



NOTICE OF DEVELOPMENT PERMIT WITH VARIANCES
DP-2020-05 – 321 ST. JULIEN STREET AND 331 ST. JULIEN STREET

This notice is to advise that Council will consider a Development Permit with Variances respecting LOT 15, BLOCK 9, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN VIP0163, located at 321 St. Julien Street, Duncan, BC, and LOT 16, BLOCK 9, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN VIP0163, located at 331 St. Julien Street, Duncan, BC

The City has received a Development Permit with Variances application from the Cowichan Intercultural Society (CIS) to allow for the installation of a play area enclosure in the southern portion of the rear parking area at 321 St. Julien Street, and to erect additional fencing around the property, including in front of the buildings. The properties share the driveway access to the rear parking area, at the north end of 331 St. Julien Street. The aim of the project is to provide an expanded safe play area for the childcare services CIS provides to the children of their clients, and to protect the property from trespassing, theft and vandalism.

The CIS has applied for the following variances to *Zoning Bylaw No. 3166, 2017*:

1. To vary section 3.31.1 Minimum Off-Street Parking requirements for 321 St. Julien Street from 12 spaces to 7 spaces (2 spaces partially located on 331 St. Julien Street); and
2. To vary section 3.9.4 Fence Height regulations for 331 St. Julien Street:
 - a. To allow a fence to be constructed between the front face of the building and the parcel line; and
 - b. To vary the maximum height for a fence in a front yard from 1.2 metres to 1.5 metres.

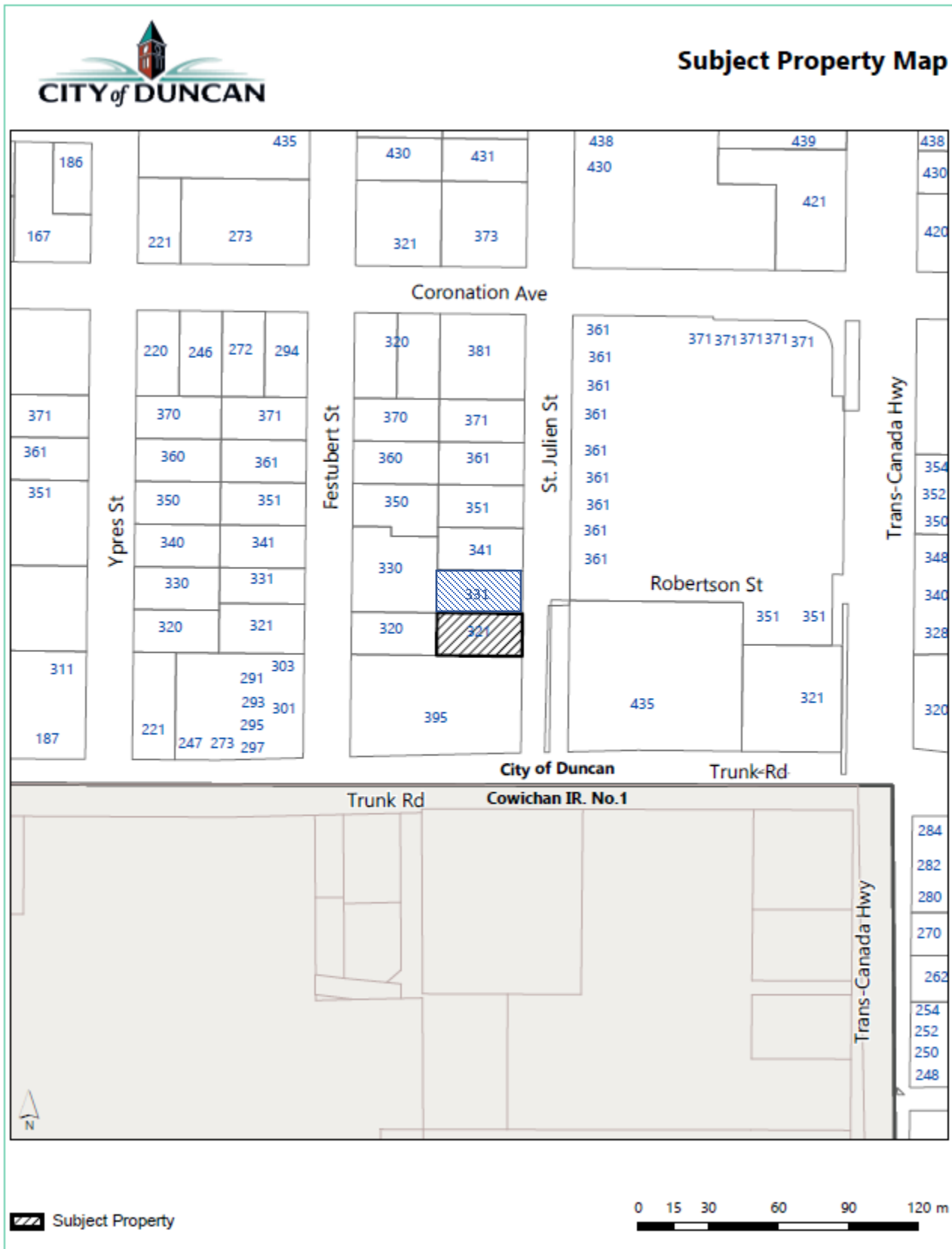
The proposed Development Permit with Variances will be available for public review from **Tuesday, June 2nd, 2020 to Monday, June 15th, 2020** on the City's website, www.duncan.ca. For convenience, the proposed site and fence plans are attached to this notice. For more information specific to this application, or to arrange to view the draft permit at City Hall, please contact Development Services, at 250-746-6126 or DevelopmentServices@duncan.ca.

