

PUBLIC HEARING INFORMATION PACKAGE

Zoning Amendment Bylaw (3833 Gibbins Road) Bylaw No. 3883

Public Hearing Notice & Draft Bylaw No. 3883

1. Notice of Public Hearing for **November 16, 2022** at **6:00 p.m.**
2. Public Hearing Ad – 1st Notification – Publication Date: November 3, 2022
3. Public Hearing Ad – 2nd Notification – Publication Date: November 10, 2022
4. Bylaw No. 3883
5. Subject Property

Planning Staff Reports

1. Report to October 4, 2022 Regular Council and Public Hearing – 1st and 2nd Reading


Minutes

1. Excerpt from October 4, 2022 Regular Council Minutes – 1st and 2nd Reading and Authorize Public Hearing

Correspondence

1. Letter dated November 4, 2021 to Steve and Jaclyn Poznecov re: Application Acknowledgement

Public Comments Received after Public Hearing Notice

1. Email dated November 5, 2022 from Kelvin and Carolyn Rasmussen – In Support
 2. Email dated November 6, 2022 from Gary and Deanna Anderson – In Support
 3. Email dated November 6, 2022 from Mona Anderson – In Support
 4. Email dated November 9, 2022 with Letter from Alison Mercer – In Support
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NOTICE OF PUBLIC HEARING

The Director of Planning and Building gives notice that a Public Hearing will be held at **6:00 p.m. on Wednesday, November 16, 2022** to allow Council to receive public input on Bylaw No. 3883 which proposes to amend "Zoning Bylaw 1997," No. 2950. As authorized by the *Local Government Act*, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be conducted by video conference using the Cisco Webex platform, and though electronic, is open to the public and anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet. If you wish to participate electronically, please visit www.northcowichan.ca/virtualmeeting for instructions on how you can join this hearing and find the link to join. You may also view the hearing as it is streamed live by going to www.northcowichan.ca/Agendas, and click on the 'View Live Stream' link. A copy of the recording will be made available after the hearing on North Cowichan's website for on-demand viewing.

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The purpose of the Zoning Bylaw Amendment is allow for a detached accessory dwelling unit (garden suite) on the subject property (PID: 006-570-208) as outlined in bold on the map.

PUBLIC INPUT

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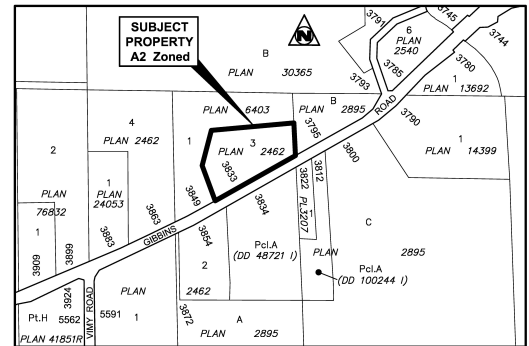
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Rob Conway, Director of Planning and Building

Personal information is collected by North Cowichan under the authority of s. 26 (c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of administering the Public Hearing.

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PUBLIC HEARING NOTICE

**Newspaper Publication Dates
November 3 and 10, 2022**

Do you have carbon monoxide alarms in your home?

The Province is urging British Columbians to take actions to prevent carbon-monoxide

poisoning during Carbon Monoxide Awareness Week, Nov. 1-7.

Carbon-monoxide poisoning has caused 118 deaths in B.C. since 2012, including eight so far this year.

Carbon monoxide is a colourless, odourless and tasteless gas, known as “the invisible killer.” In addition to installing alarms on every floor in their home, people should test their alarms at least once a month.

TRANSPORTATION

Mill Bay ferry cancelled Oct. 28

CITIZEN

All the BC Ferries sailings on the MV Klitsa between Mill Bay and Brentwood Bay on Friday, Oct. 28, were cancelled due to staff shortages.

A service notice on BC Ferries' website said the corporation requires a specific number of crew members on board the vessel to ensure the safety of passengers in the unlikely event of an emergency, and to comply with Transport Canada regulations.

"The decision to cancel a sailing in these circumstances is made when we have exhausted all options to find replacement crew," the service notice said.

"That said, if circumstances change and replacement crew become available, we will notify customers immediately. We appreciate your patience and apologize for any inconvenience you may experience as a result of these cancellations."

The service notice said customers travelling with a vehicle may consider driving to their destination via the Malahat (Trans-Canada Highway) as an alternative route.

For the most up-to-date sailing and departure information, follow @BCFerries on Twitter.

Free transit for veterans and armed forces personnel during Veterans' Week

CITIZEN

BC Transit and the Cowichan Valley Regional District are providing free transit service to veterans and armed forces personnel in the Cowichan Valley Regional Transit System starting on Nov. 4 in support of Veterans' Week and Remembrance Day.

Free transit will be available, with appropriate identification, for veterans and Canadian Forces members on all scheduled routes and handyDART services from Nov. 4-10.

This will not include inter-regional routes 66, 70, 99 and 44.

On Remembrance Day, Nov. 11, all scheduled routes and handyDART services will be free for all riders.

Scheduled routes will run on a Sunday schedule and handyDART service will be running on a Saturday schedule.

Please note that inter-regional routes, and local routes in Eagle Heights, Ladysmith, You-bou and Honeymoon Bay do not operate on Nov. 11.

BC Transit supports those bus drivers who choose to stop their bus, if it is safe to do so, at 11 a.m. on Nov. 11 to observe the traditional minute of silence in memory of those who gave their lives and service in times of war.

For more information on routes and schedules, visit bctransit.com/cowichan-valley.

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MUNICIPALITY OF
NORTH
Cowichan

Awards for provincial Excellence in Education handed out by premier

In a ceremony at Government House, Pre-

mier John Horgan provided awards to winners of the Premier's Awards for Excellence in Education, which recognize exceptional teachers, support staff and administrators

throughout the province. The Cowichan Valley School District's Larry Mattin, director of instruction, was a finalist in the District leadership category.



Trees blown unto power lines during windstorms are causing ongoing problems for a number of businesses in Chemainus. (Citizen file photo)

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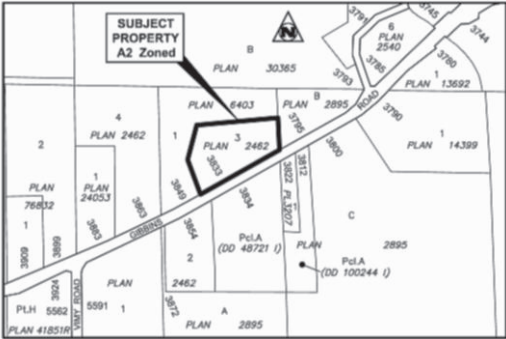
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Rob Conway, Director of Planning and Building



No easy answers for businesses hit by windstorms in Chemainus

BY ROBERT BARRON

Businesses close to Askew Creek Park in Chemainus impacted by windstorm damage in recent storms will likely have to deal with the situation on their own.

North Cowichan Mayor Al Siebring told council at a recent meeting that he and senior staff made a visit to the area around the Oak Street and Chemainus Road intersection, which is adjacent to the 3.4-hectare forested park, where the businesses are located.

He said the meeting was precipitated by concerns raised by 49th Parallel Grocery about ongoing problems with windstorms taking down trees in Askew Creek Park and knocking out the store's power.

"49th Parallel and some of the other businesses in [Chemainus Village Square], including Riot Brewing, lost tens of thousands of dollars in inventory during the big windstorm in December and power outages from two other subsequent storms that also created major losses for them," Siebring said.

"Our staff and BC Hydro crews have done some vegetation removal in the park, but the concern was that more trees will be coming down in the future."

Siebring said BC Hydro explained that there's not much the power company can do about the situation.

He said BC Hydro told him and staff that the issue is bigger than the trees in the park, and involves vegetation and trees all along the power grids that feed into Chemainus.

"Our municipal forester Shaun Mason committed to having another look at the trees in Askew Creek Park to see if any of them posed a danger, not just to the power grid but to pedestrians in the area," Siebring said.

"We asked BC Hydro about the possibility of putting the power lines underground in that area, but were told the expense of that would be severely prohibitive. At the end of the day, the message to 49th Parallel and the other businesses was probably something they didn't want to hear."

Siebring said the best solution for the businesses when they have power outages is to have some kind of electrical generating capacity, or have access to refrigerated trucks for their inventory when the lights go out.

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The Corporation of the District of North Cowichan
Zoning Amendment Bylaw (3833 Gibbins Road), 2022
Bylaw No. 3883

The Council of The Corporation of The District of North Cowichan enacts in open meeting assembled as follows:

- 1 This Bylaw may be cited as *"Zoning Amendment Bylaw No. 3883, 2022"*.
- 2 That Zoning Bylaw 1997, No. 2950, section 52 (4) (e) [Density in the Rural Zone (A2)] is amended by adding the following subsection (xx):

"(xx) 3833 Gibbins Road (PID: 006-570-208)"

READ a first time on October 4, 2022

READ a second time on October 4, 2022

This bylaw as advertised in the Cowichan Valley Citizen on , 2022 and , 2022 and the municipality's website and notice board on , 2022

