



October 15, 2026

Town of Comox
Development Services Department
1809 Beaufort Avenue
Comox, BC
V9M 1R9

RE: DEVELOPMENT VARIANCE PERMIT APPLICATION; 890 ASPEN ROAD

Seymour Pacific Homes is submitting this Development Variance Permit application to support the phased strata development at 890 Aspen Road.

Seymour Homes' townhouse development, Glacier Reach, is proposed to be built out in 5 phases; as construction for each phase is completed and registered at land titles, a number of buildings will temporarily encroach into required building setbacks. This variance application seeks a relaxation of the building setbacks until full buildout of the project.

The requested variances to the building setbacks vary and are highlighted in the attached drawings. As per CD-25 zoning the building setback from all lot lines is 5m and the specific setback variances required at each phase are listed below.

Phase 1:

Building A – rear yard reduced to 1.6m
Building C – interior side yards reduced to 1.83m and 4.59m
Building E – interior side yard reduced to 1.69m

Phase 2:

Building A – rear yard reduced to 1.6m
Building C – interior side yard reduced to 1.83m
Building G – interior side yard reduced to 1.83m
Building F – interior side yard reduced to 3.2m
Building H – interior side yards reduced to 1.47m and 2.09m
Building J – interior side yard reduced to 1.99m



Phase 3:

Building A – rear yard reduced to 1.6m
Building C – interior side yard reduced to 1.83m
Building G – interior side yard reduced to 1.83m
Building H – interior side yard reduced to 1.47m
Building M – interior side yard reduced to 1.6m
Building L – interior side yard reduced to 1.6m
Building N – interior side yard reduced to 1.6m
Building P – interior side yard reduced to 1.6m

Phase 4:

Building A – interior side yard reduced to 1.6m
Building C – interior side yard reduced to 1.83m
Building G – interior side yard reduced to 1.83m
Building H – interior side yard reduced to 1.47m
Building T – interior side yard reduced to 1.6m
Building U – interior side yard reduced to 1.6m
Building W – interior side yards reduced to 1.73m and 5.37m
Building X – interior side yard reduced to 1.6m

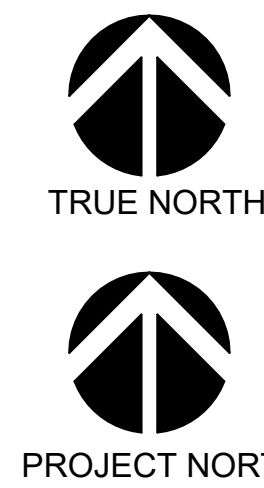
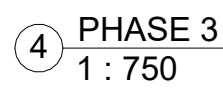
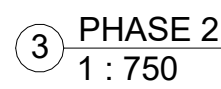
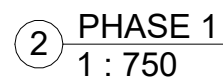
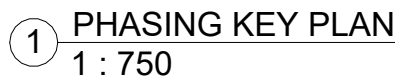
Thank you in advance for your review of this application.

Sincerely,

Rachel Ricard

Director of Land Development

PHASING LEGNED	
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4
	PHASE 5



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ISSUED FOR DEVELOPMENT
PERMIT

Revision Schedule		
No.	Description	Revision Date
	ISSUED FOR REVIEW	02/25/2025
	ISSUED FOR REVIEW	06/03/2025
	ISSUED FOR REVIEW	06/05/2025
	ISSUED FOR REVIEW	06/11/2025
	ISSUED FOR DP	06/16/2025
	RE-ISSUE FOR DP	08/25/2025
	RE-ISSUE FOR DP	09/02/2025
	RE-ISSUE FOR DP	09/16/2025
	ISSUE FOR REVIEW	03/24/2026
	ISSUED FOR COORDINATION	04/27/2026
	RE-ISSUE FOR DP	05/05/2026
	ISSUED FOR VARIANCE	10/15/2026

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

GLACIER REACH TOWNHOMES

390 ASPEN RD.
COMOX, B.C.

PHASED STRATA PLAN 1 OF
2

CHECKED BY: RR / TH

SCALE: As indicated

REV #:

1.

