

Permit No: DVP-2021-02
Registered Owner: Andrew Lucas & Lisa Lucas
Subject Property: 1066 College Street
Description of Land:
Parcel Identifier: 005-597-765
Legal Description: LOT 3, SECTION 19, RANGE 5, QUAMICHAN DISTRICT, PLAN 7907
Proposal: Convert Existing Single-Unit Dwelling to a Two-Unit Dwelling

Conditions of Permit:

1. This permit is issued subject to compliance with all relevant City of Duncan bylaws, except as specifically varied or supplemented by this Permit. This permit is not a building permit.
2. This permit applies to the lands described above (the “Land”), and any buildings, structures, and other development on the Land.
3. This permit will lapse two years from the date of issuance, unless construction, in accordance with the terms and conditions of this permit, has substantially started. Construction is considered to be substantially started when a valid building permit for the authorized development has been issued and remains valid, and excavation or construction works associated with the authorized development have commenced to the satisfaction of the Manager of Planning. Demolition does not constitute construction.
4. The Land shall be developed strictly in accordance with the terms and conditions of this permit and the following schedules:

Schedule 1: Development Plans

Authorized Development

5. Authorized development is limited to construction of a two-unit dwelling, as generally shown on the development plans in Schedule 1 of this permit.

Variance

6. This permit varies Part 4, Section 4.3 of Zoning Bylaw No. 3166 by increasing the maximum floor area ratio from 0.5:1 to 0.62:1.

Date of Development Variance Permit Issuance by Council:

This permit was issued on **January 17, 2022**.

This permit expires on **January 17, 2024**.

The City of Duncan

Director of Corporate Services

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the City of Duncan has made no representations, covenants, warranties, guarantees, promises, or agreements (verbal or otherwise) with the registered property owner, other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

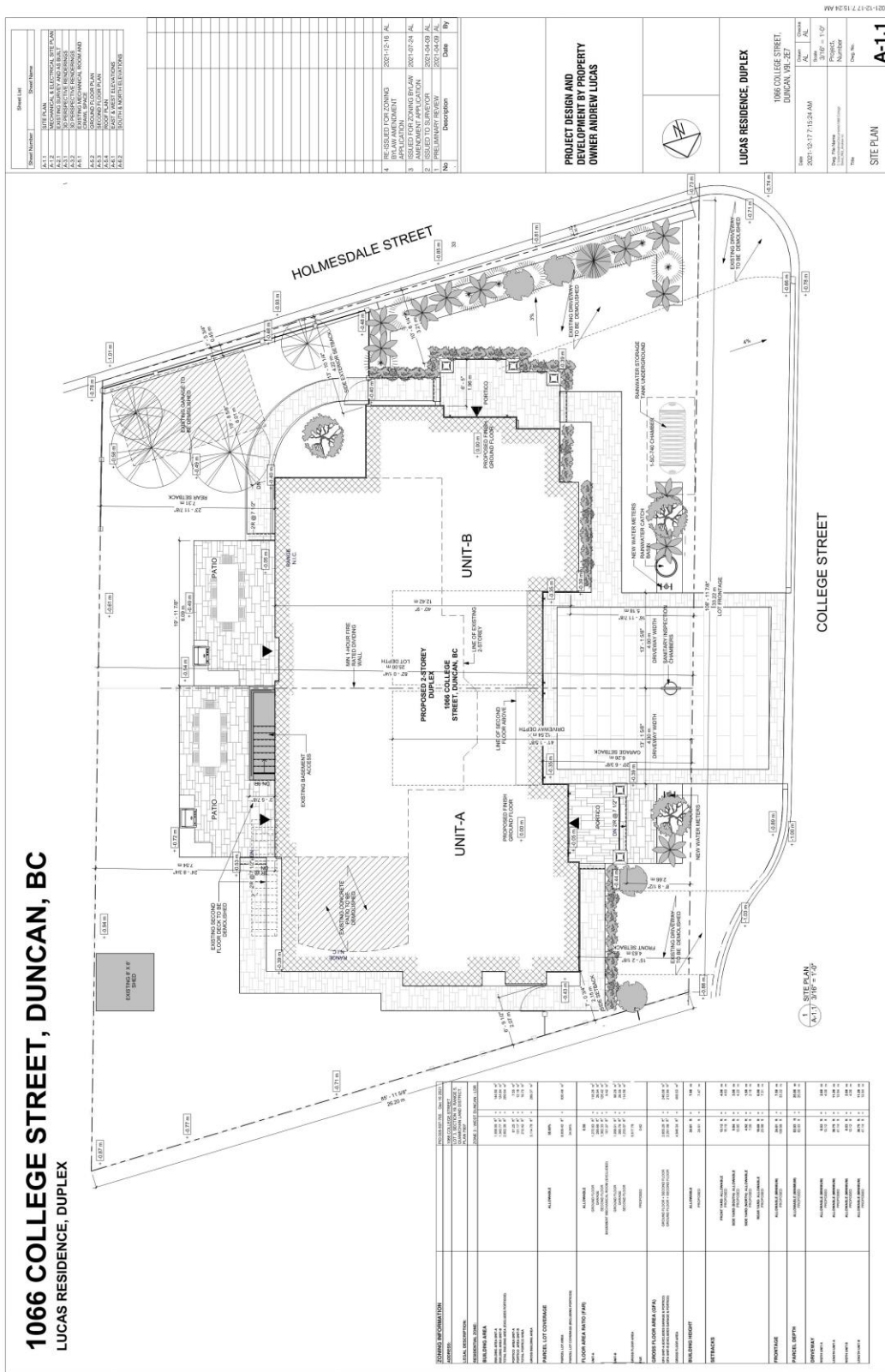
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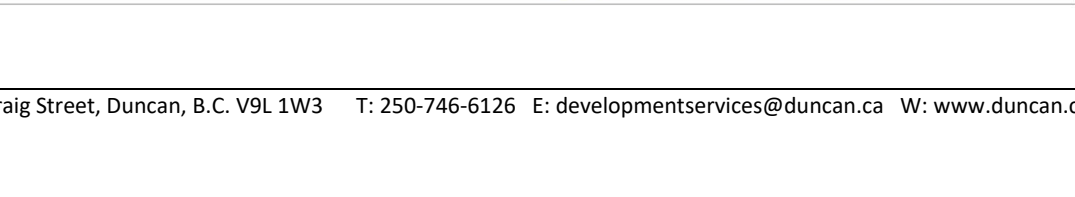
Print Name

