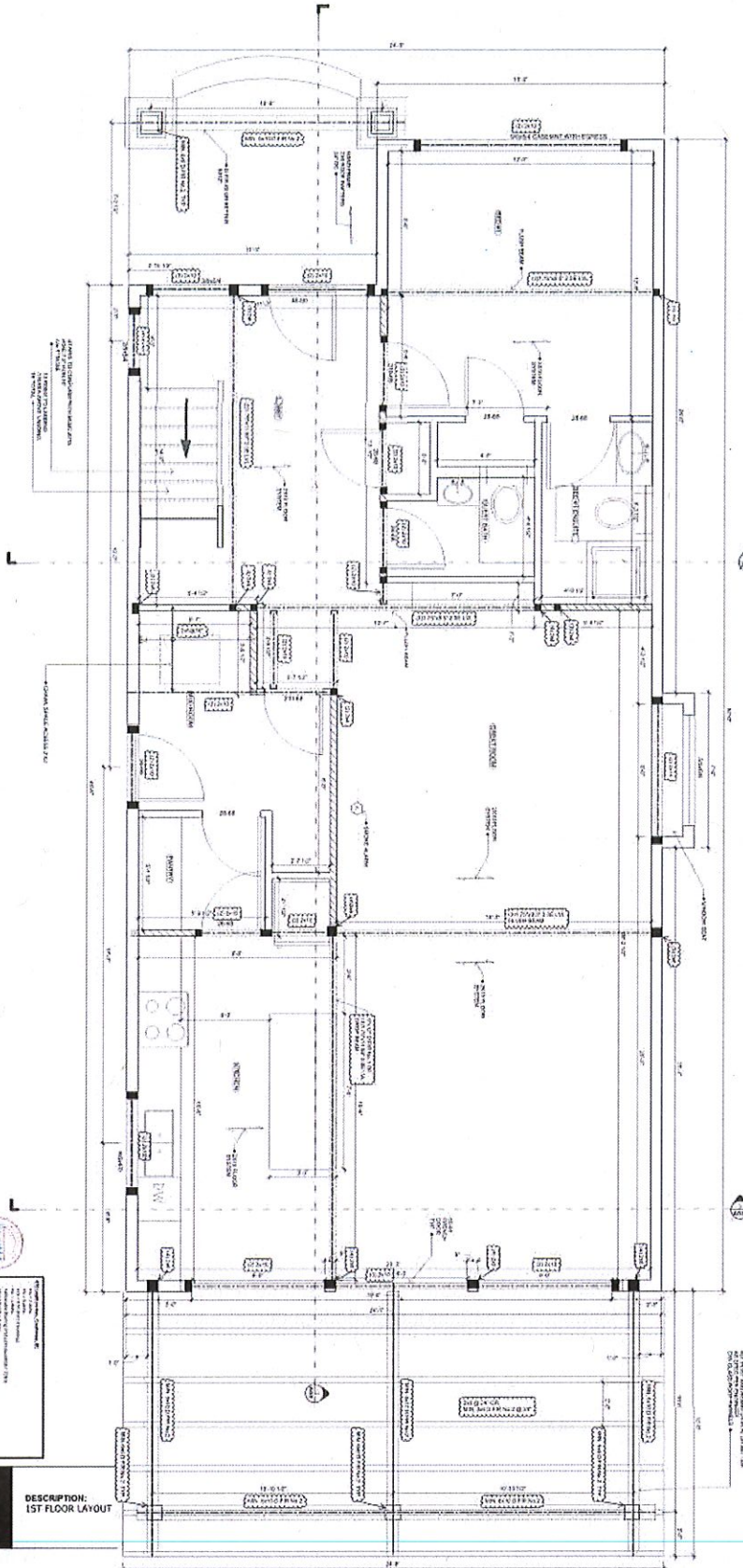
Schedule No. 1 – Site Plan,
Elevations and Floor Plans (1/8)



ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	GRASS SEED	1000	KG	1.50	1500.00
2	PAVED AREA	100	SQ M	10.00	1000.00
3	PAVED AREA	100	SQ M	10.00	1000.00
4	PAVED AREA	100	SQ M	10.00	1000.00
5	PAVED AREA	100	SQ M	10.00	1000.00
6	PAVED AREA	100	SQ M	10.00	1000.00
7	PAVED AREA	100	SQ M	10.00	1000.00
8	PAVED AREA	100	SQ M	10.00	1000.00
9	PAVED AREA	100	SQ M	10.00	1000.00
10	PAVED AREA	100	SQ M	10.00	1000.00
11	PAVED AREA	100	SQ M	10.00	1000.00
12	PAVED AREA	100	SQ M	10.00	1000.00
13	PAVED AREA	100	SQ M	10.00	1000.00
14	PAVED AREA	100	SQ M	10.00	1000.00
15	PAVED AREA	100	SQ M	10.00	1000.00
16	PAVED AREA	100	SQ M	10.00	1000.00
17	PAVED AREA	100	SQ M	10.00	1000.00
18	PAVED AREA	100	SQ M	10.00	1000.00
19	PAVED AREA	100	SQ M	10.00	1000.00
20	PAVED AREA	100	SQ M	10.00	1000.00

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6	PAVED AREA	100	SQ M	10.00	1000.00
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9	PAVED AREA	100	SQ M	10.00	1000.00
10	PAVED AREA	100	SQ M	10.00	1000.00
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14	PAVED AREA	100	SQ M	10.00	1000.00
15	PAVED AREA	100	SQ M	10.00	1000.00
16	PAVED AREA	100	SQ M	10.00	1000.00
17	PAVED AREA	100	SQ M	10.00	1000.00
18	PAVED AREA	100	SQ M	10.00	1000.00
19	PAVED AREA	100	SQ M	10.00	1000.00
20	PAVED AREA	100	SQ M	10.00	1000.00





1/4" = 1'-0"

1/4" = 1'-0"

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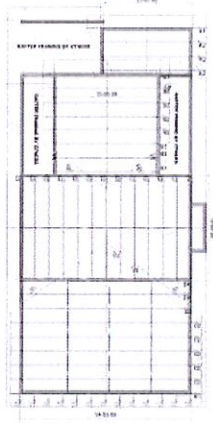
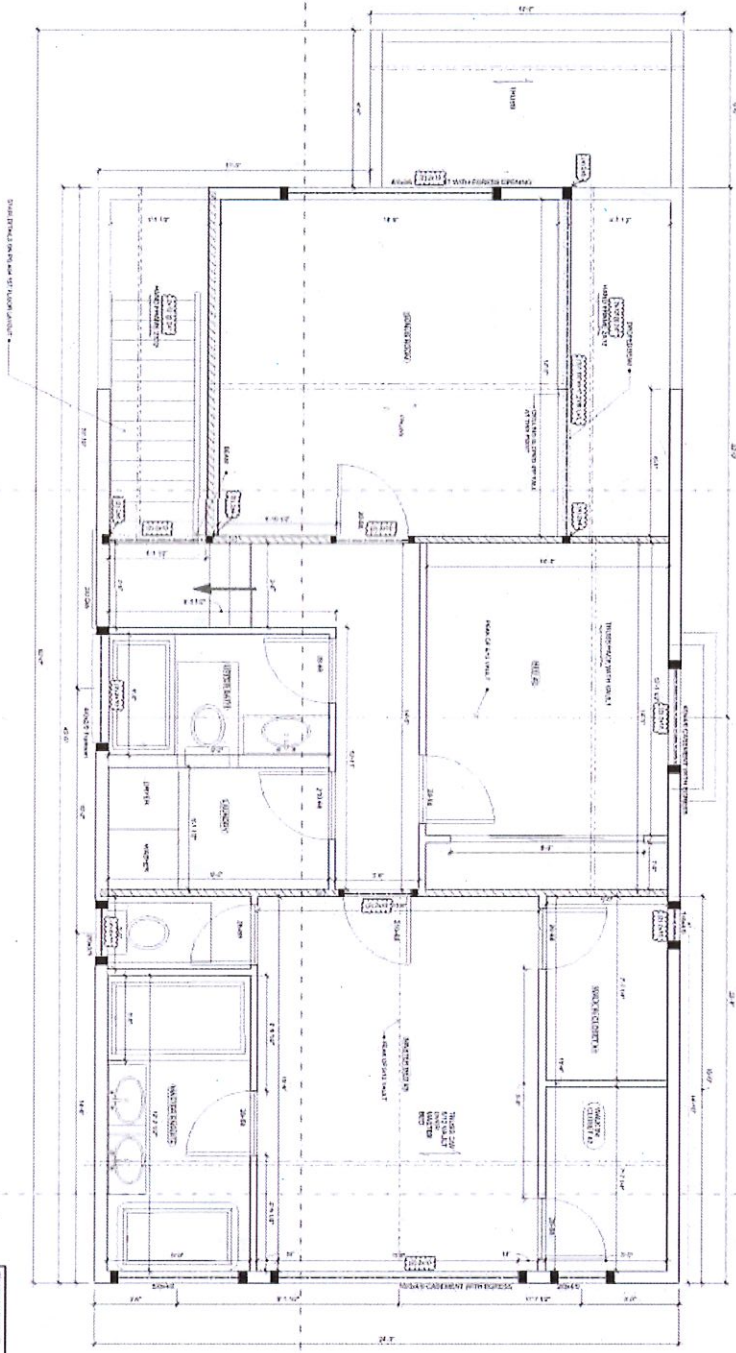
1/4" = 1'-0"