CONSIDERED at a Public Hearing on

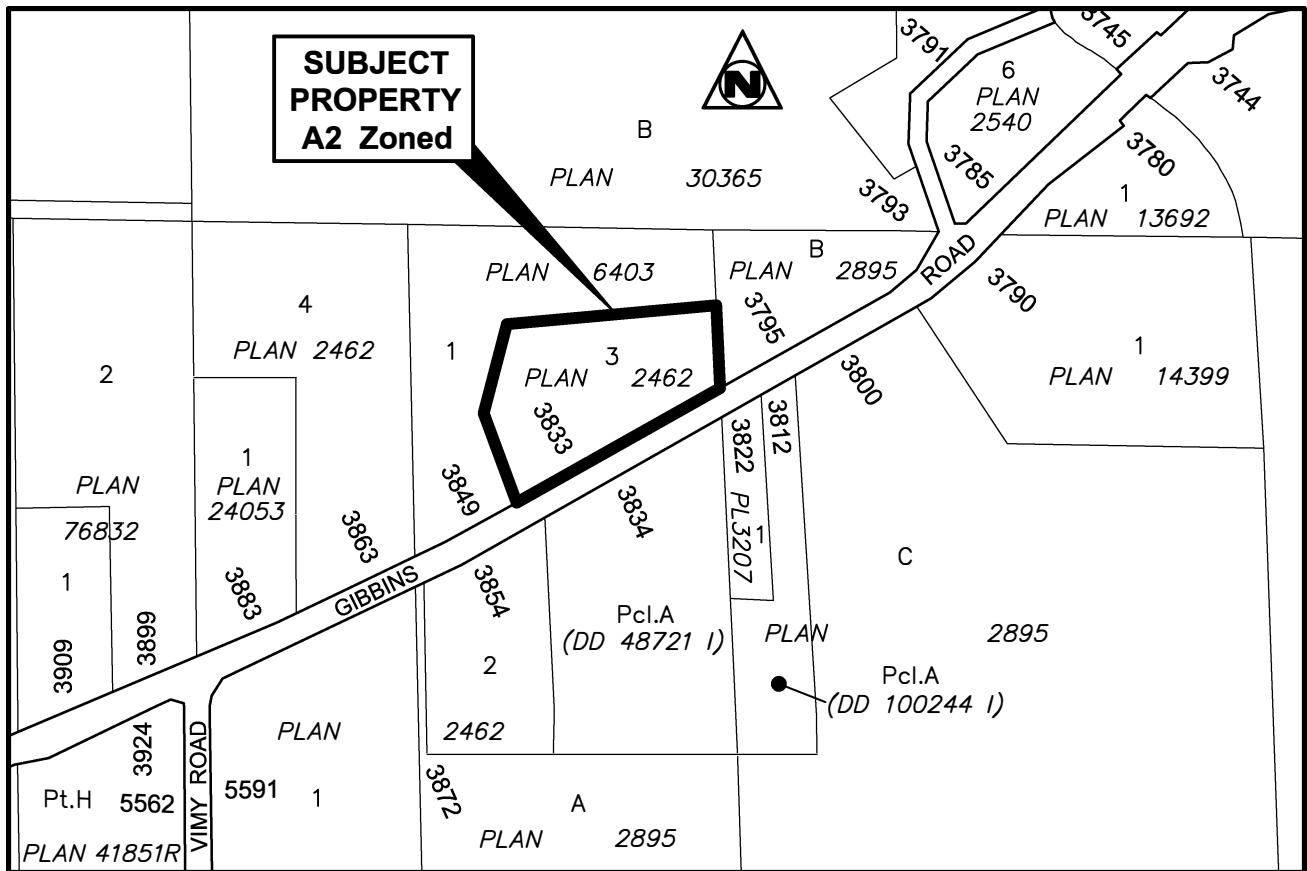
READ a third time on

COVENANT registered on August 10, 2022

ADOPTED on

CORPORATE OFFICER

PRESIDING MEMBER



PLANNING REPORT

Report

Date October 4, 2022

File: 3360-20 21.18

Subject Zoning Amendment Bylaw No. 3883, 2022 for first and second readings

PURPOSE

To introduce Zoning Amendment Bylaw No. 3883, 2022, which proposes to amend Zoning Bylaw No. 2950, 1997, to permit a detached accessory dwelling unit (garden suite) at 3833 Gibbins Road. A staff presentation will be provided at the meeting.

BACKGROUND

Property Details

The subject property (PID: 006-570-208) is a 0.97 hectare (2.4 ac) parcel outside of the Urban Containment Boundary (UCB) and within the Agricultural Land Reserve (ALR) (Attachments 1 & 2). The parcel is zoned Rural A2 and currently contains a single-family dwelling, an accessory shop and a small farm building (Attachments 3 & 4).

The property is serviced with a private well and septic system.

Land Use Context

Lands surrounding the subject property are zoned A2 and are also within the ALR. Surrounding land uses generally consist of one and two-storey rural homes on properties 2428 m² (0.6 acres) and larger.

Proposal

The applicant is requesting a text amendment to the A2 Zone (Attachment 12) to permit an 89m² (958ft²) single-storey detached accessory dwelling (garden suite) to accommodate an elderly family member.

A survey was prepared to identify the location of the proposal (Attachment 4) and a letter of rationale was provided in support of the application (Attachment 5). The proposed accessory dwelling is to be sited next to the existing driveway on lawn further back from the principal single-family dwelling. The proposed garden suite will be serviced through a new shared-sewage treatment system (Attachment 8) and an existing on-site well.

The applicant has pre-emptively registered a Section 219 covenant that is required for adoption of the proposed zoning amendment bylaw (Attachment 9). In addition, staff has received three letters of support from adjacent property owners (3795, 3849, and 3854 Gibbins Road) (Attachment 10).

DISCUSSION

Policy Context

- Agricultural Land Commission Regulations

On December 31, 2021, new Agricultural Land Commission (ALC) regulations came into force pertaining to residential buildings on ALR lots. These regulations adopt a more permissive

approach, whereby up to three dwelling units (two accessory) contained within two separate buildings will be permitted. ALC approval is no longer required, but local governments may choose to further restrict housing on ALR lands.

- Second Dwelling Rural Lands Policy

On December 4, 2019, Council adopted the Second Dwelling Rural Lands Policy, which established the following criteria for site-specific zoning amendment applications for second dwellings outside the UCB:

- a. *That size of the proposed second dwelling be restricted by covenant to 92 m² (990.28 ft²) or less;*
- b. *That subdivision be restricted by covenant to prevent subdivision including strata subdivision;*
- c. *That the size of the parcel be a minimum of;*
 - i. *1 ha (2.5 acres) where no Municipal sewer or water exists;*
 - ii. *0.4 ha (1 acre) where no Municipal sewer exists;*
 - iii. *0.2 ha (0.5 acres) where Municipal water and sewer exist; and,*
- d. *That siting of second dwellings on agricultural lands be established and restricted by covenant to preserve agricultural land.*

In support of the proposal, Polaris Land Surveying prepared a memo reviewing the history and policy context of the subject property (Attachment 6). This memo identified that the subject property was created in 1947 and had an original land area of 1.03 ha. In 1951 through Bylaw No. 430 and plan 380BL (Attachment 11), the Municipality expropriated lands to expand Gibbins Road. The result of the land expropriation reduced the subject property by 0.06 ha or 6% to its present-day size of 0.97 ha. The decision to expand Gibbins Road brought the subject property out of compliance with the Second Dwelling Rural Lands Policy.

- Zoning Bylaw No. 2950 – Rural Accessory Dwelling Units and Density

On August 17, 2022, Council gave third reading of Bylaw No. 3876 (Rural Accessory Dwelling Units), which will, upon adoption, update Zoning Bylaw No. 2950 to more closely align with the new ALC Regulations for most A-zoned parcels (A1, A2, A3, and A5). The proposed amendment authorizes parcels two hectares or larger in area to have a detached accessory dwelling unit up to 90m² with the registration of a covenant prohibiting future stratification and subdivision of the subject property. This bylaw amendment retains the current maximum density permitted while providing further flexibility for housing options for property owners.

Staff note that the A2 zone allows a maximum density of two dwelling units in the form of a two-family dwelling (duplex), or a single-family dwelling with a secondary suite. The requested zoning amendment would allow for the construction of a detached accessory dwelling unit (garden suite) on the subject property. It will not cause an increase to the maximum permitted density under the zoning (i.e. two dwelling units).

- Official Community Plan No. 3900 (OCP) Designation and Policies

The subject property is designated "Agriculture, Forestry and Conservation (Rural)" within the OCP.

The following OCP policies are applicable to the proposed:

Agriculture, Forestry & Conservation (Rural) Designation

Policy 3.2.17 *The Municipality will strive to:*

- a. *Maximize housing options without subdividing or urbanizing land, through zoning agricultural land reserve parcels that allow up to three permanent dwelling units per parcel, within no more than two separate buildings, and subject to servicing criteria or conditions that preserve natural features or agriculture.*

Diverse Housing Mix

Policy 5.1.2 *The Municipality will strive to:*

- b. *Assess and consider how proposals for new housing meet the needs identified in the most recent Housing Needs Assessment Report.*
- h. *Explore and encourage different housing types that are suitable to aging in place...*
- p. *Encourage housing solutions to support agriculture.*

Protect farming and the agricultural land base

Policy 7.2.2 *The Municipality will strive to:*

- g. *Consider up to three dwelling units per parcel, within no more than two separate buildings on farmland where:*
 - *It supports the agricultural use of the property.*
 - *It will preserve and/or protect an environmental feature.*
 - *Driveway access, parking areas and utilities are generally shared.*
 - *The positioning and design complement the rural character of the immediate area.*
 - *The ALC has granted approval, or the housing is permitted by ALC policy and regulation.*

As demonstrated through the applicant's site plan (Attachment 4), the letter of rationale (Attachment 5) and building plans (Attachment 7), the proposal complies to policy 3.2.17 (a) and fulfills the requirements identified under policy 7.2.2 (g):

- agricultural activities are on the opposite side of the subject property and will not be impacted;
- the subject property is free of protected environmental features, the location of the proposed is on an existing grassed area and doesn't require the removal of trees;
- the existing driveway will be shared by all occupants;
- the design of the proposed will complement the principal dwelling and is sited further back from the road preserving the scenic rural character of the area; and,
- as previously mentioned, authorizations by the ALC are not required.

The request as presented complies with OCP policy.

ANALYSIS & CONCLUSION

This application is compliant with the OCP and fulfills the intentions of the Second Dwelling Rural Lands Policy. The historic expropriation of lands along Gibbins Road brought the subject property out of compliance with the Second Dwelling Rural Lands Policy by 300m² or 3% of the total parcel area. This policy deviation is anticipated to have little impact on the rural character of the subject property and the land's ability to service the proposed dwelling unit.

The proposed location is on an existing lawn, will share the driveway, and is clustered near the principal single-family dwelling, will include an upgraded septic system, and well lines; which will decrease construction costs and impacts on the land. Furthermore, the proposed will not diminish the existing agricultural activities on the remainder (easternmost) section of the property.

In anticipation of Council's review and the public hearing, three neighbours have provided written letters in support of the proposed and the property owner has registered the S.219 covenant that is required through the Second Dwelling Rural Lands Policy.

Detached accessory dwellings can provide housing for young adults, single and two-person households, individuals with special needs, and the elderly. It is generally more affordable than conventional single-family housing and can contribute positively to the available rental housing stock.

The Housing Needs Assessment Report (2021) provides relatively current information on North Cowichan residents' housing needs. The report identified that the average household size has decreased, and there is an increased need for more one-bedroom dwelling units. There is also a significant demand for affordable rental housing, with 41% of North Cowichan's renter households in core housing need, with 13% in extreme core housing need.

Applications for second dwellings in rural areas are being considered on a case-by-case basis through the rezoning application process. Council supported this approach when it established the Second Dwelling Rural Lands policy in December 2019. This was an interim measure until the OCP update and Zoning Bylaw review projects are completed. With the new OCP Bylaw No. 3900 complete, staff have further clarity on the communities housing needs and preferences, including detached accessory dwelling development on rural lands.

