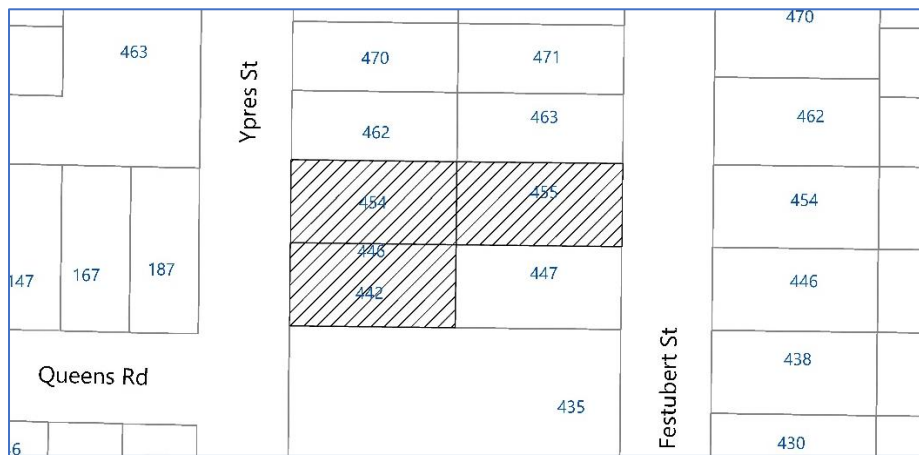




**NOTICE OF DEVELOPMENT PERMIT WITH VARIANCES**  
**DP-2021-03 – 454 Ypres Street, 446 Ypres Street, and 455 Festubert Street**

**March 24, 2022**

This notice is to advise that Council will consider issuance of a Development Permit with variances for LOTS 6, 7 AND 17, BLOCK 5, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 1063, located at 454 Ypres Street, 446 Ypres Street, and 455 Festubert Street, respectively, Duncan, BC.



The applicant has applied for a Development Permit to facilitate the construction of a 5-storey, 33-unit multi-unit residential development, including the following variances to Zoning Bylaw No. 3166, 2017:

1. Part 4, Section 4.11.1 (Development Regulations), to permit the principal building to be sited beyond the maximum front parcel line setback of 6.0 m, and
2. Part 7 (Definitions), to redefine the parcel line abutting Festubert Street from a “front parcel line” to a “rear parcel line”.

The proposed permit will be available for public review from Friday, March 25, 2022, to Monday, April 4, 2022, on the City’s website: [www.duncan.ca](http://www.duncan.ca). For more information specific to this application, or to arrange to view the proposed permit at City Hall, during regular business hours, 8:30 am to 4:00 pm, Monday to Friday, excluding holidays, please contact Development Services, at 250-746-6126 or [DevelopmentServices@duncan.ca](mailto:DevelopmentServices@duncan.ca).

Council will consider this application at the electronic Regular Council Meeting scheduled for Monday, April 4, 2022, 6:00 p.m. To watch the Council meeting online, live-streamed, please go to: [duncan.civicweb.net/Portal/Video.aspx](http://duncan.civicweb.net/Portal/Video.aspx) or search on [www.youtube.com](http://www.youtube.com) for “City of Duncan”. If you are unable to or do not have the ability to access the meeting electronically, the meeting can be attended and viewed in Council Chambers at City Hall, 200 Craig Street, Duncan BC at the scheduled meeting time.

Any person who believes their interests may be affected by this proposed permit may provide written comments mailed or delivered to City Hall and addressed to Director of Corporate Services, City of Duncan, 200 Craig Street, Duncan BC V9L 1W3 or emailed to [paige@duncan.ca](mailto:paige@duncan.ca) by 12:00 p.m., Thursday, March 31, 2022, to ensure inclusion in the public record. Written comments received after 12:00 p.m. on Thursday, March 31, 2022, and before 5:00 p.m. on Monday, April 4, 2022, will be submitted for public record during the meeting. Any person who wishes to speak to this application, an opportunity will be afforded during the meeting. A request to speak will require an email request be sent to [duncan@duncan.ca](mailto:duncan@duncan.ca) to be added to the speaker’s list and to provide the zoom meeting connection details.