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## NOTICE OF ZONING BYLAW AMENDMENT BYLAW NO. 3166.09, 2025

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**Date:** January 30, 2025

Council will consider first, second, and third readings of “Zoning Bylaw Amendment Bylaw No. 3166.09, 2025” on Monday, February 10, 2025. In accordance with Section 464(3) of the *Local Government Act*, the City is prohibited from holding a public hearing on this bylaw.

### **What is the purpose of Zoning Bylaw Amendment Bylaw No. 3166.09, 2025?**

The purpose of the proposed bylaw is to amend Zoning Bylaw No. 3166, 2017 by establishing a new Highway Corridor Commercial 3 (HCC3) Zone and rezoning 140 Trans-Canada Highway (LOT A, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 48762 PID 014-377-004) from Highway Corridor Commercial (HCC) Zone to the new HCC3 Zone and the High Density Residential (HDR) Zone, as shown on the map, including site-specific off-street parking and development regulations and conditions of use, in order to facilitate the development of a 6-storey, 98-unit multi-unit residential building (in the HDR Zone) and two 6-storey mixed-use buildings with commercial uses on the first storey and 90 dwelling units in each building above the first storey (in the HCC3 Zone).

### **How do I get more information?**

The proposed bylaw will be available for public review from Thursday, January 30, 2025 to Monday, February 10, 2025, at City Hall, from 8:30 a.m. to 4:00 p.m., Monday to Friday, 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).