As the application complies with OCP policy and the Second Dwelling Rural Land Policy, with the exception of the subject property being slightly under the recommended area of 1 hectare, approval of the application is recommended.

OPTIONS

1. (Recommended Option)

THAT Council:

- (1) Give first and second readings to "Zoning Amendment Bylaw No. 3883, 2022" to permit a detached accessory residential dwelling at 3833 Gibbins Road; and,
- (2) Authorize a Public Hearing for "Zoning Amendment Bylaw No. 3883, 2022" and notification in accordance with the *Local Government Act*.

2. THAT Council deny Zoning Amendment Application ZB000169 to permit a detached accessory residential dwelling at 3833 Gibbins Road.

IMPLICATIONS

If Council gives first and second readings to Zoning Amendment Bylaw No. 3883 and forwards the application to a public hearing, owners and occupants of properties within a 60-metre radius of the subject property will be notified, as per section 1. (a) of Public Notice Bylaw No. 3406. Advertisements will be placed in the local newspaper in accordance with the requirements of the *Local Government Act*.

If the application is denied, the property owner retains the ability to add a secondary suite to the house or construct a two-family dwelling to accommodate their elderly family member.

The social implication of this application is the potential for an additional rental housing unit. This is supportive of Council's goal for '*providing housing choices for all*' as identified in the 2019-2022 Council Strategic Plan.

RECOMMENDATION

THAT Council:

- (1) Give first and second readings to "Zoning Amendment Bylaw No. 3883, 2022" to permit a detached accessory residential dwelling at 3833 Gibbins Road; and,
- (2) Authorize a Public Hearing for "Zoning Amendment Bylaw No. 3883, 2022" and notification in accordance with the *Local Government Act*.

Report prepared by:



Anthony Price
Development Planner

Report reviewed by:



Rob Conway
Director, Planning and Building

Approved to be forwarded to Council:

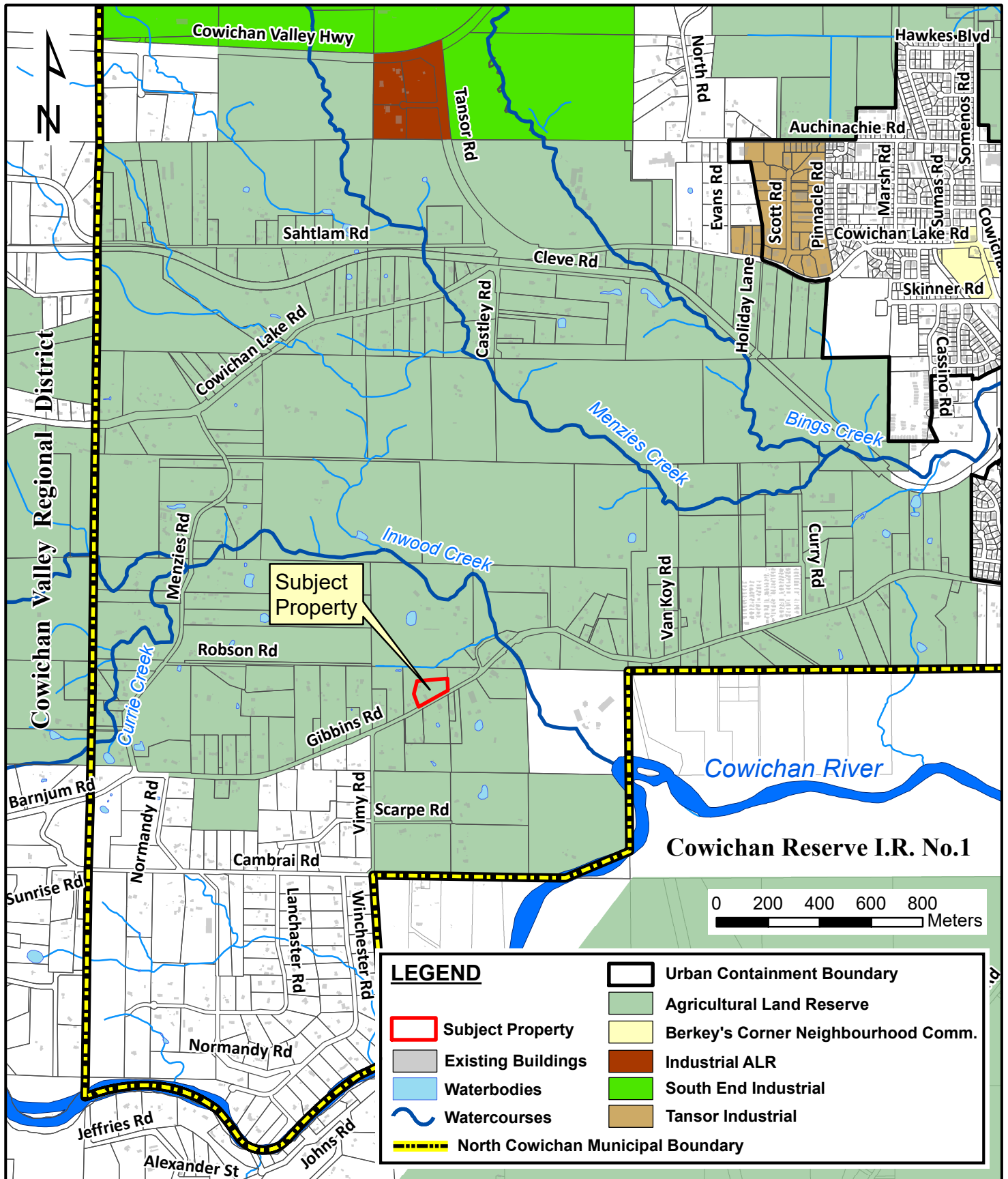


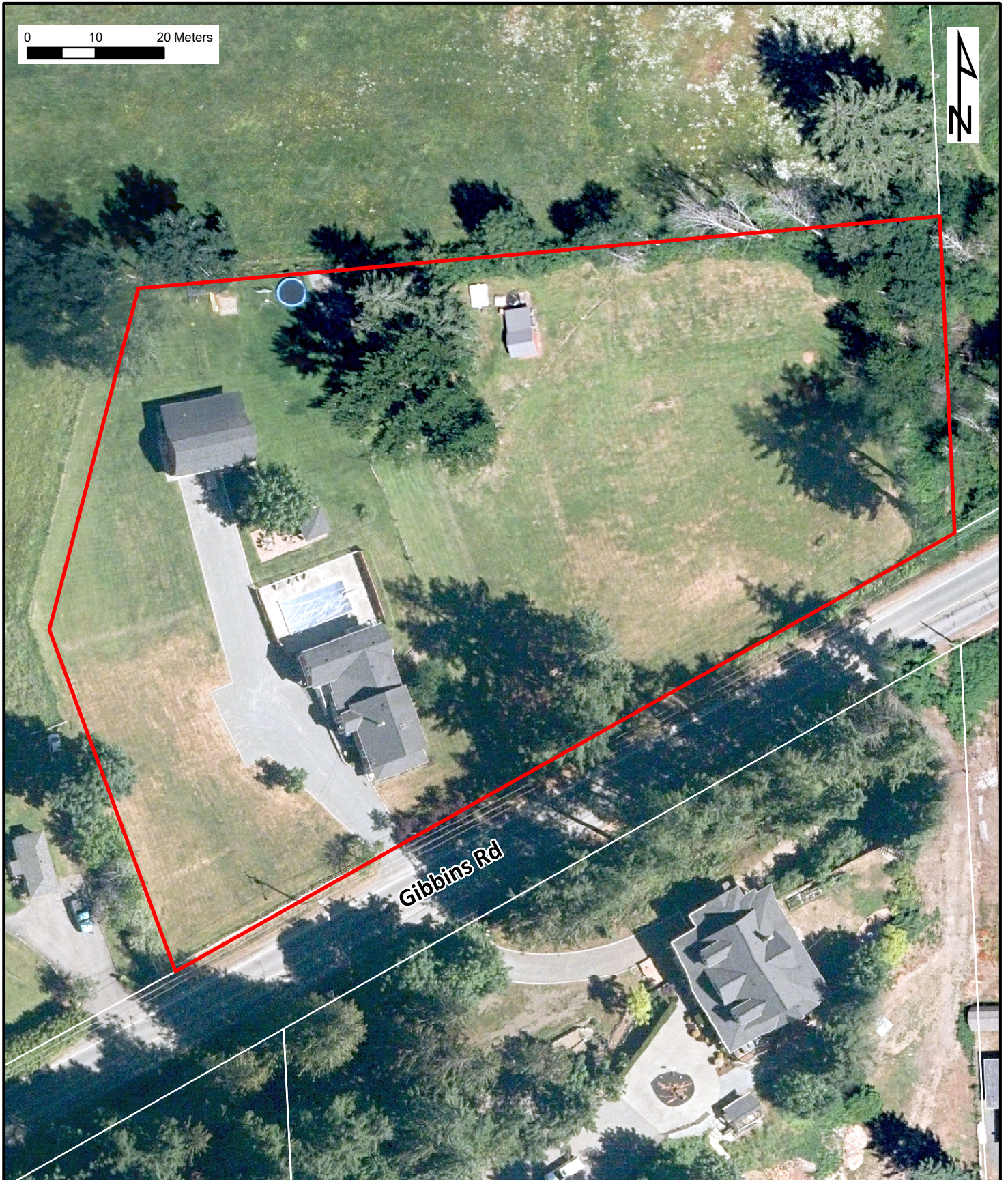
Ted Swabey
Chief Administrative Officer

Attachments:

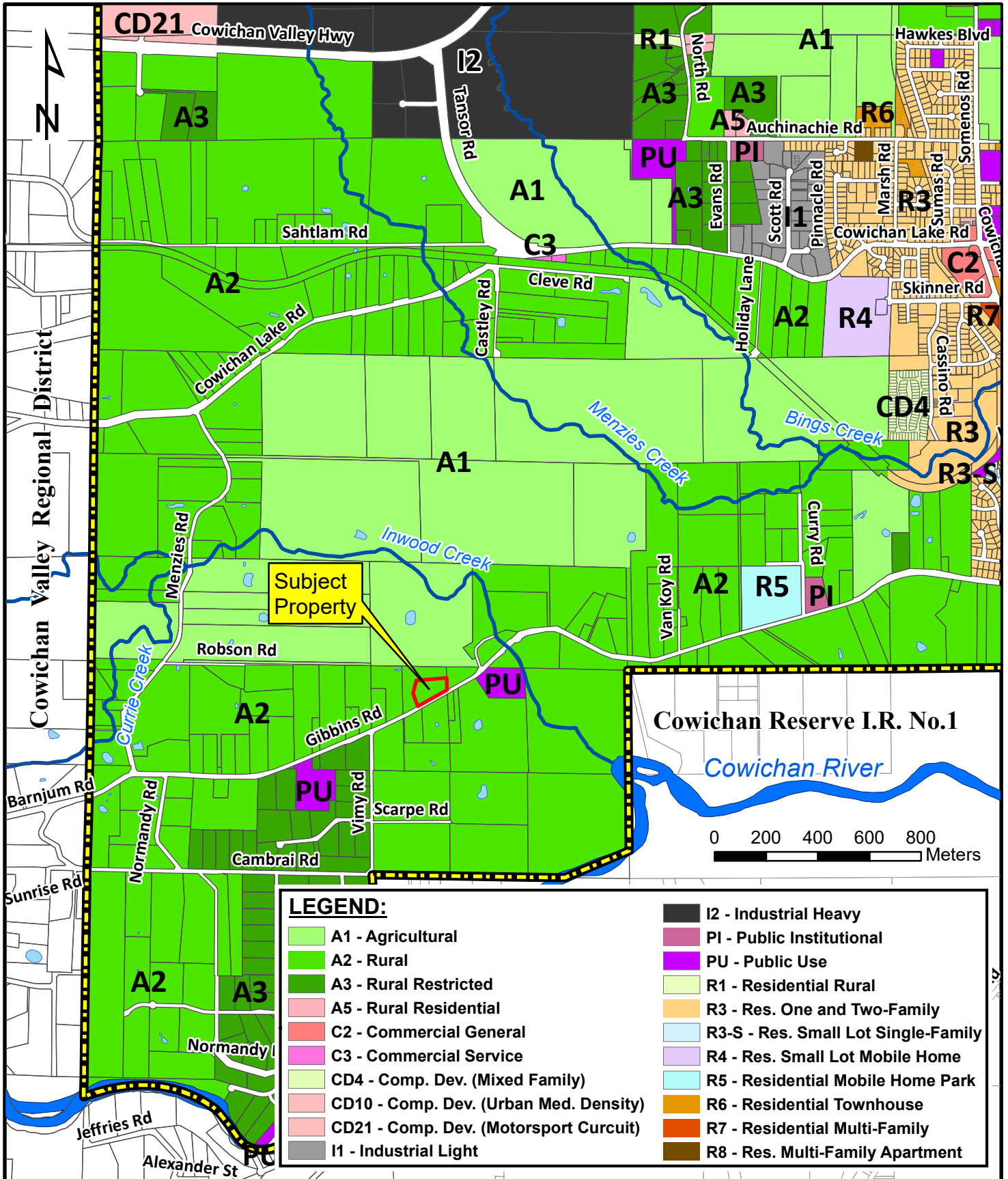
- (1) Location Map
- (2) Orthophoto Map
- (3) Zoning Map
- (4) Site Plan
- (5) Letter of Rationale
- (6) BCLS Property History and Policy Review Memo
- (7) Building Plans
- (8) Septic Filing 2022-06-22

- (9) Second Dwelling Covenant
- (10) Neighbours Letters of Support
- (11) Bylaw No. 430 Gibbins Road Widening
- (12) Draft Zoning Amendment Bylaw No. 3883





| | | |
|---|--|---------------------------------|
|  | ORTHOPHOTO MAP (Orthophoto is from 2019 aerial photography) | DATE: September 18, 2022 |
| | 3833 Gibbins Road | TYPE: Zoning Amendment |
| | | FILE#: ZB000169 |



| | | | | |
|--|-------------------|--|--------|--------------------|
| | ZONING MAP | | DATE: | September 18, 2022 |
| | 3833 Gibbins Road | | TYPE: | Zoning Amendment |
| | | | FILE#: | ZB000169 |

**SITE PLAN SHOWING PROPOSED BUILDING WITHIN
LOT 3, SECTION 16, RANGE 2, QUAMICHAN DISTRICT, PLAN 2462,
EXCEPT PARTS IN PLANS 6403 AND 380 BL.**

ATTACHMENT 4

PID 006-570-208



All distances are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:400.

Parcel dimensions shown hereon are derived from a Field Survey completed in October 2021.

Setbacks are proposed.

The civic address of the building is:
3833 Gibbins Road, Duncan, BC

The current zoning is:
A-2

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76300 - Exceptions and Reservations

This plan was prepared for building permit purposes and is for the exclusive use of Steve Poznecov.

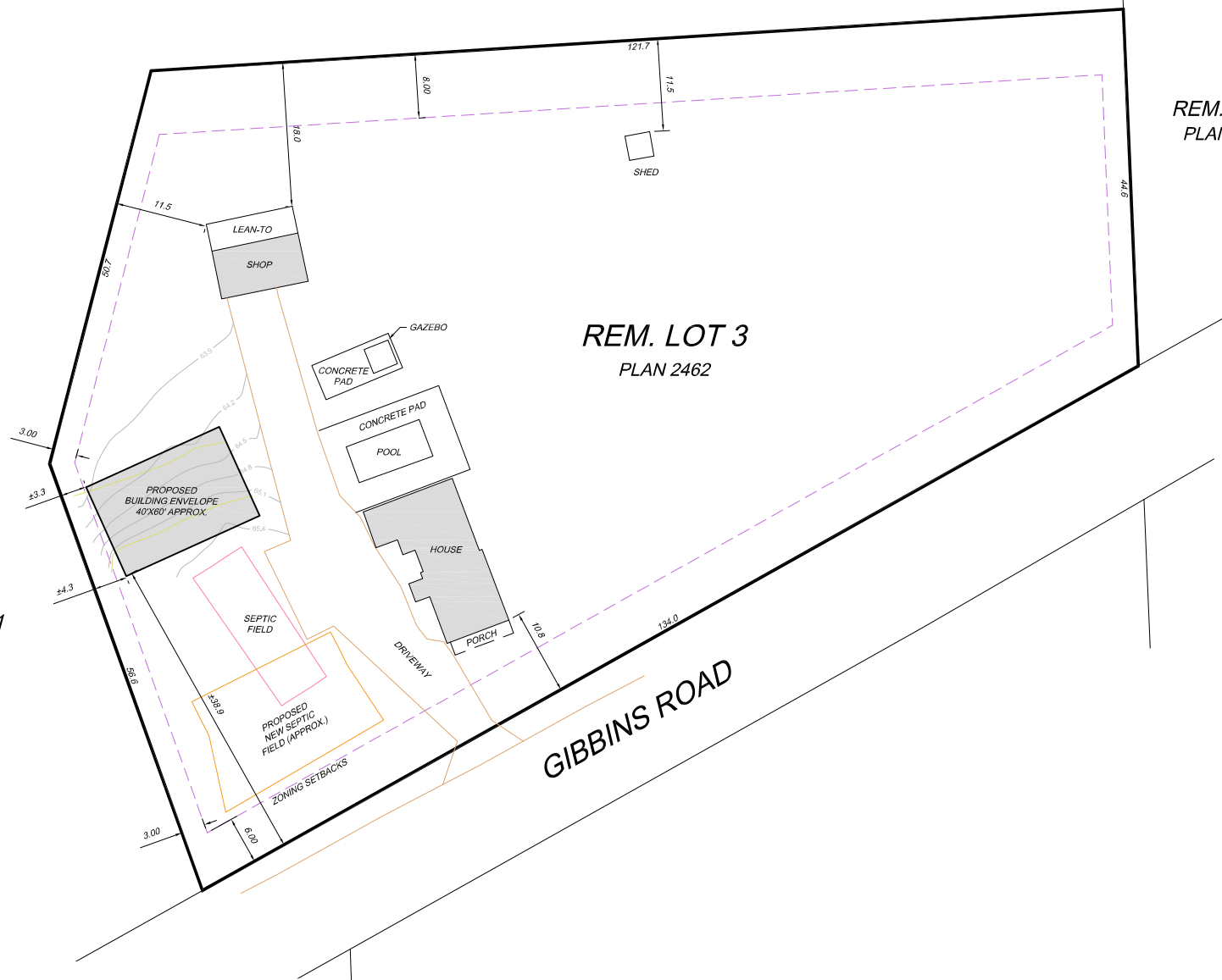
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

REM. LOT 1
PLAN 6403

REM. LOT 1
PLAN 6403

REM. LOT B
PLAN 2895

REM. LOT 3
PLAN 2462



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Mailing & delivery address:
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Duncan, BC V9L 0C2

Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
info@plsi.ca
www.plsi.ca

Date: October 25, 2021
File: 0816-Poznecov-003
Drawing: 0816-003-SITE
Layout: C:\art\landscape

Letter of Rationale for Development Proposal

Subject Property: 3833 Gibbins Road --- Lot 3 Plan VIP2462 Section 16 Range 2 Land District 45 Except Plan 6403 BL380 PID: 006-570-208

To Mayor, Council and Municipality of North Cowichan Staff,

In support of our Development Proposal, for the land noted above, we present the following Letter of Rationale. The proposal is for a Secondary Detached Dwelling, for a senior family member who will also assist with farm labour. The proposal is for a 89.2 square meter (960 square foot), dwelling. Upon acceptance, a Building Permit Application, for new construction, will be completed. The placement of the proposed structure has been carefully considered, and will have little to no effect on usable Agricultural Land. The proposal includes the use of an existing driveway for access to the dwelling, with a designated parking area outside the structure.

We consider the application to be in full alignment of the Agricultural Land Reserve Use Regulation, and Order in Council No. 438: Division 2 – Additional Residences 34.3. The portion that applies to the specific proposal is provided below:

Additional residences constructed after December 30, 2021

(1) The use of agricultural land for an additional residence for which construction begins after December 30, 2021 is permitted on a parcel if all of the following conditions are met:

- (a) at the time that construction begins, the parcel has located on it only one residence, whether or not a secondary suite is located in the residence permitted under section 31;*
- (b) neither residence will be attached to, nor be part of, the other residence*
- (c) one of the following applies to the residences, as constructed:*
 - (i) if the parcel is 40 ha or less, there will be*
 - (A) one residence, the total floor area of which is 500 m² or less, and*
 - (B) one residence, the total floor area of which is 90 m² or less;*
 - (ii) if the parcel is more than 40 ha, there will be*
 - (A) one residence, the total floor area of which is any size permitted under the Act,*
 - (B) one residence, the total floor area of which is 186 m² or less.*

(2) The size of a residence permitted under this section must not be altered unless one of the following applies: (a) the alteration is permitted under section 25 or 45 of the Act; (b) the alteration does not increase the size of the residence beyond the size permitted under subsection (1) (c).

