

## OWNER

Name: Highstreet Hector Road Developments Ltd. Inc. No. BC1367778

Address: 602 - 1708 Dolphin Avenue, Kelowna, BC V1Y 9S4

## APPLICABILITY

1. This permit applies to, and only to, those lands, including all buildings, structures and other development thereon, within the Town of Comox, as described below:

Civic Address: **941 Aspen Road (Aspen-East), Comox BC**

Legal Description:

The Eastern portion of: Lot 1 District Lot 170 Comox District Plan VIP60685 Except Plan EPP118279; PID: 023-020-113

## CONDITIONS OF PERMIT

2. This permit is issued in accordance with Section 489 of the *Local Government Act* and as per Development Permit Area #4 Commercial and Mixed-Use of Official Community Plan Bylaw No. 2054, to allow for the construction of a mixed-use commercial and multi-family development, as shown in the drawings in Schedule 1, attached to and forming part of this permit.

## GENERAL CONDITIONS

3. This permit is issued subject to compliance with all Town of Comox bylaws, except as specifically varied or supplemented by this permit, the Phased Development Agreement and covenants.
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and drawings attached in Schedule 1.
5. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain additional municipal, federal or provincial approvals prior to commencing the development authorized by this permit.

## COVENANTS

6. The development is subject to compliance with:  
CB1904344 Phased Development Agreement;



CB185711 off-site and on-site works;  
CB1857112 CB1857113 tree protection covenant;  
CB1857116 CB1857117 oil grit separator; and other covenants registered on Title.

**SECURITY REQUIREMENTS**

- 7. In accordance with Section 502 of the *Local Government Act*, a cash deposit or irrevocable letter of credit in the amount of \$ \_\_\_\_\_, which is equal to 125% of the \$ \_\_\_\_\_ estimated cost of on-site landscaping, shall be deposited with the Town prior to the issuance of a building permit to commence work authorized by this development permit. The Town may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
  - a) Satisfy the landscaping requirements of this permit; or
  - b) correct an unsafe condition that has resulted from a contravention of this permit; or
  - c) repair damage to the natural environment that has resulted from a contravention of this permit.
- 8. The holder of this permit shall be eligible for a refund of the landscape security as described below:
  - a) If the permit has lapsed without development commencing – refund of the entire amount of security upon written request; or
  - b) If the Director of Development Services is satisfied that the conditions of this permit have been met – refund of 90% after installation and inspection of landscaping works, and refund of the remaining 10% after two (2) years and inspection.

**EXPIRY OF PERMIT**

- 9. In accordance with Section 504 of the *Local Government Act*, if the permit has not substantially commenced any construction with respect to which the permit was issued within two years after the date it was issued, the permit lapses.

Authorizing resolution passed by Town of Comox Council on the \_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Permit Issuance Date

\_\_\_\_\_  
Signature of Director of  
Development Services

**THIS IS NOT A BUILDING PERMIT**