



**NOTICE OF DEVELOPMENT VARIANCE PERMIT
DVP-2020-01 – 1050 TRUNK ROAD**

This notice is to advise that Council will consider a Development Variance Permit respecting LOT 1, SECTION 17, RANGE 7, QUAMICHAN DISTRICT, PLAN 10471 located at 1050 TRUNK ROAD, Duncan, BC.

The City has received a Development Variance Permit application from Woywitka Building Supplies Ltd. for the purpose of constructing a *Two-Unit Dwelling* at 1050 Trunk Road, which is located within the Cowichan River floodplain. A height variance is requested to allow for a sloped roof and lot grading to permit site drainage to Trunk Road. The applicant is also requesting an increase in the principal building lot coverage due to restrictions caused by the floodplain elevation requirements for the lot.

The applicant is requesting the following variance to *Zoning Bylaw No. 3166, 2017*:

- 1. To vary the maximum height of the principal building, with a roof pitch less than 6:12, from 7.5 m to 8.3 m.**
- 2. To vary the maximum floor area of the principal building from 35% lot coverage up to the maximum of 40% lot coverage permitted for all buildings and structures combined.**

The proposed permit will be available for public inspection from **Thursday, June 4th, 2020 to Monday, June 15th, 2020** at Duncan City Hall, 200 Craig Street, Duncan, BC, 8:30 am to 4:00 pm, Monday to Friday. To arrange to view the proposed permit in-person at City Hall, due to COVID-19 restrictions, please contact the Manager of Planning, Michelle Geneau, at michelle@duncan.ca or 250-746-6126 prior to attending City Hall. The proposed permit is also available on the City's website, www.duncan.ca. For convenience, the proposed site plans are attached to this notice.

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 Variance Permit may provide written comments by hand-delivery at City Hall (drop box) 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.