(3) Nothing in this section prevents the granting of permission, under section 25 or 45 of the Act, for additional residences to be constructed after the additional residence permitted under this section.

Furthermore, this proposal supports initiatives and policies as set forth by the Municipality of North Cowichan, and the Official Community Plan. The proposal will not decrease any usable farming land, due to the specific location of the Structure on the Land Parcel, the proposal will in fact encourage Agricultural based activities, as well as provide support for a family member. The proposal includes the use of a current driveway which will become shared with the current residence. No municipal services are required to service the proposed dwelling.

Upon review of the Official Community Plan (OCP) Bylaw 3450, we have identified many Policies that our proposal reinforces and ultimately support achieving the Primary Goals as laid out in Section II of the Official Community Plan. The following are some of those Policies and how our proposal will support them.

Protect the agricultural land base - 2.1.1.2 The Municipality will protect Agricultural Land Reserve (ALR) and other agricultural lands from inappropriate development.

This proposal encourages Agriculture based activities by allowing a structure for Farm Labour, while promoting the importance of local agriculture. The proposal should be considered appropriate development as it supporting Agriculture growth.

Strengthen the economic vitality of farming - 2.1.1.7 The Municipality will permit non-agricultural activities as "home occupations" on small agricultural holdings where it is necessary to enable a second income in support of the primary agricultural activity.

The proposal supports this idea, as the land is relatively small and could not support a sole source of income from farming or agriculture use. The approval would allow for the opportunity to strengthen agricultural activity on the property by allowing a second residence, which in turn could assist with farming or agriculture activities.

Promote the importance of local agriculture -- 2.1.1.9 As part of its commitment to food security, the Municipality will strive to reduce regulatory barriers to increased agricultural and food production.

The approval of this application would allow for an opportunity to increase local agricultural or food production.

Prevent sprawl into rural areas - 2.1.5.7 Properties outside of North Cowichan's sewer system areas are generally serviced with private, on-site septic systems. a) Approval of private septic systems is the responsibility of the Ministry of Health. b) The Municipality expects landowners with septic systems to maintain them in good working condition and in compliance with Ministry of Health regulations.

The septic system will be designed by a Registered Onsite Wastewater professional, and maintained in good working order.

Minimize the risk to public health from air pollution - 2.2.2.1 The Municipality recognizes the importance of clean air to the health and well-being of residents and will work to protect clean air in North Cowichan. c) The Municipality will encourage reduced vehicle emissions by discouraging idling and excessive use of vehicles and by emphasizing transit use, cycling, walking and other alternatives.

The proposal is on a designated Public Transport Route, encouraging the use of Public Transport for any current or future residents.

Encourage new, and support existing, rural- and environmental-based businesses - 2.4.2.1 The Municipality supports and encourages the development of new rural and environmentally based businesses, including those that enhance the productivity of the natural environment and link climate change strategies to economic opportunities.

The approval encourages the opportunity for new rural based business, by allowing potential for further Agricultural development.

Recognize the importance of housing as a fundamental part of community health and liveability - 2.5.2.1 The Municipality recognizes the need for a variety of housing types (by size, type, tenure, density and cost) integrated into a range of neighbourhoods in all growth centres, and especially for housing types suitable for the aging population and young families. The approval would allow for exactly this situation, a housing type suitable for the aging population.

In addition, the proposal is in very close alignment with the directive from council in regards to "Second Dwelling Rural Lands Policy" - December 2019.

It was moved and seconded: That Council direct staff to review all future site specific applications for second dwellings, including second residences and detached suites, in the context of existing OCP Policy; and That all future site specific applications for second dwellings,

outside the Urban Containment Boundary, be reviewed with respect to the following criteria: a. That size of the proposed second dwelling be restricted by covenant to 92 m² (990.28 ft²) or less; b. That subdivision be restricted by covenant to prevent subdivision including strata subdivision; c. That the size of the parcel be a minimum of; and i. 1 ha (2.5 acres) where no Municipal sewer or water exists; ii. 0.4 ha (1 acre) where no Municipal sewer exists; iii. 0.2 ha (0.5 acres) where Municipal water and sewer exist; and d. That siting of second dwellings on agricultural lands be established and restricted by covenant to preserve agricultural land.

In summary we feel careful consideration has been given to specific details of the proposal including but not limited to:

1. Placement of the structure, with an effort to reduce the impact to usable land for agriculture purposes.
2. Placement of the structure, with consideration given to neighbouring properties and visual impacts to preserve the rural character of North Cowichan.
3. Placement of the structure to utilize the existing driveway and meet the minimum required off-street parking spaces.

The proposed Zoning Amendment, if approved, will help Build a More Sustainable Community by allowing an opportunity for an increase in agricultural activity, while preserving a rural setting. The application falls closely in line with the new ALC Order in Council No. 438, as well as the Municipality of North Cowichan Official Community Plan. Consultations with direct neighbouring property owners have received no concerns or objections, and have encouraged the proposal.

Please feel free to contact us if you require any further documents or material, we would be happy to provide it. We thank you in advance for consideration of our application.

Respectfully Submitted,

Steve & Jackie Poznecov



ATTACHMENT 6

Mailing address

Polaris Land Surveying Inc.:

PO Box 21005

Duncan, BC, V9L 0C2

Toll free: 877-603-7398

Duncan: 250-746-0775

info@plsi.ca

Polaris Reference: 0816-04

June 23, 2022

Steve Poznecov
3833 Gibbins Road
Duncan, BC

Via Email: pozz1@shaw.ca

Attention: Steve

Re: 3833 Gibbins Road Proposed Zoning Amendment

This letter is to review the subject property described as Lot 3, Section 16, Range 2, Quamichan District, Plan 2462, Except Parts in Plans 6403 and 380BL (3833 Gibbins Road); considering your proposed zoning amendment to allow a secondary detached dwelling.

Polaris Land Surveying completed a site survey of the property in October 2021, and a copy of the site plan was provided as part of your application to the Municipality of North Cowichan. With this site plan and research completed I can provide the following information about the property and land use policies impacting the proposed amendment.

1. Title and Parcel Area

Lot 3 was originally surveyed in 1921 under Plan 2462, and subsequently had a parcel subdivided from it (Lot 1 of Plan 6403), as well as a road widening (Plan 380BL). The remaining parcel contained within your Title is therefore made up from 3 different survey plans, and these must be pieced together in order to resolve the current boundaries of the property and determine its parcel area.

During the course of our survey, we measured the available legal survey monuments to define the property boundaries of the parcel, and along with the registered survey plans determined a **parcel area of 0.97 ha. (2.40 acres)**. Upon review of the road widening plan 380BL it was also determined that an area of 0.06ha (0.15 acres) was taken from this parcel – implying that the original parcel, before the road widening would have been approximately **1.03ha. (2.55 acres)**.



2. Land Use Policies affecting the parcel

It is understood that your proposed zoning amendment is to allow for a Secondary Detached Dwelling on the property. There are a number of land use policies impacting the application and these are reviewed here:

A) Land use bylaw

The property is zoned A2 which allows for (among other uses) a Single Family Dwelling, a Two-Family Dwelling or an Accessory Dwelling Unit. It is understood that both a Two-Family Dwelling and Accessory Dwelling Unit are required to be attached to another building on the property. A Secondary Detached Dwelling therefore requires a zoning amendment in order to allow for this to be permitted on your property.

It is noted that the total density of dwellings on the property would be the same using any of the 3 additional dwelling types reviewed – a Two-Family Dwelling, an Accessory Dwelling, or a Secondary Detached Dwelling. The expected population density and septic system requirements are therefore considered to be the same if any one of these three types of dwelling units were added to the property.

B) Order in Council – Amendments to the Agricultural Land Reserve Use Regulation

The property falls within the Agricultural Land Reserve (ALR) and is therefore subject to the ALR Use Regulation and the recent amendments as adopted July 12, 2021 by Order in Council, and made effective December 31, 2021. The recent amendments were established to “...allow property owners in the ALR increased housing flexibility, helping farmers and non-farmers support their families and businesses in their communities.” (ALC media release).

Section 34.3 of the ALR Use Regulation as amended states that an additional residence is permitted to be constructed after December 31, 2021. It further states that an additional residence will not be attached to, or part of the other residence, and that one residence must be 500 m² or less, while the other residence must be 90m² or less (for parcels less than 40 ha. in area).

It is understood from your proposed plans that the proposed new residence complies with the ALR Use Regulation, and Section 34.3.

C) Rural Lands Report – Municipality of North Cowichan

A report from North Cowichan Planning staff entitled “Second Dwellings on Lands Outside the Urban Containment Boundary, December 4, 2019” has been used in reviewing recent zoning amendments for rural properties before Municipal Council. The report outlines a process for reviewing detached suites and detached second dwellings on rural lands within the municipality, and establishes a recommended criteria for evaluating each proposal.

In summary this criterion provides guidance with recommended parcel sizes and limitations on the new building size. For a parcel without municipal water and sanitary service, the recommended minimum parcel size to allow a secondary detached dwelling is 1 ha. (2.47 acres). The parcel area figures used are directly related to the Vancouver Island Health Authority (VIHA)



Subdivision Standards which provide for septic field requirements and recommended parcel areas based on soil type and utility services available.

It is noted that the Rural Lands Report provides recommendations to council for dealing with zoning amendment applications on rural lands, and is not a part of the bylaw.

D) VIHA subdivision standards

The VIHA subdivision standards apply to proposed subdivisions that are referred to VIHA from the Ministry of Transportation and Infrastructure (MOTI). MOTI is the subdivision authority for rural lands within regional districts, and not within municipal boundaries. Municipalities have their own approving officers and authority to assess subdivision applications. The VIHA subdivision standards also clearly state that “Approving Officers of local governments, in consultation with the Island Health, may adopt these standards or if special considerations or concerns within the municipality are warranted, may adopt their own local subdivision bylaws.”

It is noted here that the VIHA standards provide recommended parcel area and density for reviewing subdivisions, and do not address the density of dwelling units per parcel which may be allowed under specific land use zoning, or ALC policies. Further to this, the septic field specifications are general in nature and don’t necessarily account for technological improvements and the current practices of septic field engineers and designers. They provide a high standard for natural septic field discharge areas, without contemplating designed or engineered fields.

Also, the overall intent of these subdivision standards is quoted here:

“It is the purpose of these standards to ensure that new lots created within the boundaries of Island Health will support a primary and reserve sewerage system. The intent is to provide a viable long-term solution for onsite wastewater, thereby eliminating the need for costly extension of municipal sewer systems. These standards are designed to address concerns of detrimental cumulative impact associated with increased density using onsite sewerage systems. The intent is to prolong the expected life of sewerage systems and safeguard the environment and public health.”