PHASING LEGNED

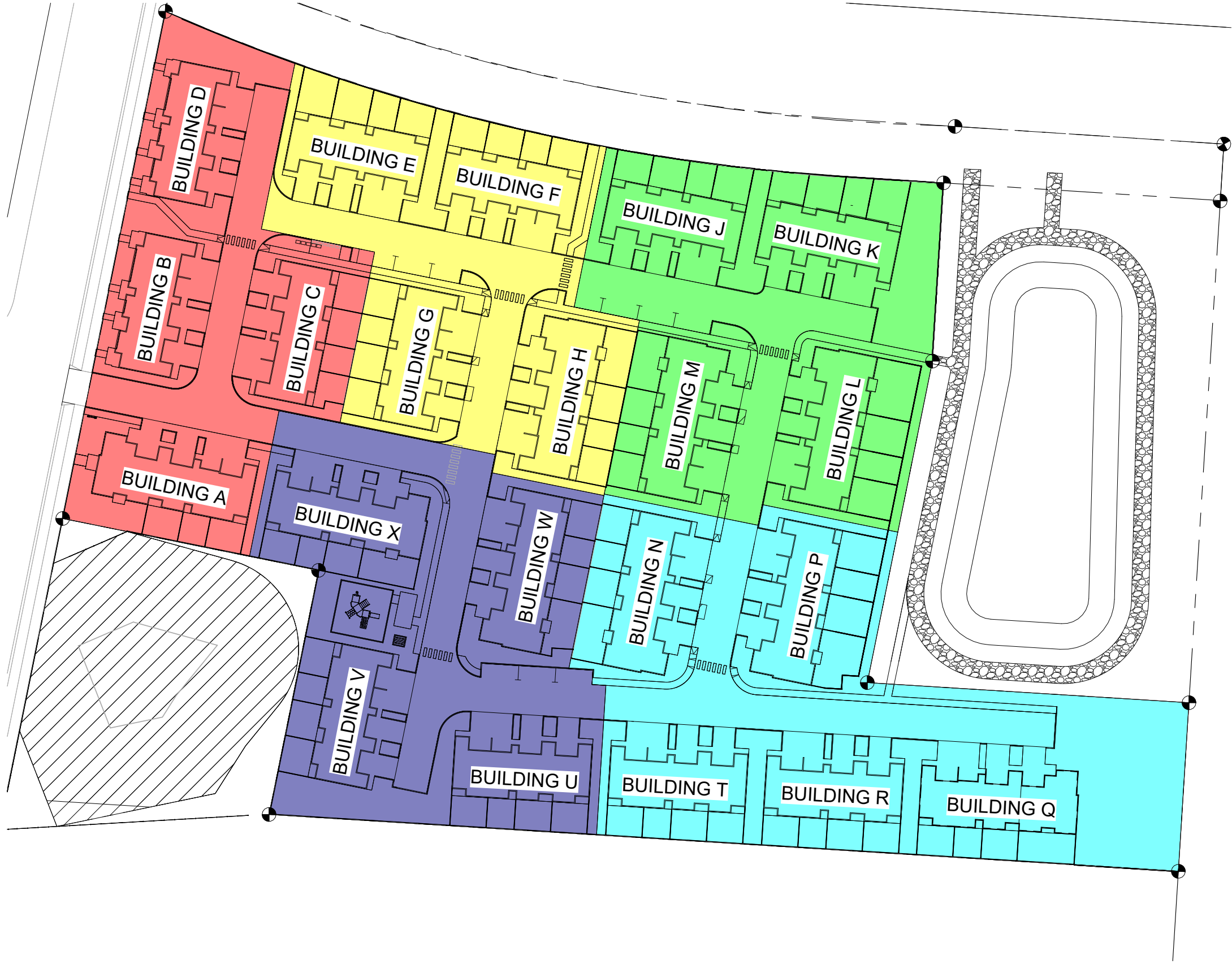
PHASE 1

PHASE 2

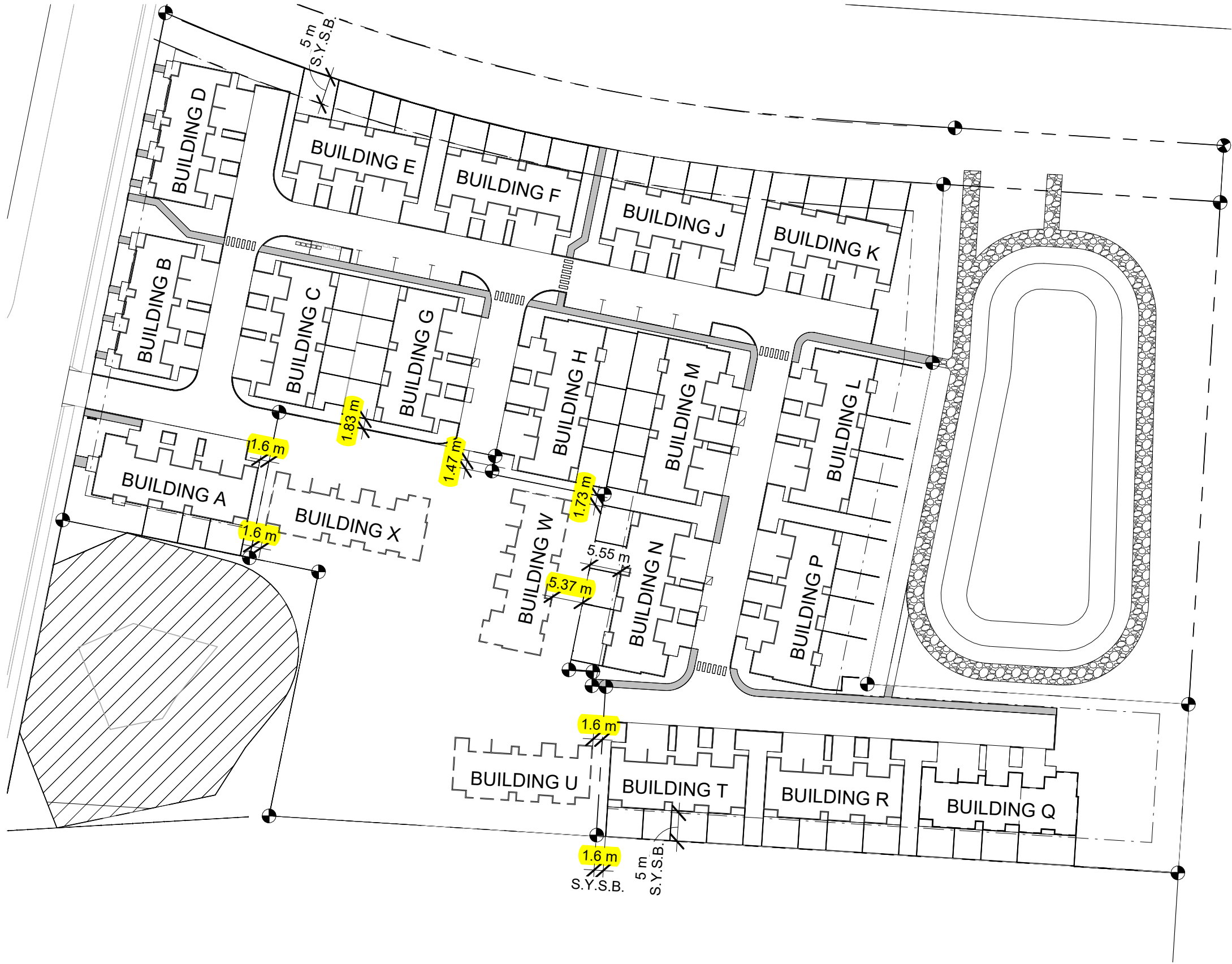
PHASE 3

PHASE 4

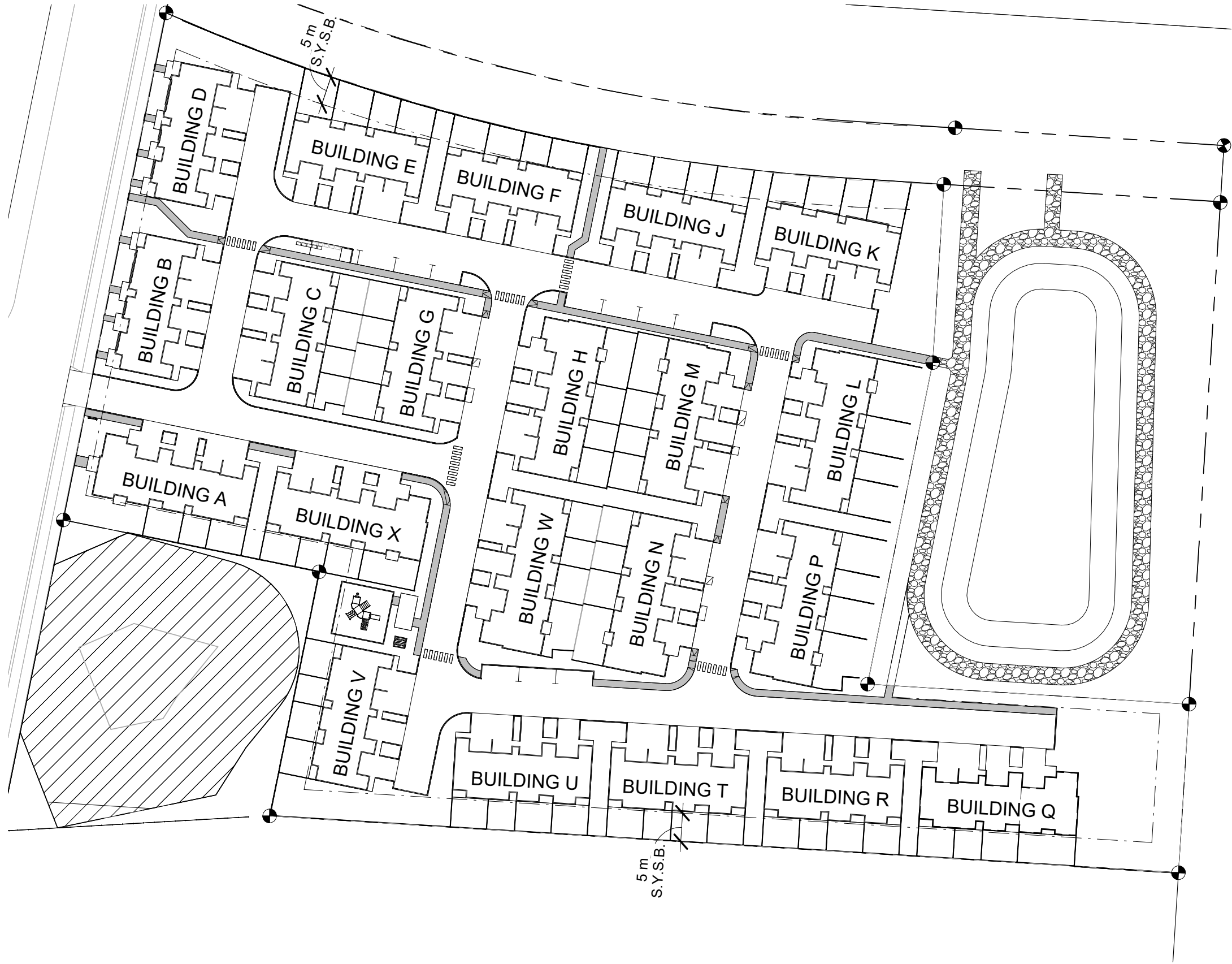
PHASE 5



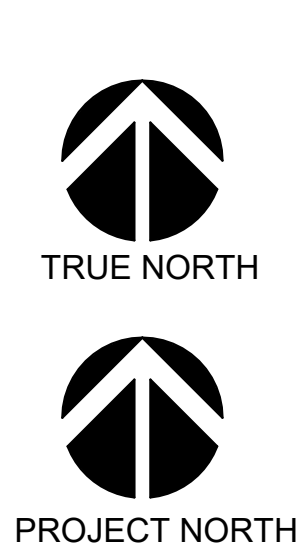
1 PHASING KEY PLAN
1 : 750



2 PHASE 4
1 : 750



3 PHASE 5
1 : 750



Seymour Pacific
HOMES

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PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR REVIEW	02/25/2025
B	ISSUED FOR REVIEW	06/03/2025
C	ISSUED FOR REVIEW	06/05/2025
D	ISSUED FOR REVIEW	06/11/2025
E	ISSUED FOR DP	06/16/2025
F	RE-ISSUE FOR DP	08/25/2025
G	RE-ISSUE FOR DP	09/02/2025
H	RE-ISSUE FOR DP	09/16/2025
I	ISSUE FOR REVIEW	03/24/2026
J	RE-ISSUE FOR DP	05/05/2026
1	ISSUED FOR VARIANCE	10/15/2026

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD. WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

GLACIER REACH TOWNHOMES

ADDRESS:

890 ASPEN RD.
COMOX, B.C.

DRAWING TITLE:

PHASED STRATA PLAN 2 OF 2

DRAWN BY:	JQ
CHECKED BY:	RR / TH
PROJECT NO.:	VP 2117
SCALE:	As indicated
DRAWING #:	A1.06
REV #:	1