

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 498 of the *Local Government Act*, to vary the Town of Comox Zoning Bylaw No. 2056 section 16, Comprehensive Development Zone 26 is hereby varied as follows:
 - Commercial space location: from 60.0 metres wide and 7.5 metres deep located on Aspen Road frontage, to 33.0 metres wide located at the corner of Hector and Aspen Roads (the total resulting area meets the regulation);
 - Number of storeys of apartment buildings: from 4 to 5 storeys, where underground parkades are partially exposed on the internal side of the development due to existing topography (the buildings meet the maximum height regulation and are under 16.0 metres as measured from average grade).
 - Interior side setback for one of the buildings wider than 25 metres at the new internal property line from 9.0 m to 4.8 metres (the proposed distance between the adjacent buildings meets the required 18.0 m separation).
 - Additional setback spaces along public roads: from minimum one and then one for every 100 metres 9x9 m setback located on each future lot (total of 3 on Lot A, and 2 on Lot B), to



the total of six 9x9 metre spaces on both Aspen and Hector Roads regardless of future lot lines layout after subdivision.

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.
- 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 plans in Schedule 1, attached to and forming part of this permit.
- 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.

COVENANT REQUIREMENTS

- 6. Not applicable.

SECURITY REQUIREMENTS

- 7. Not applicable.

EXPIRY OF PERMIT

- 8. 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 Acting Director of
Development Services

THIS IS NOT A BUILDING PERMIT