It is also noted that the parcel at 3833 Gibbins Road is not a part of a subdivision application, and that it was created prior to these regulations being adopted. The resulting area was determined when the road widening occurred and there is no proposed increase in density of the onsite sewerage systems.

E) North Cowichan Subdivision Bylaw

The Municipality of North Cowichan has adopted a Subdivision Bylaw to guide the review of subdivision applications within the municipality. Section 11 (1) of the bylaw is quoted here:

11. The approving officer may approve subdivisions with lots smaller than the minimum lot sizes permitted by “Zoning Bylaw 1997”, in the following situations: [BL2007, BL3011]



(1) Where part of a parcel is or has been required for road widening purposes, provided that the parcel size is reduced by no more than 10% in agricultural zones and 5% in all other zones

This section allows for some flexibility with the minimum parcel areas in the LUB when assessing subdivisions that were subject to road widenings. Understanding the intent of this section, there should be some flexibility in assessing the recommendations of the Rural Lands Report, given there is no proposed subdivision, and no proposed increase in parcel density and sewerage systems. Lot 3 is 3% less in area than the minimum of 1 ha. that is recommended and 6% of the original parcel area was taken for municipal road widening.

3. Summary and Conclusions

After review of the above policies in relation to your proposed application, I can provide the following conclusions:

- 1- The parcel area is currently 0.03 ha. (3%) less than the stated minimum area required by the Rural Lands Report – 0.97 ha. vs. 1.0 ha.
- 2- The original parcel was in fact 0.03 ha. (3%) larger than the minimum required area under the Rural Lands Report, and it was reduced by 0.06 ha. (6%) from a municipal road widening under Plan 380BL.
- 3- The minimum parcel areas in the Rural Lands Report are based primarily on the VIHA Subdivision Standards which are intended to limit the density of onsite sewage disposal systems, by limiting the density of land parcels created by subdivision.
- 4- The VIHA Subdivision Standards do not govern the permitted density of dwelling units within a parcel, and they also allow for local governments (municipalities) to adopt their own local subdivision bylaws for the review of subdivisions.
- 5- The Municipality of North Cowichan's Subdivision Bylaw allows the Approving Officer to approve subdivisions with Lots smaller than the minimum Lot sizes permitted by the Zoning Bylaw, where part of a parcel has been acquired for road widening purposes. In other words, flexibility is provided with assessing parcel areas for Lots that were subject to road widenings.
- 6- The parcel of land under review is currently zoned A2 and is not contemplated to be subdivided. Instead, the proposed zoning amendment is only to allow for a secondary detached dwelling unit as opposed to an attached dwelling unit. The proposed population density of this parcel would be the same for a detached dwelling or an attached dwelling. The number of onsite sewage disposal fields would not be increased with a detached dwelling vs. an attached dwelling. In both cases an updated septic system would be designed and installed to handle the septic needs of both dwellings.



- 7- The parcel is within the ALR, which is governed by provincial legislation. The ALR Use Regulations as approved by Provincial Order in Council specifically allow for a secondary detached residence on the property. This applies to all parcels within the ALR.

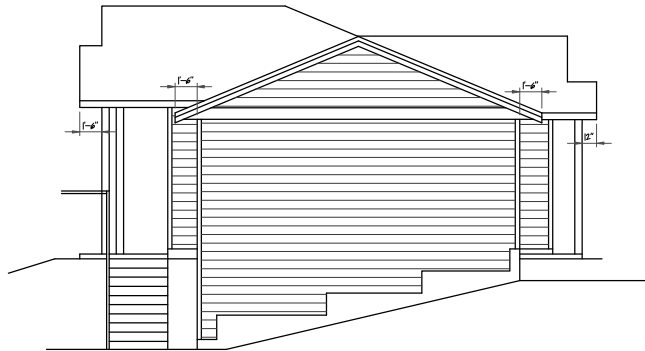
In summary, after completion of the site survey, and related research, I find that Lot 3, Section 16, Range 2, Quamichan District, Plan 2462, Except Parts in Plans 6403 and 380BL (3833 Gibbins Road) meets the intent and recommendations of the various land use guidelines regarding secondary dwellings, and that your proposal falls in line with the Provincial Order in Council to allow additional housing in the ALR. It is my opinion that the land use zoning can be amended to allow a secondary detached dwelling on the property and that this would not contravene the principles of the VIHA Subdivision Standards, the Rural Lands Report, nor the Municipal Subdivision Bylaw.

Please contact me directly for any further information.

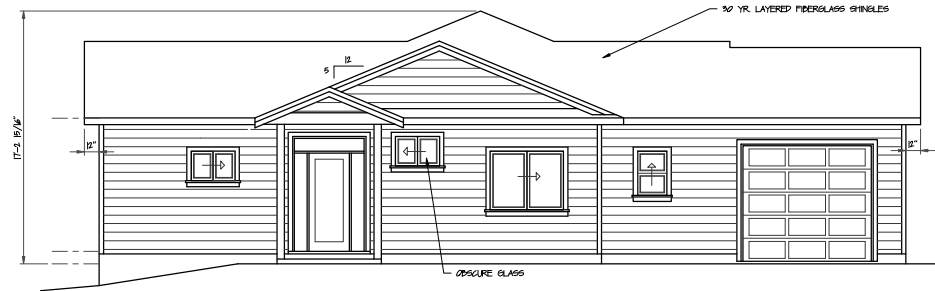
Sincerely,

Digitally signed by
Andrew Christian
Date: 2022.06.23
14:02:59 -07'00'

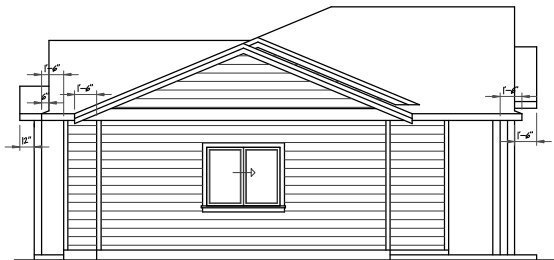
Andrew Christian, BCLS, CLS
Polaris Land Surveying Inc.



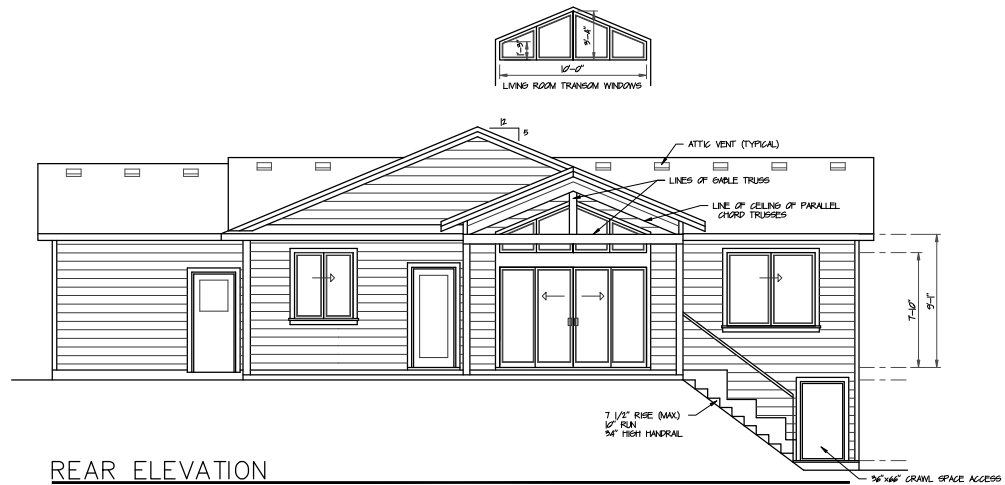
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



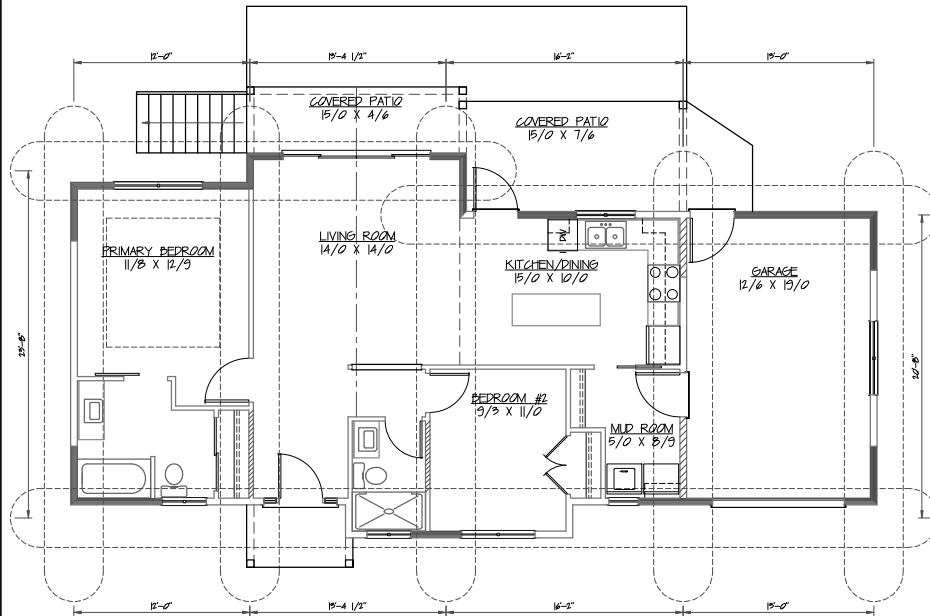
REAR ELEVATION

| | | |
|--|---|-----------|
| REVISED: THESE PLANS MAY NOT BE COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF G.T. BURDGE DESIGNS DATE: AUGUST 2022 SCALE: 1/4" = 1'-0" BY: G.T. BURDGE, MEMBER R.C.A.D. | PLAN NO. | SHEET NO. |
| | C7071 | 1 OF 5 |
| | 3833 GIBBINS ROAD, DUNCAN | |
| | PROPOSED SMALL SUITE FOR: STEVE POZNECOV | |



