



**NOTICE OF ZONING BYLAW AMENDMENT BYLAW NO. 3166.06, 2024  
& DEVELOPMENT PERMIT APPLICATION WITH VARIANCES**

**Date:** June 6, 2024

Council will consider first, second, and third readings and adoption of “Zoning Bylaw Amendment Bylaw No. 3166.06, 2024” for the subject property on Monday, June 17, 2024. In accordance with new provincial housing legislation (Section 464(3) of the *Local Government Act*), the City is prohibited from holding a public hearing on this bylaw.

At the same Council meeting on Monday, June 17, 2024, Council will also consider issuance of a development permit with variances for the subject property.

**Subject Property**

LOT A (DD ED130010), SECTION 18, RANGE 6, QUAMICHAN DISTRICT, PLAN 5481 (PID 016-959-621) located at 725 Canada Avenue

**What is the purpose of Zoning Bylaw Amendment Bylaw No. 3166.06, 2024?**

The purpose of the proposed bylaw is to amend Zoning Bylaw No. 3166, 2017 by adding site-specific uses and development regulations for the subject property, including reducing the minimum floor area ratio to 0.5:1 and reducing the minimum number of dwelling units to two, to facilitate the development of a two storey mixed use building.

**What is the purpose of the Development Permit?**

The purpose of the proposed development permit is to facilitate the development of a two storey mixed use building on the subject property under Development Permit Area 1 – Design Standards. The proposed development permit includes the following variances:

1. Zoning Bylaw No. 3166, 2017, Section 3.34.1, by waiving the requirement to provide a minimum of one (1) off-street loading space; and
2. Works and Services Bylaw No. 3158, 2017, Section 4.1, by waiving the requirement to provide works and services for the proposed development along the Canada Avenue frontage of the subject property, including extension of sewage collection and drainage works, construction of highway works, and a financial contribution in lieu of undergrounding overhead hydro and telecommunications utilities.

**How do I get more information?**

The proposed bylaw and permit will be available for public review from Friday, June 7, 2024 to Monday, June 17, 2024, 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](http://www.duncan.ca). For more information on the bylaw, please contact Development Services, at 250-746-6126 or [DevelopmentServices@duncan.ca](mailto:DevelopmentServices@duncan.ca).

**SEE REVERSE SIDE OF NOTICE** 



## **How do I express my views on the Development Permit with variances?**

Attend the Council meeting at 6:00 pm on Monday, June 17, 2024 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](mailto:paige@duncan.ca) before 12:00 p.m. on Thursday, June 13, 2024. All correspondence received after 12:00 p.m. on Thursday, June 13, 2024, and before 3:00 p.m. on Monday, June 17, 2024, will be submitted for public record during the meeting.

To participate virtually (via Zoom), please email [duncan@duncan.ca](mailto:duncan@duncan.ca) before 3:00 pm on Monday, June 17, 2024 to register for the virtual speakers list. You must provide your full name and street address in your email. 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"