Date

Date

Schedule 1
 Development Plans



	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>RE-ISSUED FOR ZONING</td> <td>2021-12-16</td> <td>JAL</td> </tr> <tr> <td>1</td> <td>ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION</td> <td>2021-07-24</td> <td>JAL</td> </tr> <tr> <td>1</td> <td>ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION</td> <td>2021-07-24</td> <td>JAL</td> </tr> </tbody> </table>	No.	Description	Date	By	2	RE-ISSUED FOR ZONING	2021-12-16	JAL	1	ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION	2021-07-24	JAL	1	ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION	2021-07-24	JAL	<p>PROJECT DESIGN AND DEVELOPMENT BY PROPERTY OWNER ANDREW LUCAS</p>	<p>LUCAS RESIDENCE, DUPLEX 1086 COLLEGE STREET, DUNCAN, B.C. V9L 2E7</p>	<p>Date: 2021-12-17 7:16:19 AM Drawn: JAL Checked: JAL Project: 1086 COLLEGE STREET, DUNCAN, B.C. V9L 2E7 Title: 3D PERSPECTIVE RENDERINGS Page No: A-3.1</p>
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2	RE-ISSUED FOR ZONING	2021-12-16	JAL																	
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	<p>WEST ELEVATION</p>		<p>SOUTH ELEVATION</p>	 <p>STREET VIEW</p>																



WEST ELEVATION



SOUTH WEST ELEVATION

No.	Description	Date	By
2	RE ISSUED PER ZONING BY-LAW AMENDMENT APPLICATION	2021-12-18	JAL
1	ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION	2021-07-24	JAL
No.			