Council will consider this application at the electronic Council Meeting scheduled for **Monday, June 15th, 2020, 6:00 p.m.** To watch the Council meeting online, live-streamed, please go to: <https://duncan.civicweb.net/Portal/Video.aspx> or search on <https://www.youtube.com/> for "City of Duncan".

Any person who believes their interests may be affected by this proposed Development Permit with Variances may provide written comments by hand-delivery at City Hall, or mail to *Director of Corporate Services, City of Duncan, 200 Craig Street, Duncan, BC V9L 1W3* or email: paige@duncan.ca until 4:00 p.m., Wednesday, June 10th, 2020, to ensure their inclusion in the public record. Written comments received after 4:00 pm on June 10th and before 5:00 p.m. on June 15th will be submitted for public record during the meeting.

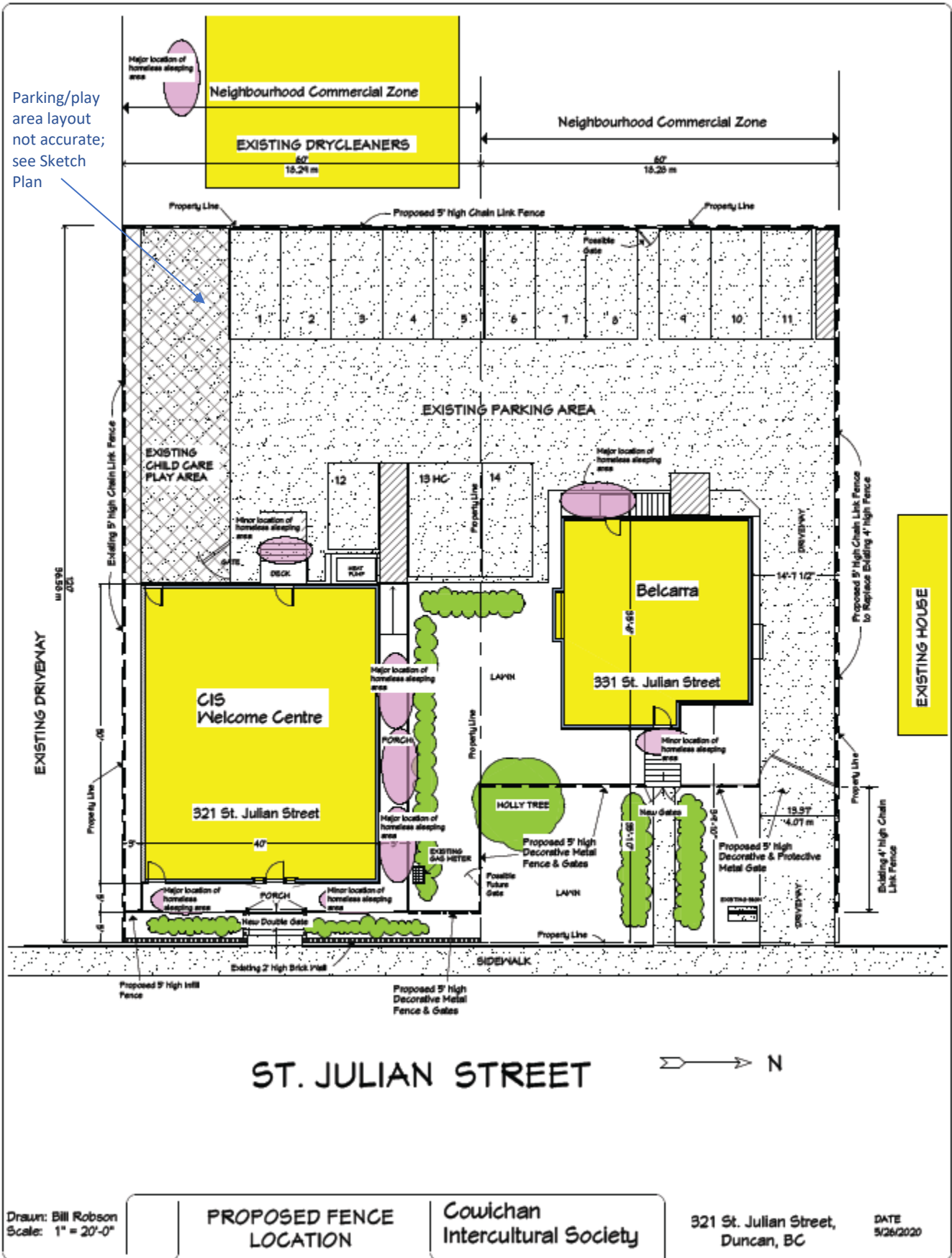
Date: May 28th, 2020

Subject Property Location



Proposed Plans

Parking/play area layout not accurate; see Sketch Plan



Drawn: Bill Robson
Scale: 1" = 20'-0"

