



**NOTICE OF DEVELOPMENT VARIANCE PERMIT
DVP-2020-03 – 472 BEECH AVE**

This notice is to advise that Council will consider a Development Variance Permit (DVP) for LOT 3, BLOCK 2, SECTION 17, RANGE 7, QUAMICHAN DISTRICT, PLAN VIP5868, located at 472 Beech Avenue, Duncan, BC.

The City has received a Development Variance Permit application (DVP-2020-03) from the property owner for the reduction of the Minimum Parcel Frontage width and Minimum Interior Side Parcel Line Setback at 472 Beech Avenue, which lies within the Low Density Residential Zone under the City's Zoning Bylaw No. 3166, 2017.

The DVP application requests variances that will allow for the subdivision of the current lot into one new lot and one existing lot at 472 Beech Ave. The application requests a reduction to the Minimum Parcel Frontage width for a subdivided lot (Zoning Bylaw Section 4.4.1), and a decrease in the Minimum Interior Side Yard Setback from the existing residential building to the proposed new shared (panhandle) driveway (Zoning Bylaw Section 4.3.1).

The applicant is requesting the above-mentioned variances to Part 4 of Zoning Bylaw No. 3166, 2017:

- 1. To vary the Minimum Parcel Frontage width of a subdivided lot from 15.0 m to 14.29 m.**
- 2. To vary the southern Minimum Interior Side Parcel Line Setback from 1.5 m to 0.25 m for the existing single unit dwelling.**

The draft permit will be available for public review from **Tuesday, January 5th, 2021**, to **Monday, January 18th, 2021** on the City's website: www.duncan.ca. For convenience, the proposed site plan is attached to this notice. For more information specific to this application, or to arrange a viewing of the draft 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.

Council will consider this application at the electronic Council Meeting scheduled for **Monday, January 18th, 2021, 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".

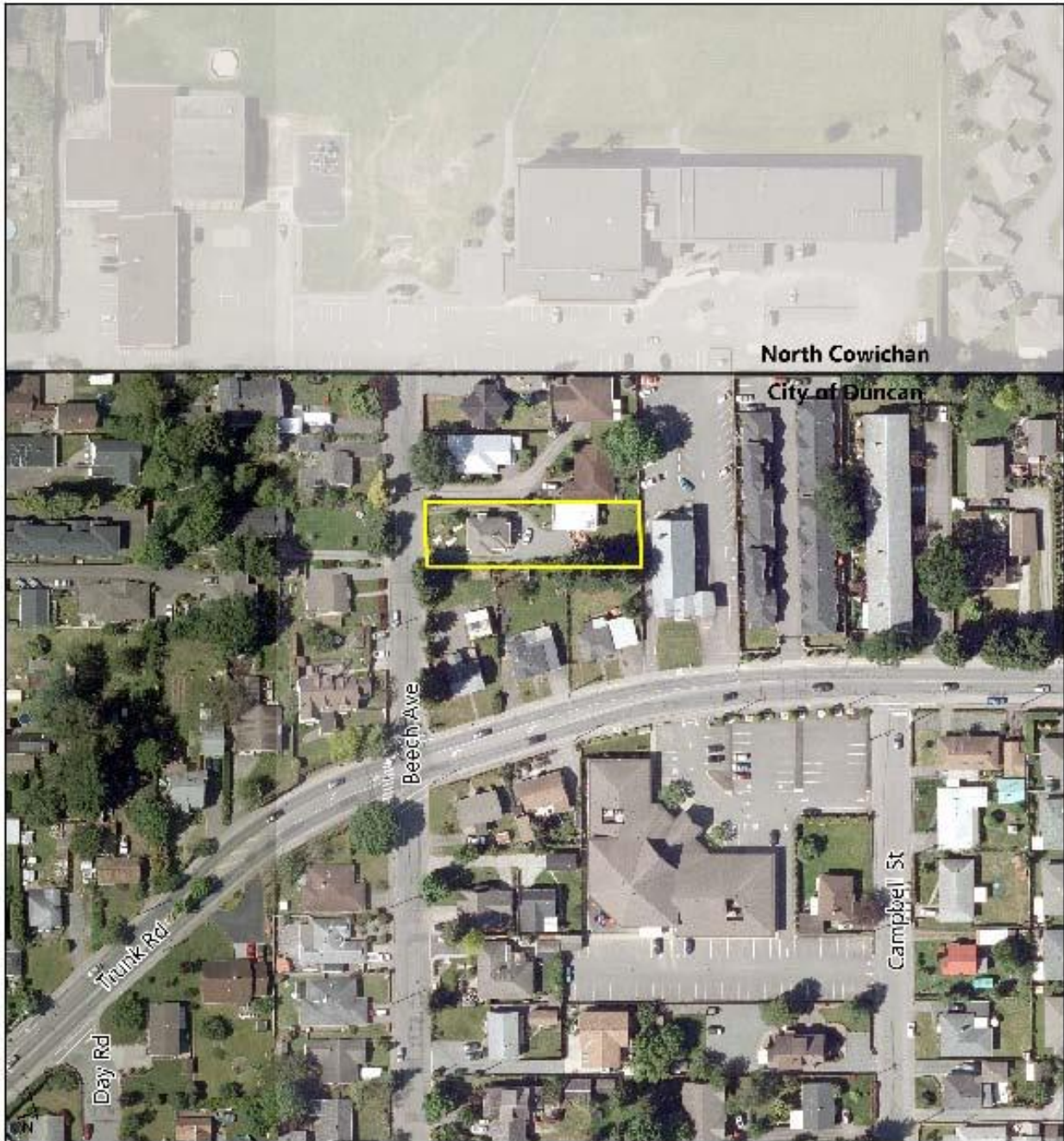
Any person who believes their interests may be affected by this proposed Development Variance Permit may provide written comments by hand-delivery at City Hall or mail to *Director of Corporate Services, City of Duncan, 200 Craig Street, Duncan, BC, V9L 1W3* or email monika@duncan.ca until **4:00 p.m., Wednesday, January 13th, 2021**, to ensure their inclusion in the public record. Written comments received after **4:00 p.m. on January 13th and before 5:00 p.m. on January 18th** will be submitted for public record during the meeting.

Date: January 4th, 2021


Subject Property Location

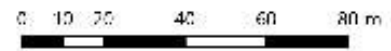


Ortho Imagery (2017) Map



North Cowichan
City of Duncan

 Subject Property



Site Plan with Requested Variances