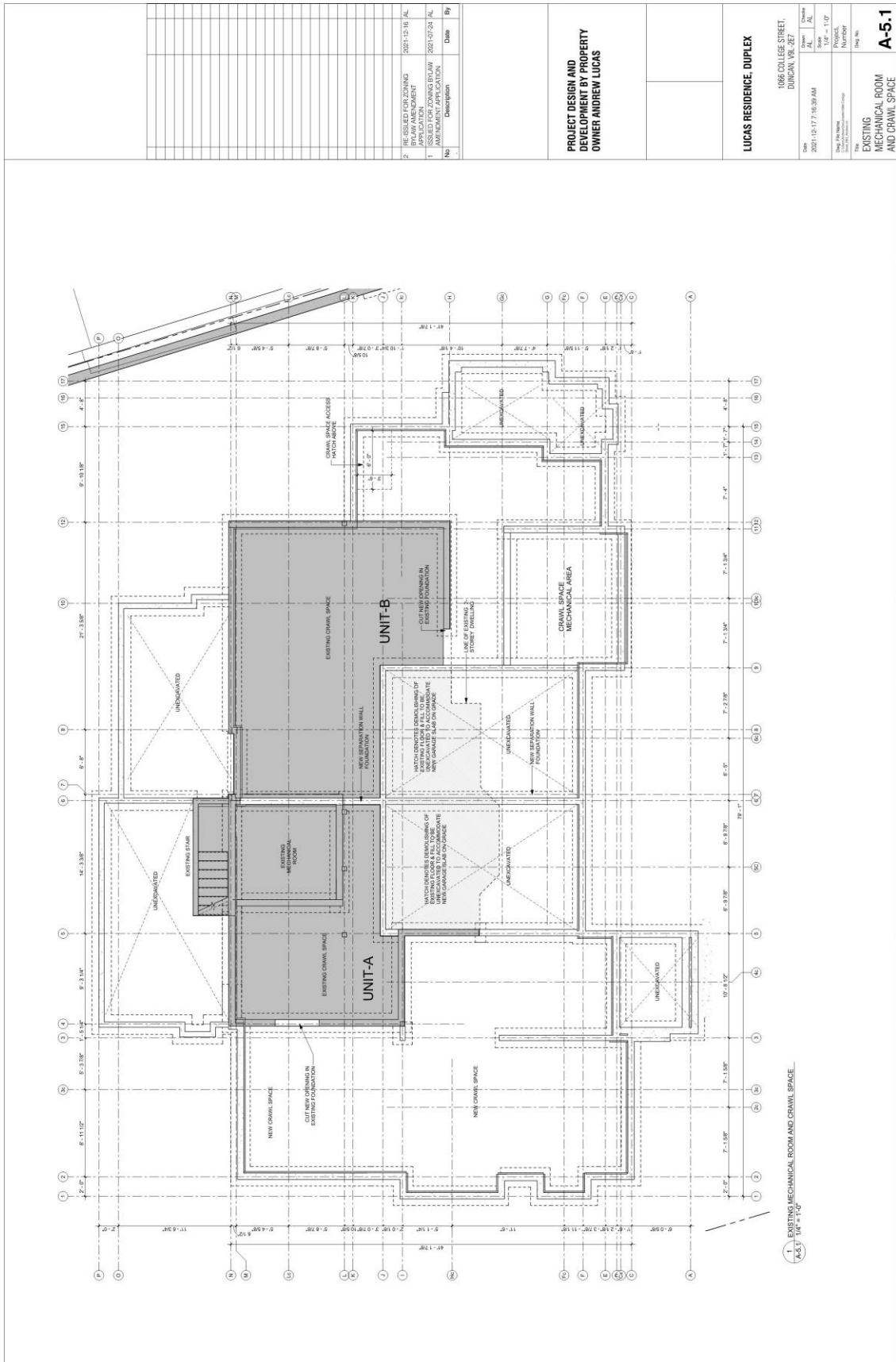
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