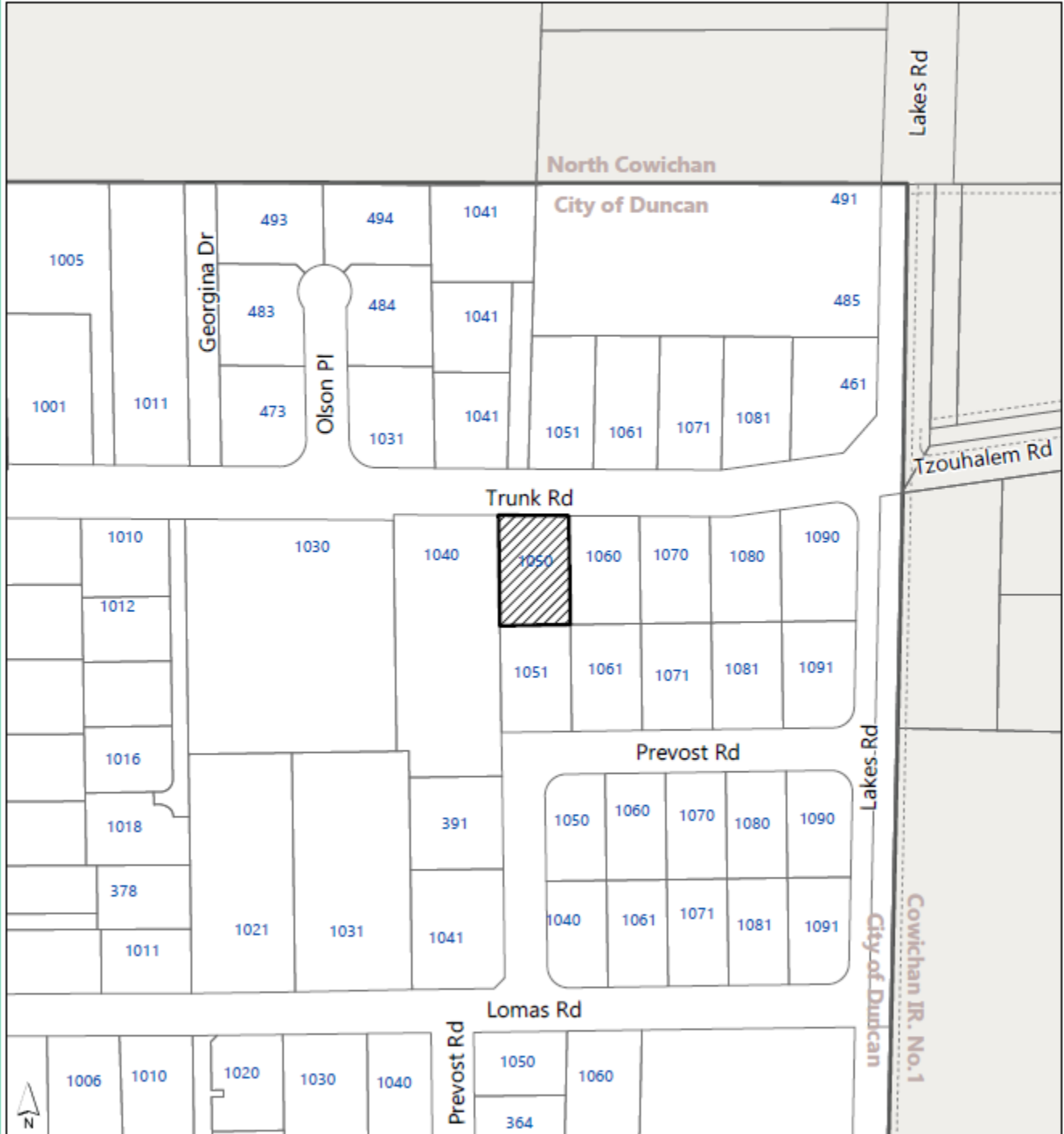
Date: June 3rd, 2020

Subject Property Location



Subject Property Map

File: DP-2020-04



Subject Property

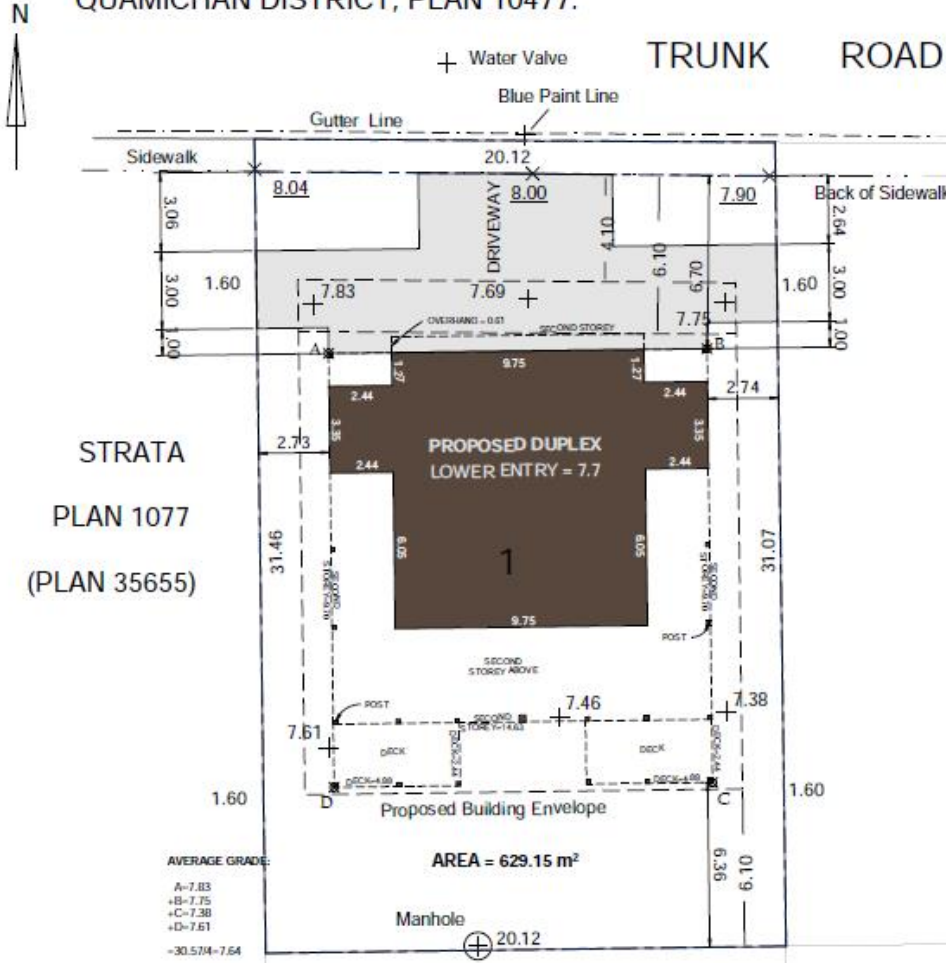


Proposed Plans

SITE PLAN OF
LOT 1, SECTION 17, RANGE 7,
QUAMICHAN DISTRICT, PLAN 10477.



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STRATA
PLAN 1077
(PLAN 35655)

PROJECT DATA TABLE :

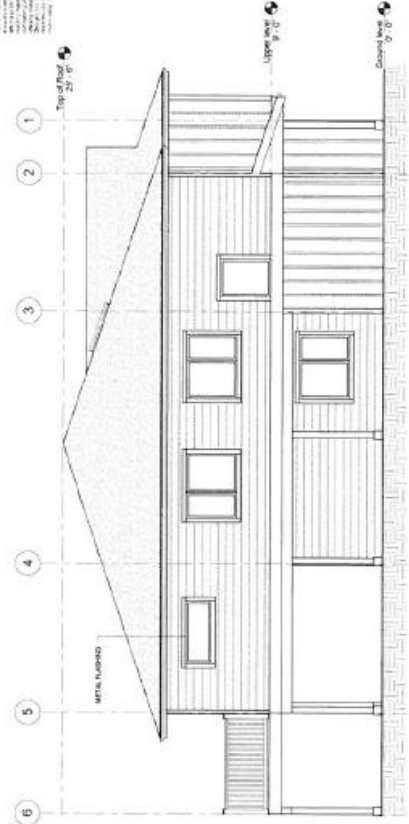
Address:	Trunk Rd
Scope of works:	New duplex
Lot size:	629.15 m²
Building footprint:	120.4 m² - 19.14% (max 35%)
Decks/covered areas footprint:	121.9 m² - 19.38%
Total combined coverage:	242.3 m² - 38.52% (max 40%)
Proposed setbacks:	
Front yard setback (north):	6.70 m
Front - second storey:	6.70 m
Rear yard setback (south):	6.36 m
Interior yard setback (east):	2.74 m
Interior yard setback (west):	2.73 m
Floor area:	
Ground floor area:	120.4 m²
Upper floor area:	194.2 m²
Total:	314.6 m² (max 314.6 m²)
FAR:	0.5 (max 0.5)
Heights:	
Average grade:	7.64 m
Mid Floor Height:	6.63 m
Top of roof:	7.82 m