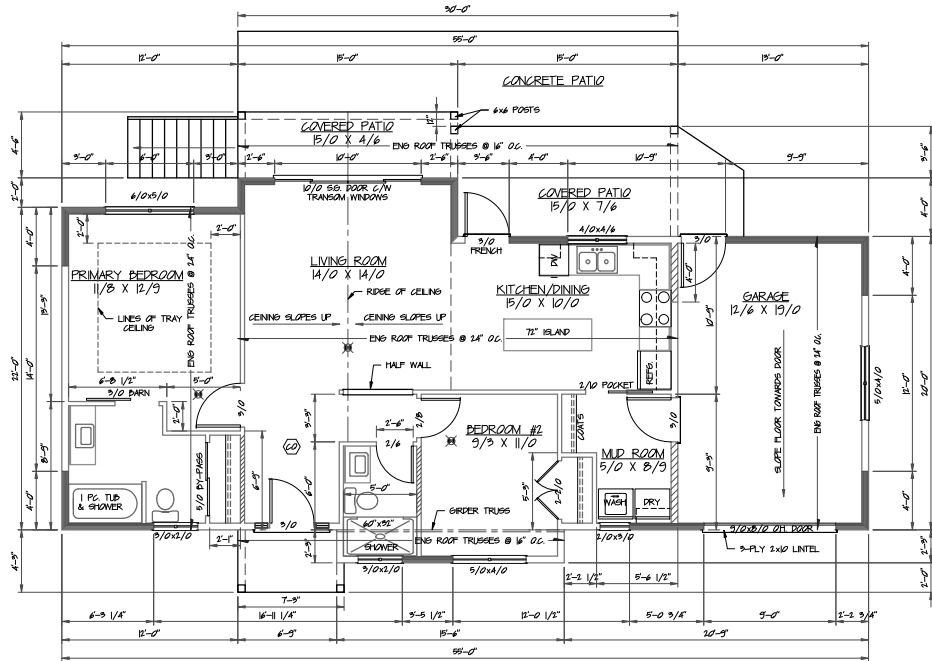
1/2" Ø @ 5'-6" O.C. MAX. OR
5/8" Ø @ 8'-0" O.C. MAX.
(MIN. OF 2 ANCHOR BOLTS PER
BRACED WALL PANEL)

PROPOSED SMALL SUITE FOR:
STEVE DAZNICOV



BRACED WALL BAND LOCATIONS

THE PURPOSE OF THIS DRAWING IS TO SHOW THE LOCATION OF THE BRACED WALL BANDS BECAUSE OF LAST MINUTE CHANGES. IT MAY NOT REFLECT ALL THE REVISIONS. DO NOT USE IT FOR CONSTRUCTION.



FLOOR PLAN 960 sq.ft.

SEISMIC BRACED WALL PANEL LEGEND

- NON-BRACED WALLS
- INTERIOR BRACED WALL PANEL C/N 1/2" GYPSUM BOARD SHEATHING & SUPPORTS @ 16" O.C.
- WOOD SHEATHED BRACED WALL PANEL C/N SUPPORTS @ 16" O.C. INTERIOR & EXTERIOR - 3/8" (MIN) PLY. OR OSB

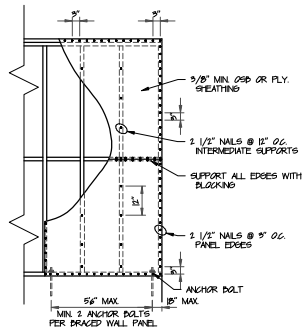
SMOKE & CO DETECTOR LEGEND

- 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP
- CARBON MONOXIDE ALARM

3833 GIBBINS ROAD, DUNCAN

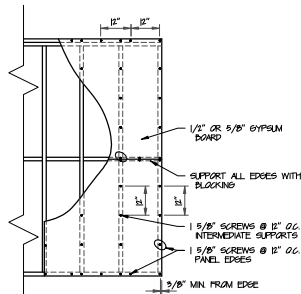
PROPOSED SMALL SUITE FOR:
STEVE POZNECOV

| | | | |
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| REVISIONS | DATE | BY | DESCRIPTION |
| 1 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 2 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 3 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 4 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
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| 51 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 52 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 53 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 54 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 55 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 56 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 57 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 58 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 59 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 60 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 61 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 62 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 63 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 64 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 65 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 66 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 67 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 68 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 69 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 70 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 71 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 72 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 73 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 74 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 75 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 76 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 77 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 78 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 79 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 80 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 81 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 82 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 83 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 84 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 85 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 86 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 87 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 88 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 89 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 90 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 91 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 92 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 93 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 94 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 95 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 96 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 97 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 98 | 10/15/10 | GT | CARBON MONOXIDE ALARM |
| 99 | 10/15/10 | GT | 10V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP |
| 100 | 10/15/10 | GT | CARBON MONOXIDE ALARM |



WOOD SHEATHED BRACED
WALL NAILING PATTERN

SCALE: 1/2" = 1'-0"

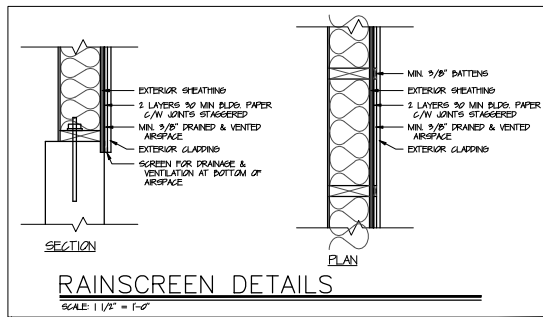


GYPSUM BOARD SHEATHED BRACED
WALL NAILING PATTERN

SCALE: 1/2" = 1'-0"

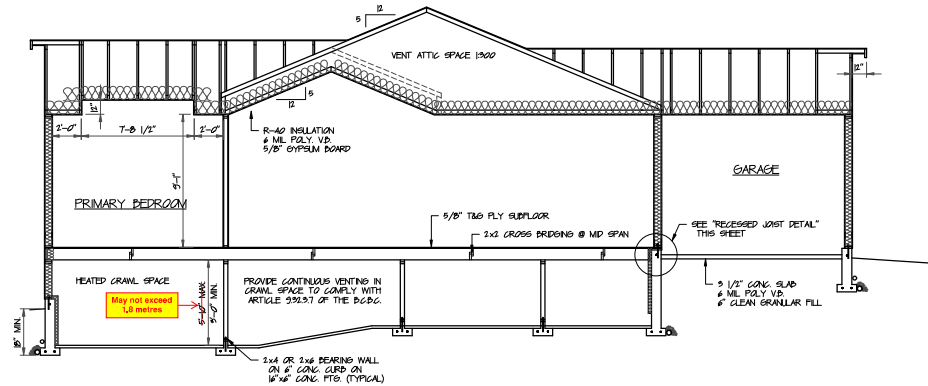
GENERAL NOTES

1. Building contractor is to verify all dimensions before proceeding.
2. Measurements take precedence over scaling.
3. All concrete to be 20 MPa (3000 p.s.i.) @ 28 days.
4. All lintels in load bearing walls to be 2-2x10 unless noted otherwise.
5. All plates on concrete to be not treated.
6. Flush framed members shall be anchored with joist hangers.
7. Flash all unprotected openings & changes in materials on exterior walls.
8. All grades are approximate only.
9. Fireplaces to be installed to manufacturer's specifications.
10. All construction shall comply with the B.C. Building Code (2018) & applicable local regulations.
11. All materials specified are subject to local availability.
12. All glass above or around bathtubs or showers shall be safety glass.
13. All glass in exterior doors, or sidelights for doors within 915mm (36") of door locks, shall be safety glass.
14. Mechanical ventilation to be provided to comply with Section 9.32 of the B.C. Building Code.
15. Roof trusses & manufactured floor joists are to be designed by truss manufacturer's Engineer, who shall also ensure that lintels, beams, and posts below point loads are designed to withstand the additional loads imposed upon them.
16. Climate zone: 4
17. Design snow load: 350 psf. (verify)
18. Design frost depth: 18"
19. All structural framing lumber to be #1&2 spf or better unless noted otherwise.
20. Do not use finger jointed studs under beams, lintels, or girders.
21. Cladding is to conform to Section 9.27 of the B.C. Building Code.
22. Wood frame construction is to conform to Section 9.23 of the B.C. Building Code for Seismic Zone 1(LSa(0.2) < 1.2
23. Heating and Airconditioning to be provided to comply with section 9.33 of the B.C. Building Code.



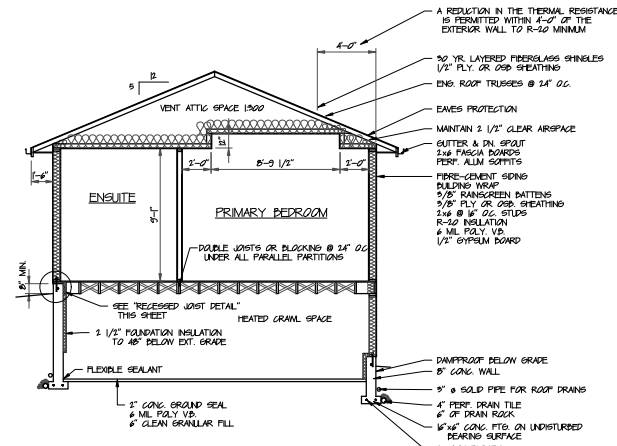
RAINSCREEN DETAILS

SCALE: 1/2" = 1'-0"



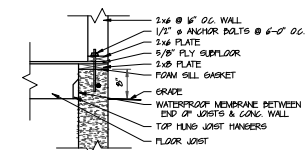
TYPICAL SECTION

SCALE: 1/2" = 1'-0"



SECTION THROUGH PRIMARY BEDROOM

SCALE: 1/4" = 1'-0"



RECESSED JOIST DETAIL

SCALE: 1/4" = 1'-0"

| | | | |
|--|---------------------|----------|-----------|
| REVISED: | DATE: AUGUST 2022 | PLAN NO: | SHEET NO: |
| COPYRIGHT: THESE PLANS MAY NOT BE COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF G.T. BURDGE DESIGNS | SCALE: 1/4" = 1'-0" | C7071 | 4 OF 5 |
| BY: G.T. BURDGE, MEMBER R.C.A.C. | | | |

3833 GIBBINS ROAD, DUNCAN

PROPOSED SMALL SUITE FOR:
STEVE POZNECOV

SPECIFIC REQUIREMENTS

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4.

THE EFFECTIVE INSULATION OF FOUNDATIONS MUST MEET THE REQUIREMENTS OF TABLE 9.36.2.8.A, AND 9.36.2.8.B FOR CLIMATE ZONE 4

THE EFFECTIVE INSULATION OF CEILINGS, WALLS, AND FLOORS MUST MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B FOR CLIMATE ZONE 4

THE THERMAL CHARACTERISTICS OF WINDOWS, DOORS, AND SKYLIGHTS MUST MEET THE REQUIREMENTS OF TABLES 9.36.2.7.A, 9.36.2.7.B, AND 9.36.2.7.C FOR CLIMATE ZONE 4

ALL DUCTS LOCATED OUTSIDE OF THE THERMAL ENCLOSURE MUST BE SEALED AND INSULATED TO THE EXTERIOR WALL REQUIREMENTS.