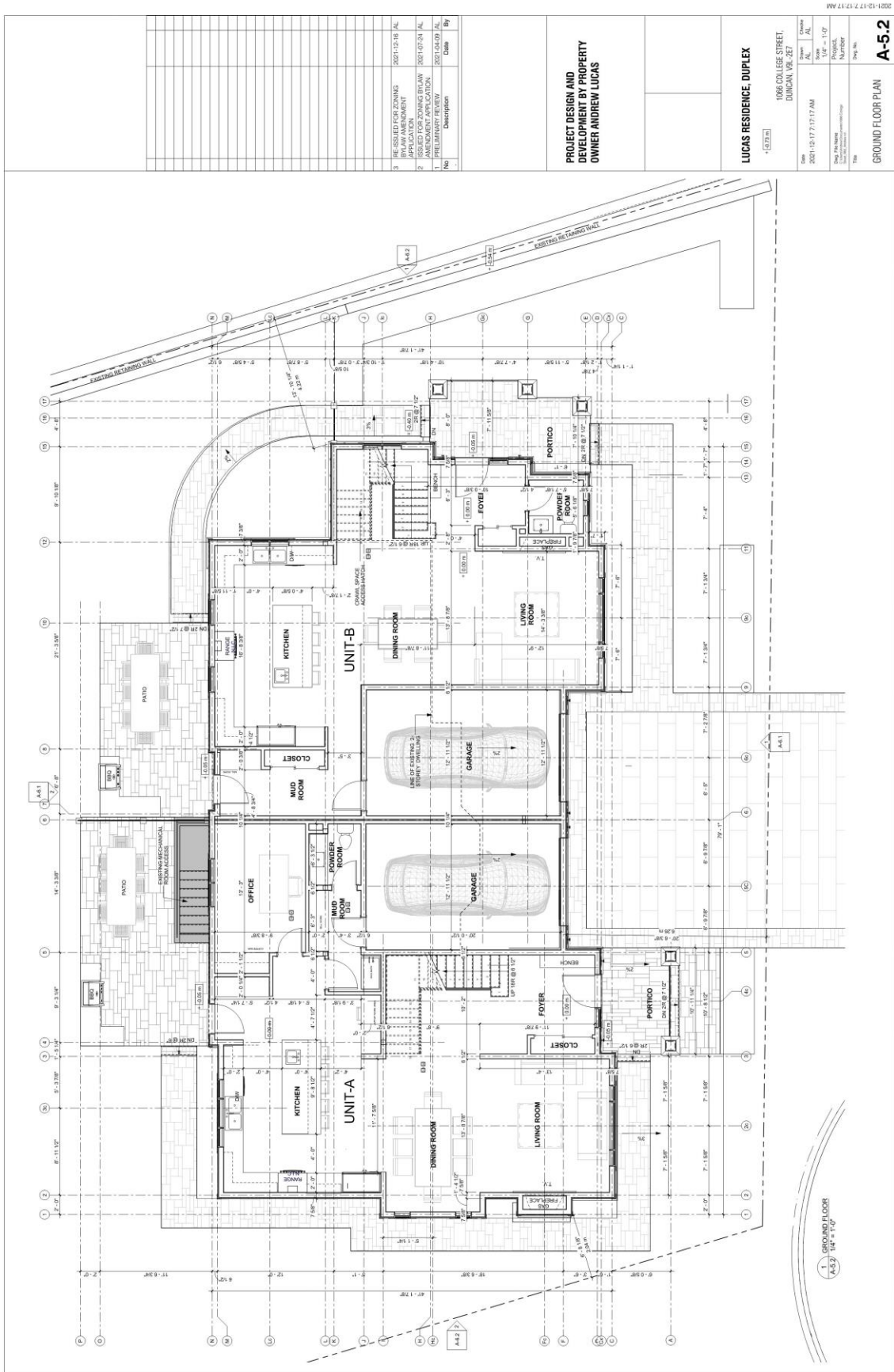
LUCAS RESIDENCE, DUPLEX