1/4" = 1'-0"

PERMIT TO PRACTICE
 ARCHITECTURAL BOARD OF THE STATE OF TEXAS
 License No. 123456789
 Expiration Date: 12/31/2024

04

DESCRIPTION:
 1ST FLOOR LAYOUT



PERMIT TO PRACTICE
 REG. NO. 12345
 EXPIRATION DATE: 12/31/2025

PROJECT NO. 470
ISSUE 0.10.22
CLIENT
 1160-4th St. Courtenay BC

2
05

DESCRIPTION:
 2ND FLOOR LAYOUT

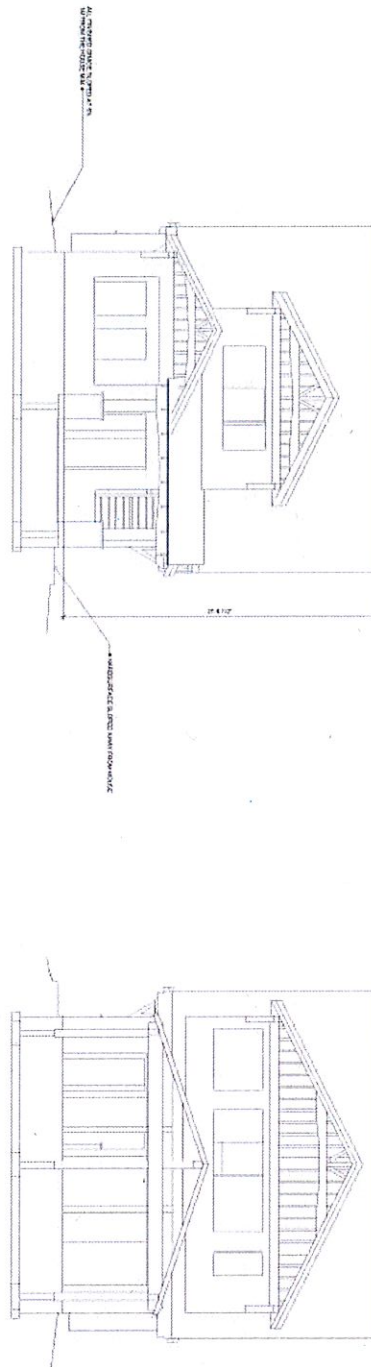
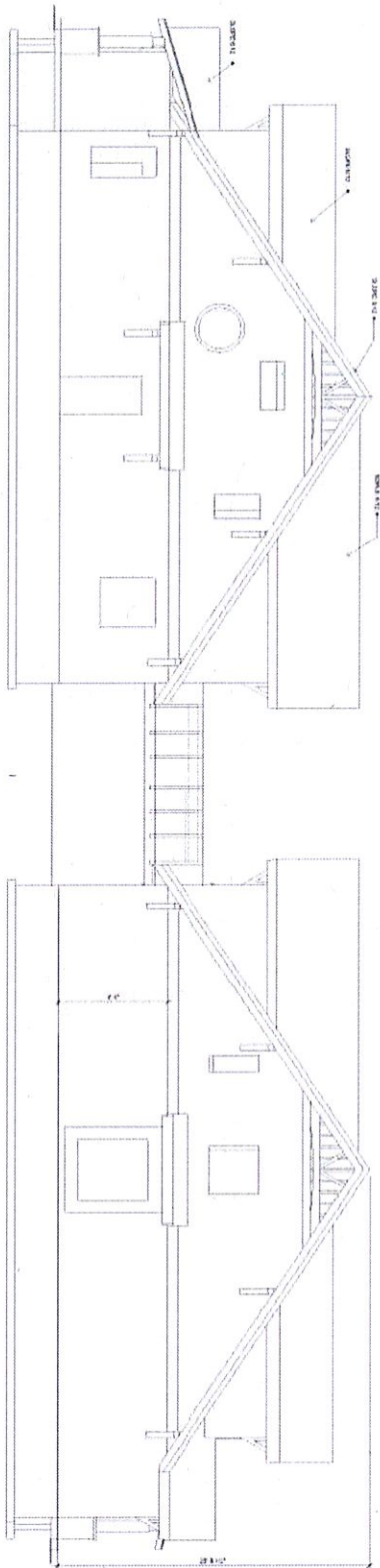
PROJECT NO.
 470
PROJECT
 470 Leighton

