



THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.		
THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.		
INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.		
8	2022-04-07	UPDATED AND ISSUED FOR DEVELOPMENT PERMIT
7	2022-03-07	UPDATED PER CITY COMMENTS
6	2021-07-06	UPDATED SITE DATA
5	2021-06-30	RE-ISSUED FOR DEVELOPMENT PERMIT
4	2021-03-15	ISSUED FOR DISCUSSION
3	2020-12-09	ISSUED FOR DEVELOPMENT PERMIT
2	2020-06-25	UPDATED BUILDINGS / ROADWAY
1	2019-11-06	ISSUED FOR CLASS D COST ESTIMATE
Rev	Date	Description
Drawn	Design	App'd

CDE	CDE	CDE
JMD	CDE	CDE
CDE	CDE	JF
CDE	CDE	JF
AC	CDE	JF
CDE	CDE	JF
CDE	CDE	CD
CDE	CDE	CD
Drawn	Design	App'd



McElhanney

1211 Ryan Road
Courtenay BC
Canada V9N 3R6
Tel 250 338 5495

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of British Columbia
Approved Sealed

LOT 9 PLAN 1887
CANDOR DEVELOPMENTS LTD. 1244 BECKENSELL AVENUE, COURTENAY, BC
CAMBUM ESTATES GENERAL DEVELOPMENT PLAN
LOT 1, DL 153, COMOX DISTRICT, PLAN EPP102213 HARBOURVIEW BOULEVARD, COURTENAY, BC

Drawing No.
MULTI-2
Project Number 2211-47619-00
Rev. 8

SITE DATA
ZONING = CITY OF COURTENAY R3 LOT AREA (A) = 11,419 m ² (122,913 SF) TOTAL FLOOR AREA (B) = 4,561 m ² (49,096 SF) FLOOR AREA RATIO = B / A = 0.399 (0.4 MAX. ALLOWABLE) PROPOSED UNIT COUNT (C) = 6 4-PLEXES + 5 DUPLEXES = 34 UNITS ONSITE PARKING STALL COUNT (INCLUDES DRIVEWAYS AND GARAGE) = 86
LANDSCAPE AREA / USABLE OPEN SPACE
LANDSCAPING (LAWNS & PLANTING - DOES NOT INCLUDE WALLS) (D) = 4,592 m ² EXCLUDED AREA WITHIN THE LANDSCAPE BUFFERS FRONT = 144.5 m - 14.4 m (DRIVEWAYS) @ 4.5 m = 585.5 m ² REAR AND SIDE PROPERTY LINES = 301.0 m @ 3.0 m = 903 m ² BUILDING PERIMETER LANDSCAPING (0.3 m) = 566.6 m ² TOTAL EXCLUDED AREA (E) = 2,055 m ² USABLE OPEN SPACE = (D-E) / C = 74.6 m ² / UNIT (803 SF / UNIT)



THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.			
THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.			
INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.			
2	2022-03-07	UPDATED PER CITY COMMENTS	CDE CDE CDE
1	2021-06-30	RE-ISSUED FOR DEVELOPMENT PERMIT	CDE CDE JF
0	2020-12-09	ISSUED FOR DP APPLICATION	CDE CD JF
Rev	Date	Description	Drawn Design App'd

01:25010

1:250

10

McElhanney

1211 Ryan Road
Courtenay BC
Canada V9N 3R6
Tel 250 338 5495

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists
of British Columbia

Association of Professional
Engineers and Geoscientists
of the Province of
British Columbia

C.D. EDWIN
PROFESSIONAL
LICENSEE
ENGINEERING
Licence 53082
2022-03-07
Approved Sealed

LOT 9
PLAN 1887

CANDOR DEVELOPMENTS LTD.
1244 BECKENSELL AVENUE, COURTENAY, BC

CAMBUM ESTATES
PRELIMINARY SERVICING PLAN

LOT 1, DL 153, COMOX DISTRICT, PLAN EPP102213
HARBORVIEW BOULEVARD, COURTENAY, BC

Drawing No.

MULTI-3

Project Number

2211-47619-00

Rev.

2



THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNAY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNAY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. M&ELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

ORIGINAL DWG SIZE: A1 (594 x 841mm)



McElhanney

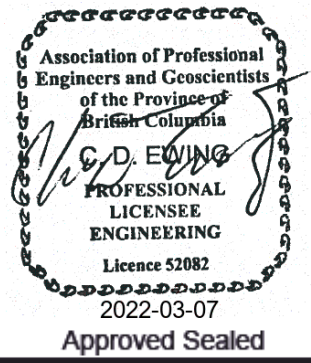
1211 Ryan Road
Courtenay BC
Canada V9N 3R6
Tel 250 338 5495

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 100329

Engineers and Geoscientists
of British Columbia



LOT 9
PLAN 1887

CANDOR DEVELOPMENTS LTD.
1244 BECKENSELL AVENUE, COURTENAY, BC

CAMBIUM ESTATES
PRELIMINARY GRADING PLAN

LOT 1, DL 153, COMOX DISTRICT, PLAN EPP102213
HARBOURVIEW BOULEVARD, COURTENAY, BC

Drawing No.

MULTI-4

Project Number
2211-47619-00

Rev
2