



**NOTICE OF DEVELOPMENT PERMIT
DP-2022-09 – 470 TRANS-CANADA HIGHWAY**

Date: January 3, 2023

City of Duncan Council will consider issuance of Development Permit No. DP-2022-09 on Monday, January 16, 2023 at 6:00 p.m. in the Council Chambers at City Hall, 200 Craig Street, Duncan, BC.

What is the purpose of the proposed Development Permit?

The purpose of the proposed permit is to authorize site, building, and signage improvements at 470 Trans-Canada Highway, LOT A, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 32742 (PID: 000-181-960).

The proposed permit includes the following variances to Zoning Bylaw No. 3166, 2017 and Sign Bylaw No. 3095, 2013:

1. Zoning Bylaw, Section 3.31.1, by reducing the minimum number of off-street parking spaces for an office use from 36 to 20.
2. Zoning Bylaw Section 3.32.2, by reducing the minimum two-way drive aisle width in the Trans-Canada Highway side of the building from 6.5 m to 5 m.
3. Zoning Bylaw, Section 5.13.1, by reducing the minimum front parcel line setback on the Whistler Street side of the building from 4 m to 0 m.
4. Sign Bylaw, Section 10.4, by permitting fascia signs that do not meet the maximum area, required positioning, and related regulatory provisions.

How do I get more information?

The proposed permit is available for public review until Monday, January 16, 2023 at City Hall, from 8:30 a.m. to 4:00 p.m., Monday to Friday (excluding holidays), and on the City's website, www.duncan.ca. For more information specific to the permit, please contact Development Services, at 250-746-6126 or DevelopmentServices@duncan.ca.

How do I express my views on this Development Permit?

Attend the Council meeting at 6:00 pm on Monday, January 16, 2023 at City Hall, 200 Craig Street, Duncan, BC for the opportunity to speak, or 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 before 4:00 p.m., Thursday, January 12, 2023. All correspondence received after 4:00 p.m. on Thursday, January 12, 2023, and before 3:00 p.m. on Monday, January 16, 2023 will be submitted for public record during the meeting.

To watch the Council meeting online, live-streamed, please go to: duncan.civicweb.net/Portal/Video.aspx or search on www.youtube.com for "City of Duncan".