ISSUE
 0.10.22

CLIENT
 1160-4th St. Courtenay BC

Perspective Design Build
 2463 E. Rossall Crescent
 Courtenay, BC
 Tel: 778-647-2266





90

2

DESCRIPTION:
MAIN HOUSE ELEVATIONS

PROJECT NO.
470
PROJECT
470 Leighton

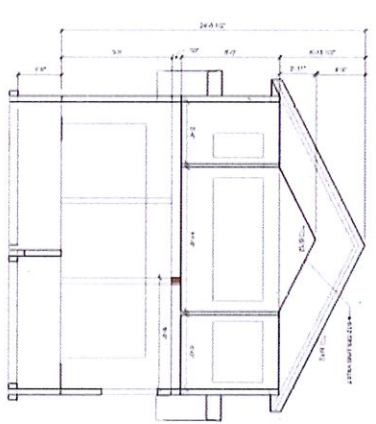
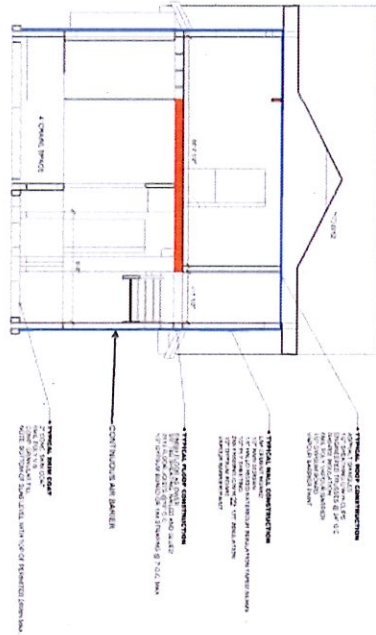
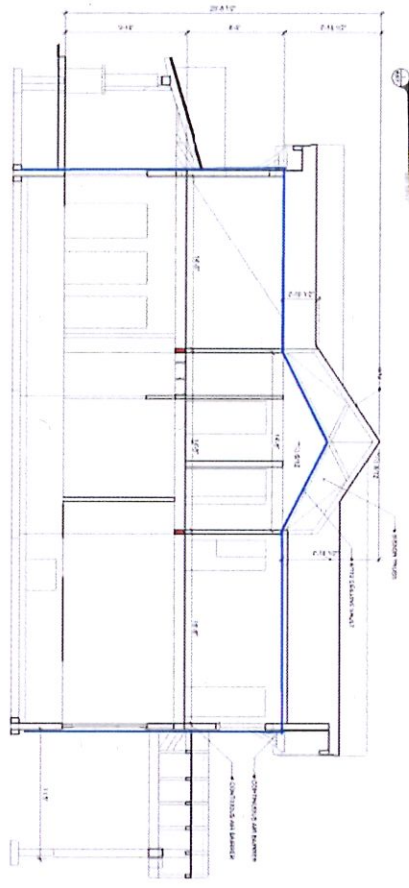
ISSUE
0.10.22

CLIENT
13311131
1160 4th St. Courtenay BC

Perspective Design Build
2163 E Rosewall Crescent
Courtenay, BC
Tel: 778-447-2266