SITE PLAN
1 : 100

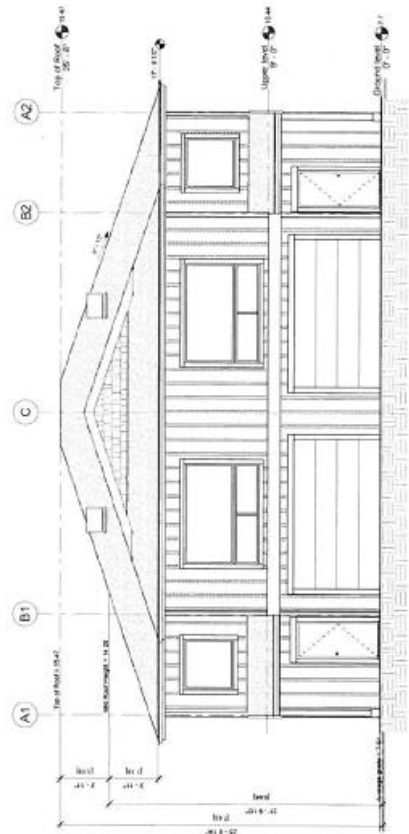


No.	Date	Type	Revision

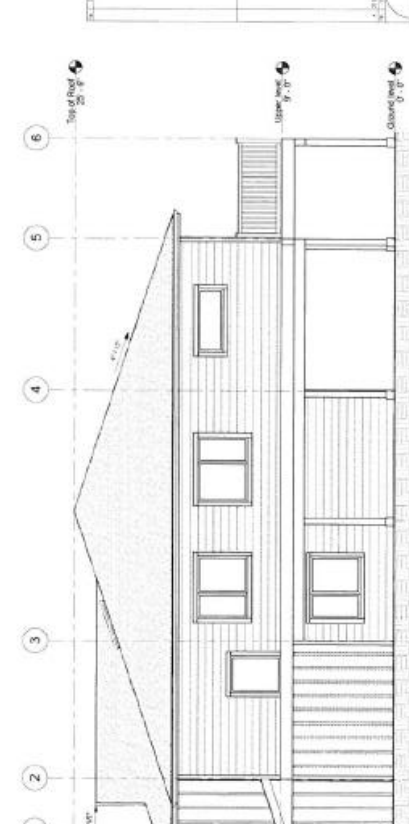
Aspire Custom Designs 116 Glen Road Victoria, B.C. V8L 0L8 Tel: (250) 464-7822	
TRUNK ROAD NEW DUPLEX	
SITE PLAN	
Scale:	AS SHOWN
Date:	2023-07
Sheet:	1 of 1
Project:	A1.0
Author:	J. Smith
Checker:	J. Smith
Date:	07/27/2023



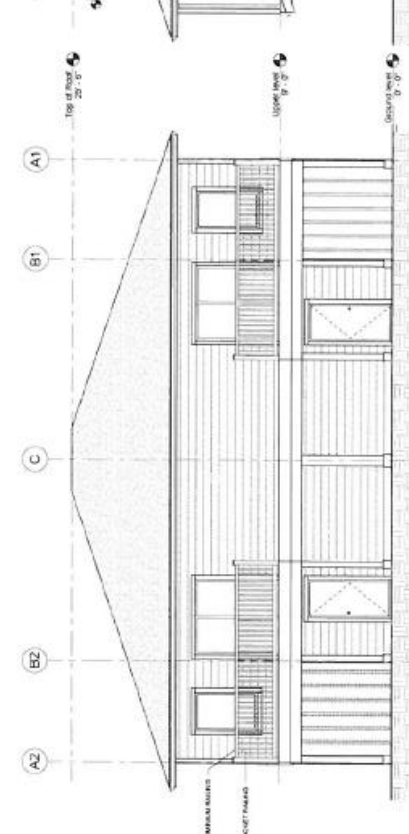
LEFT SIDE ELEVATION (EAST)
 1/4" = 1'-0"



FRONT ELEVATION (NORTH)
 1/4" = 1'-0"



RIGHT SIDE ELEVATION (WEST)
 1/4" = 1'-0"



REAR ELEVATION (SOUTH)
 1/4" = 1'-0"

DATE	2014-03-14	PROJECT	200 CRAIG STREET
DRAWN BY	ASPRE	CHECKED BY	ASPRE
SCALE	1/4" = 1'-0"	DESCRIPTION	ELEVATIONS
TITLE BLOCK SHEET NO. 1 OF 1 PROJECT NO. 200 CRAIG STREET CLIENT: [REDACTED] ADDRESS: 200 CRAIG STREET, DUNCAN, B.C. V9L 1W3 PHONE: 250-746-6126 FAX: 250-746-6127 WWW: WWW.DUNCAN.CA ALL RIGHTS RESERVED © 2014			