PROPOSED FENCE LOCATION

Cowichan Intercultural Society

321 St. Julian Street, Duncan, BC

DATE 5/26/2020

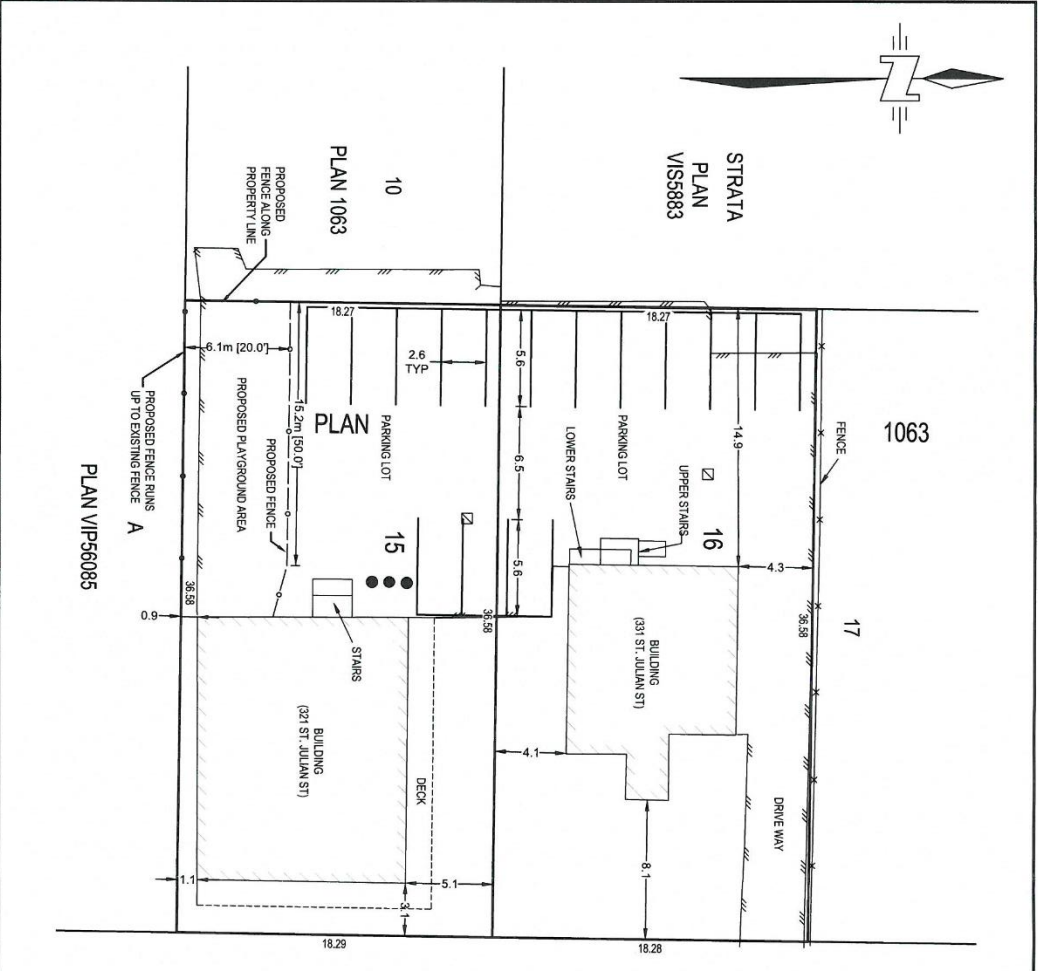
NO.	DATE	DESCRIPTION	BY	CHECKED
1	2018-04-19	CLIENT REVIEW	VS	
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321 & 331 ST. JULIAN ST, DUNCAN, BC
 250-746-6126
 250-746-6127

01050-10-V-2
 225041050-10



ST. JULIAN STREET

SKETCH PLAN OF LOT 15 AND 16,
 BLOCK 9, SECTION 17, RANGE 6,
 QUAMICHAN DISTRICT, PLAN 1063

P.I.D 001-192-574 & 001-192-591

NOTES:
 ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
 PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN 1063
 OFFSETS FROM BUILDINGS TO PROPERTY LINE ARE FROM THE EXTERIOR FINISHED SURFACE
 DATE OF FIELD SURVEY: JUNE 28, 2019
 THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MCELHANNNEY ASSOCIATES
 AND OUR CLIENT
 THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS
 PARKING SPACE DIMENSIONS DERIVED FROM CITY OF DUNCAN ZONING BY-LAW No. 3166

LEGEND:

SYMBOLS	DESCRIPTION
●	DENOTES BOLLARDS
⊠	DENOTES CATCH BASIN
—	DENOTES EXISTING EDGE OF PAVEMENT
—	DENOTES EXISTING FENCE
—	DENOTES PROPOSED FENCE

See Fence Location
 Plan on p. 3 for
 proposed fencing
 outside of the play
 area