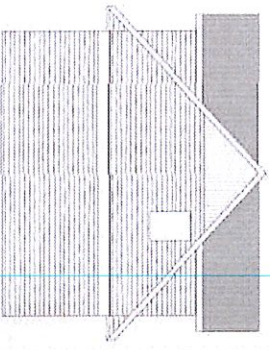
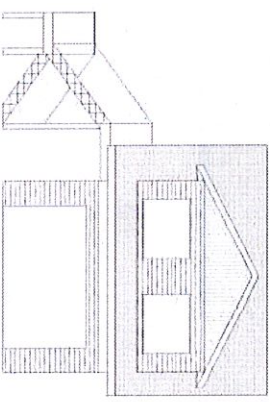
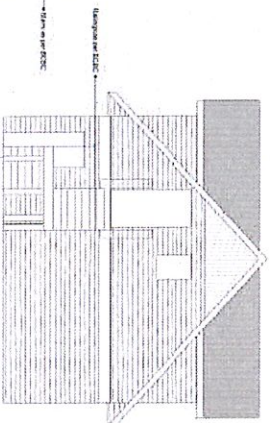
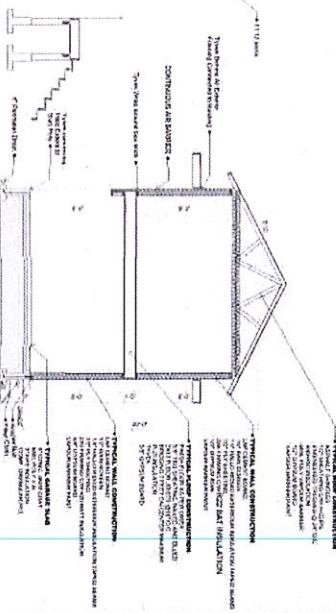
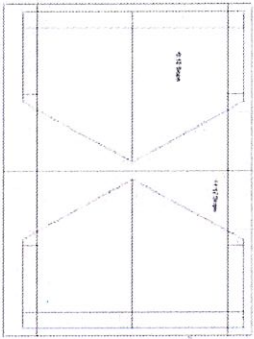
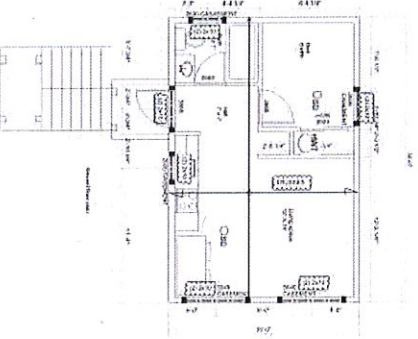
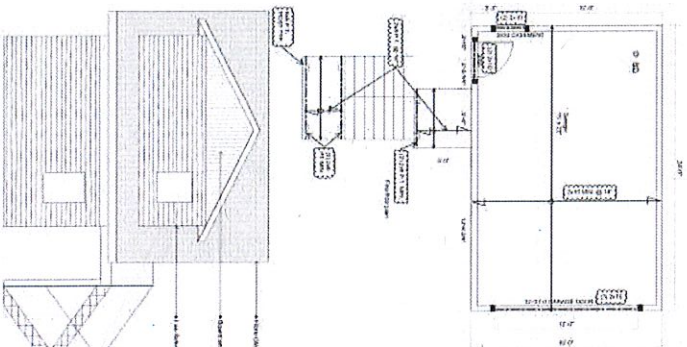
Item	Quantity	Unit	Material	Notes
1.00	1.00	sq. ft.	Concrete	Foundation
2.00	1.00	sq. ft.	Concrete	Floor
3.00	1.00	sq. ft.	Concrete	Roof
4.00	1.00	sq. ft.	Concrete	Walls
5.00	1.00	sq. ft.	Concrete	Stairs
6.00	1.00	sq. ft.	Concrete	Columns
7.00	1.00	sq. ft.	Concrete	Beams
8.00	1.00	sq. ft.	Concrete	Slabs
9.00	1.00	sq. ft.	Concrete	Partitions
10.00	1.00	sq. ft.	Concrete	Other
11.00	1.00	sq. ft.	Concrete	Other
12.00	1.00	sq. ft.	Concrete	Other
13.00	1.00	sq. ft.	Concrete	Other
14.00	1.00	sq. ft.	Concrete	Other
15.00	1.00	sq. ft.	Concrete	Other
16.00	1.00	sq. ft.	Concrete	Other
17.00	1.00	sq. ft.	Concrete	Other
18.00	1.00	sq. ft.	Concrete	Other
19.00	1.00	sq. ft.	Concrete	Other
20.00	1.00	sq. ft.	Concrete	Other