1086 COLLEGE STREET
 DUNCAN, V9L 2E7

Date:	2021-12-17 7:16:30 AM	Drawn:	JAL	Checked:	JAL
Drawn By:	JAL	Checked By:	JAL	Project:	1086 COLLEGE STREET
File:	1086 COLLEGE STREET	Page No.:		Page No.:	A-3.2
3D PERSPECTIVE RENDERINGS					

2021-12-17 7:16:30 AM





No.	Description	Date	By
3	REVISED FOR ZONING BY-LAW AMENDMENT	2021.12.16	AL
2	ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION	2021.07.24	AL
1	PRELIMINARY	2021.04.09	AL

PROJECT DESIGN AND DEVELOPMENT BY PROPERTY OWNER ANDREW LUCAS

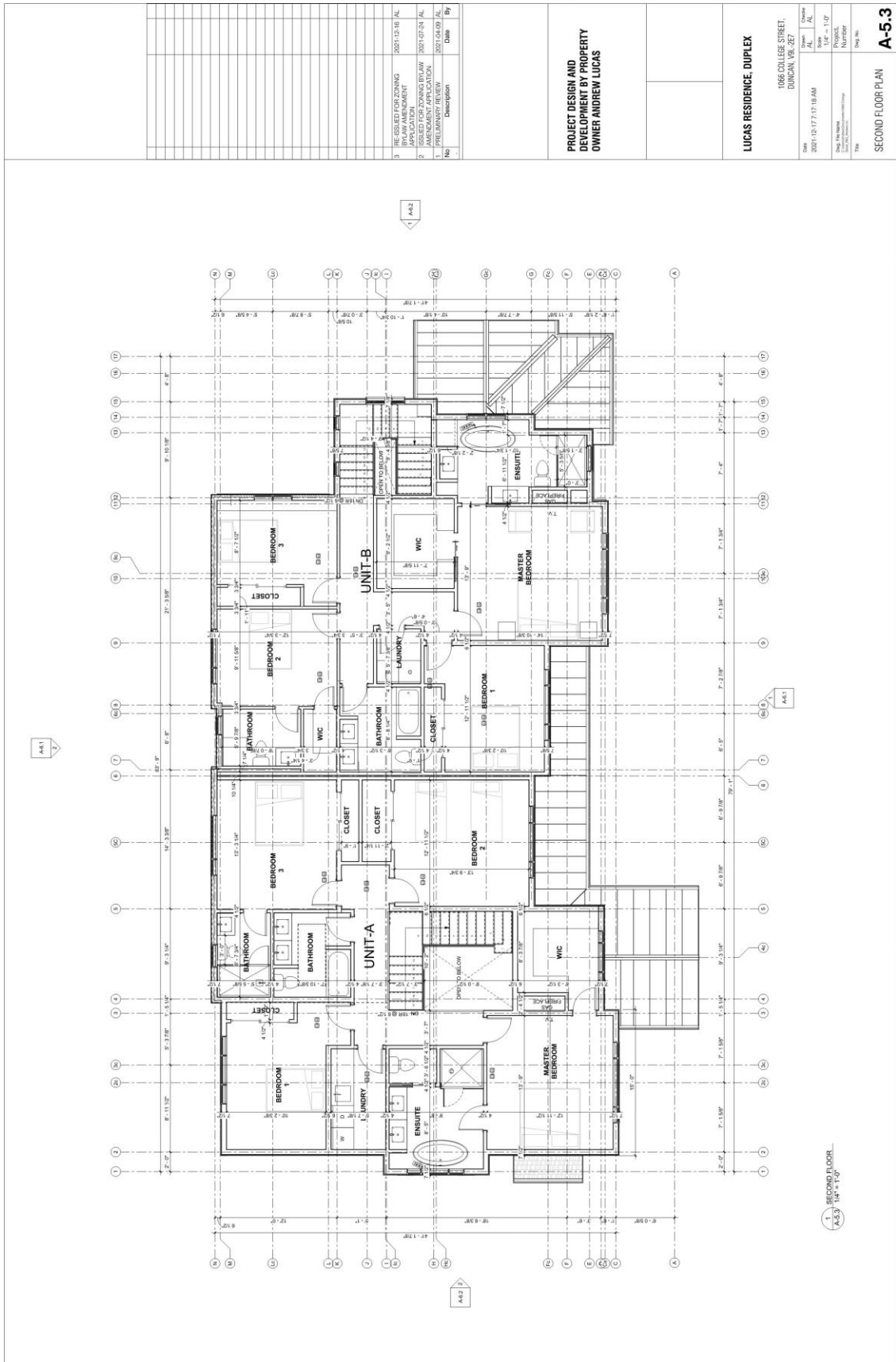
LUCAS RESIDENCE DUPLEX

1086 COLLEGE STREET, DUNCAN, V9L 2E7

Date: 2021-12-17 7:17 AM
 Drawn: [Name]
 Project: [Name]
 Title: 1/8" = 1'-0"
 Scale: [Scale]
 Date: [Date]
 No.: [No.]

GROUND FLOOR PLAN

A-5.2



No.	Description	Date	By
3	RE ISSUED FOR ZONING BYLAW AMENDMENT	2021.12.16	AL
2	ISSUED FOR ZONING BYLAW AMENDMENT APPLICATION	2021.07.24	AL
1	PRELIMINARY	2021.04.09	AL

PROJECT DESIGN AND DEVELOPMENT BY PROPERTY OWNER ANDREW LUCAS

LUCAS RESIDENCE, DUPLEX

Date:	2021-12-17 7:17:18 AM	Drawn:	AL	Checked:	AL
Project:	1086 COLLEGE STREET, DUNCAN, V9L 2E7	Title:	1:0"	Scale:	1:0"
Drawn By:	AL	Project Manager:		Drawn No.:	
Drawn Date:		Drawn No.:		Drawn No.:	

SECOND FLOOR PLAN
A-5.3

1 SECOND FLOOR
 A-5.3 1/4" = 1'-0"

