DEVELOPMENT VARIANCE PERMIT APPN-2026-0020

OWNER

1354284 B.C. LTD., INC.NO. BC1354284
100 St. Ann's Rd, Campbell River, BC V9W 4C4

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:	890 Aspen Road, Comox BC
Legal Description:	Lot B District Lot 170 Comox District EPP155360
PID:	032-934-327

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 2056 section 26.7 Minimum Setbacks to facilitate phased strata subdivision, as shown on the plans attached to and forming part of this permit as Schedule 1: multiple variances to interior side setbacks from respective phasing lot lines, reduced from 5.0 metres

Phase 1
- Building A – to 1.54 m on the east side
- Building C – to 1.83 m on the south and 4.59 m on the north side
- Building E – to 1.69 m on the west side
- Building X - to 1.66 m on the west side

Phase 2
- Building F – to 3.2 m on the east side
- Building G – to 1.83 m on the south side
- Building H – to 1.47 m on the south and 2.09 m on the north side
- Building J – to 1.99 m on the west side
- Building W - to 1.73 m on the north side

Phase 3
- Building G – to 1.83 m on the south side
- Building H – to 1.47 m on the south
- Building L – to 1.6 m on the south side
- Building N – to 1.6 m on the north side
- Building P – to 1.6 m on the north side
- Building W - to 1.73 m on the north side

Phase 4
- Building T – to 1.6 m on the west side
- Building U – to 1.6 m on the east side
- Building W – to 1.73 m on the north side
- Building X – to 1.6 m on the west side

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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 attached as 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.

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 Director of Development Services

THIS IS NOT A BUILDING PERMIT