PERMIT TO PRACTICE
 PROJECT NUMBER: 100220
 PROJECT NAME: 470 Leighton Carriage House



470 Leighton Carriage House

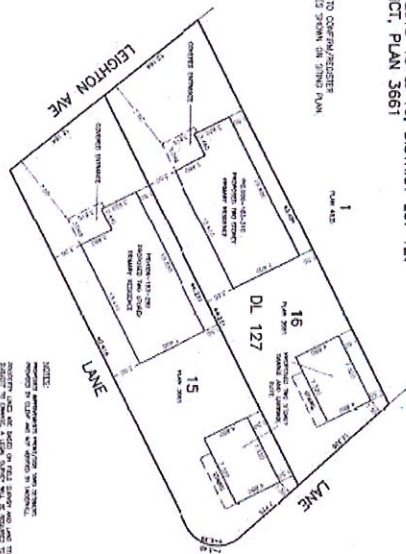


CLIENT	PROJECT NO.	ISSUE	DRAWN BY	DESCRIPTION
131135 BC RD	470 LEIGHTON CARRIAGE HOUSE		George	



BRITISH COLUMBIA LAND SURVEYOR'S
SITING PLAN: LOTS 15 & 16, DISTRICT LOT 127
COMOX DISTRICT, PLAN 5661

NOTE:
LOT 15, 3.44 ACRES TO COMPARABLES
PUBLISHED FOR RECORDS 2006 ON 21ST JAN



UNDEVELOPED & UNDEVELOPED
LOT 15, 3.44 ACRES
LOT 16, 3.44 ACRES
DISTRICT LOT 127
COMOX DISTRICT, PLAN 5661
LCV-2021-065

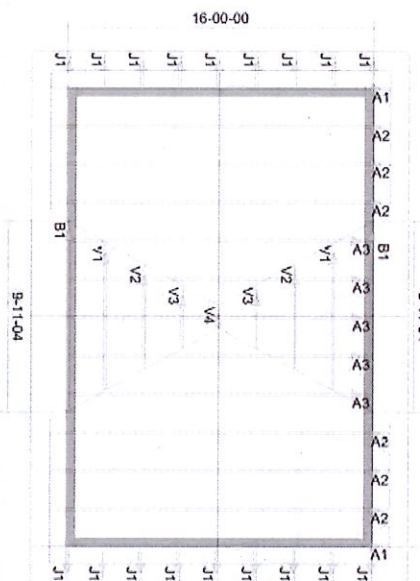
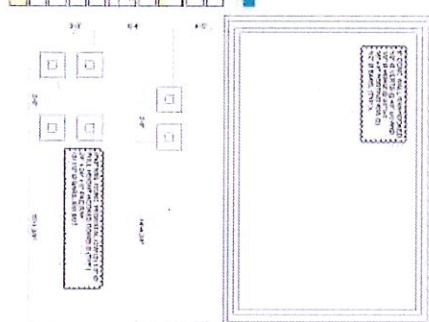


DATE	DESCRIPTION
2021-06-01	PRELIMINARY DESIGN
2021-06-01	FINAL DESIGN
2021-06-01	FINAL DESIGN

DATE	DESCRIPTION
2021-06-01	PRELIMINARY DESIGN
2021-06-01	FINAL DESIGN
2021-06-01	FINAL DESIGN

DATE	DESCRIPTION
2021-06-01	PRELIMINARY DESIGN
2021-06-01	FINAL DESIGN
2021-06-01	FINAL DESIGN

DATE	DESCRIPTION
2021-06-01	PRELIMINARY DESIGN
2021-06-01	FINAL DESIGN
2021-06-01	FINAL DESIGN



PERMIT TO PRACTICE
REPORT NUMBER: 2021-065
DATE: 2021-06-01

BRITISH COLUMBIA LAND SURVEYOR'S
SITING PLAN: LOTS 15 & 16, DISTRICT LOT 127
COMOX DISTRICT, PLAN 5661
LCV-2021-065