DAMPERS MUST BE INSTALLED AT AIR INLETS AND EXHAUSTS AS REQUIRED.

PIPING FOR HEATING OR COOLING SYSTEMS LOCATED OUTSIDE THE THERMAL ENCLOSURE MUST BE INSULATED TO THE EXTERIOR WALL REQUIREMENTS.

HVAC EQUIPMENT MUST BE INSTALLED WITHIN THE THERMAL ENCLOSURE OR BE DESIGNED TO BE INSTALLED OUTSIDE THE THERMAL ENCLOSURE.

HVAC & SWH EQUIPMENT MUST MEET THE MINIMUM PERFORMANCE REQUIREMENTS AS DETERMINED BY TABLES 9.36.3.10 AND 9.36.4.2

HEATING AND COOLING EQUIPMENT MUST BE INSTALLED WITH TEMPERATURE CONTROLS.

SERVICE WATER HEATING PIPES MUST BE INSULATED AT THE INLET AND OUTLET OF THE STORAGE TANK.

SERVICE WATER HEATERS MUST HAVE TEMPERATURE CONTROLS

CLIMATE ZONE 4

| ROOF ASSEMBLY BELOW ATTIC R-40 BATT INSULATION IN 2x4 TRUSSES @ 24" O.C. | | | |
|---|---|--------------|----------------------|
| NO HEAT RECOVERY VENTILATOR | | | |
| COMPONENT | | NOMINAL | EFFECTIVE |
| | R-40 BATT INSULATION IN ROOF TRUSSES WITH 2x4 BOTTOM CHORD @ 24" O.C. | RSI 7.04 | RSI 6.67 |
| 1 | EXTERIOR AIR FILM | 0.09 | RSI 0.14 (R-1.96) |
| 2 | POLYETHYLENE VAPOUR BARRIER | N/A | |
| 3 | 5/8" GYPSUM BOARD | 0.10 | |
| 4 | INTERIOR AIR FILM | 0.11 | |
| 5 | | | |
| | | REQUIRED RSI | PROPOSED RSI |
| | EFFECTIVE VALUE WITHOUT HRV | 6.91 | 6.91 |

| ABOVE GRADE WALL ASSEMBLY (FIBRE-CEMENT SIDING) R-10 BATT INSULATION IN 2x6 STUD WALL @ 16" O.C. | | | |
|---|---|--------------|----------------------|
| NO HEAT RECOVERY VENTILATOR | | | |
| COMPONENT | | NOMINAL | EFFECTIVE |
| | R-10 BATT INSULATION IN 2x6 FRAMING AT 16" O.C. | RSI 3.95 | RSI 2.99 |
| 1 | EXTERIOR AIR FILM | 0.09 | RSI 0.92 (R-9.25) |
| 2 | FIBRE-CEMENT SIDING | 0.19 | |
| 3 | SEAL PLASTIC FILM | N/A | |
| 4 | 5/8" PLY SHEATHING | 0.11 | |
| 5 | POLYETHYLENE VAPOUR BARRIER | N/A | |
| 6 | 1/2" GYPSUM BOARD | 0.09 | |
| 7 | INTERIOR AIR FILM | 0.11 | |
| | | REQUIRED RSI | PROPOSED RSI |
| | EFFECTIVE VALUE WITHOUT HRV | 2.70 | 2.80 |

| ABOVE GRADE WALL ASSEMBLY (GARAGE WALL) R-30 BATT INSULATION IN 2x6 STUD WALL @ 16" O.C. | | | |
|---|---|--------------|--------------|
| NO HEAT RECOVERY VENTILATOR | | | |
| COMPONENT | | NOMINAL | EFFECTIVE |
| | R-30 BATT INSULATION IN 2x6 FRAMING AT 16" O.C. | RSI 9.94 | RSI 2.46 |
| 1 | EXTERIOR AIR FILM | 0.11 | RSI 0.19 |
| 2 | 5/8" GYPSUM BOARD | 0.091 | |
| 3 | POLYETHYLENE VAPOUR BARRIER | N/A | |
| 4 | 1/2" GYPSUM BOARD | 0.076 | |
| 5 | INTERIOR AIR FILM | 0.11 | |
| | | REQUIRED RSI | PROPOSED RSI |
| | EFFECTIVE VALUE WITHOUT HRV | 2.70 | 2.86 |

| BELOW GRADE WALL ASSEMBLY (HEATED CRAWL SPACE) 2" XPS INSULATION OVER 8" POURED-IN-PLACE CONCRETE WALL | | | |
|---|---|--------------|--------------|
| NO HEAT RECOVERY VENTILATOR | | | |
| COMPONENT | | NOMINAL | EFFECTIVE |
| | 2" XPS INSULATION OVER 8" POURED-IN-PLACE CONCRETE WALL | RSI 1.76 | RSI 1.81 |
| 1 | EXTERIOR AIR FILM | | N/A |
| 2 | DAMP PROOFING | | 0.11 |
| 3 | INTERIOR AIR FILM | | 0.11 |
| | | REQUIRED RSI | PROPOSED RSI |
| | EFFECTIVE VALUE WITHOUT HRV | 1.99 | 2.15 |

CONSTRUCTION OF AIR BARRIER DETAILS (9.36.2.10.)

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4.

SLAB FOUNDATION WALL

THE FLOOR SLAB AIR BARRIER MUST BE MADE AIRTIGHT BY SEALING THE FLOOR SLAB TO THE FOUNDATION WALL.

FOUNDATION TO SILL PLATE AND RIM JOISTS

ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

INTERIOR WALL INTERFACE

INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIRTIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.

RIM JOIST

ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

CANTILEVERED FLOOR

CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES OR EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

WINDOW HEAD

THE INTERFACE BETWEEN THE WINDOW HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

WINDOW SILL

THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

MECHANICAL FLUES AND CHIMNEYS

STEEL LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.

PLUMBING STACKS

PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP FLANGE.

SKYLIGHTS

THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.

ATTIC HATCHES

AIR LEAKAGE OCCURS THROUGH THE JOINT BETWEEN THE HATCH AND THE CEILING. THE HATCH IS MOST OFTEN A PIECE OF GYPSUM BOARD CUT TO SIZE RESTING ON A LEDGE MADE FROM WOOD TRIM OR THE EDGE OF THE CEILING. AIR SEALING CAN BE ACHIEVED BY ENSURING THE HATCH IS SIZED PROPERLY SO THAT IT HAS ENOUGH CONTACT WITH THE OPENING LEDGE AND PROVIDING A CLOSED CELL FOAM GASKET.

POT LIGHTS

RECESSED POT LIGHT HOUSINGS ARE ONE OF THE MOST COMMON AIR LEAKAGE POINTS THROUGH THE CEILING PLANE INTO THE ATTIC. AIR LEAKAGE OCCURS BETWEEN THE HOUSING AND AIR BARRIER THROUGH THE FIXTURE HOUSING HOLES AND ITS ELECTRICAL CONNECTIONS. INSTALLING BOXES AROUND THE POTLIGHTS WHICH ARE SEALED TO THE AIR BARRIER IS AN EFFECTIVE WAY TO DEAL WITH THIS ISSUE.

WALL TO CEILING

ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

WALL VENTED DUCTS

DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.

ELECTRICAL PENETRATIONS IN WALLS

ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED LIGHT FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

| | | | |
|---------------------------|---|------------------------|-----------|
| 3833 GIBBINS ROAD, DUNCAN | THESE PLANS MAY NOT BE COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF G.T. BURDGE DESIGNS | PLAN NO. | SHEET NO. |
| | DATE: AUGUST 2022 | C7071 | 5 OF 5 |
| | SCALE: 1/4" = 1'-0" | BY: G.T. BURDGE, BOARD | |



RECORD OF SEWERAGE SYSTEM

| | | | |
|--|---|--|------------------------|
| Filing # (OFFICE USE ONLY) | | DC22/138 | |
| 1. Property Information | <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Amendment - Original Filing # | | |
| Tax Assessment Roll # Folio# 00872 - 000 | | PID # 006-570-208 | |
| Legal Description (Plan, Lot, District, Lot, Block Numbers) Lot 3, Section 16, Range 2, Quamichan District, PI 2462 | | | |
| Street (Civic) Address or General Location 3833 Gibbins Rd. | | City Duncan, BC. | |
| 2. Owner Information | Name of Legal Owner Steve and Jaclyn Poznecov | Mailing Address 3833 Gibbins Road | |
| | Phone 250-715-1748 | City Duncan | Prov BC |
| | | | Postal Code V9L 6E8 |
| 3. Authorized Person Information | Name of Authorized Person Stephen J. Purkiss | Mailing Address 2430 Dragon Veiw Place | |
| | Phone 250-715-7585 | City Quesnel | Prov BC |
| | | | Postal Code V2J 5Y4 |
| | Registration # OW0192 | Email purkiss@telus.net | |
| 4. Structure Information | Sewerage System Will Serve: PLUS CARRIAGE HOUSE <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Other Structure (specify) <input type="checkbox"/> Other Dwelling (specify) The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one) <input checked="" type="checkbox"/> Less than or equal to 9,100 litres <input type="checkbox"/> More than 9,100 litres but less than 22,700 litres | | |
| 5. Site Information | Depth of native soil to seasonal high water table or restrictive layer (cm) 117 to 152 cm | Information respecting the type, depth and porosity of the soil is attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| | GPS Location of System (decimal degrees) Latitude 48.77610 Longitude 123.76560 | | |
| | Horizontal Accuracy (m) 10 | <input checked="" type="checkbox"/> Recreational GPS <input type="checkbox"/> Differential GPS | |
| 6. Drinking Water Protection | Will the sewerage system be located less than 30 m from a well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach a professional's report and specify the intended distance NA (m) Distance of proposed sewerage system to the closest body of surface water 30m (m) | | |
| 7. System Information | Sewerage treatment method <input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 | | |
| 8. Legal or Regulatory Considerations | <input checked="" type="checkbox"/> Construction of the proposed sewerage system will not conflict with legal instruments registered on the property. | Is this filing submitted as the result of an order from the Health Authority? <input type="checkbox"/> Yes (attach a copy of the order) <input checked="" type="checkbox"/> No | |
| 9. Plot Plan and Specifications | Plot Plan (to scale) and specifications are attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The plans and specifications are consistent with Standard Practice Source of Standard Practice: <input checked="" type="checkbox"/> Ministry of Health Standard Practice Manual <input type="checkbox"/> Other | | |
| 10. Authorized Person's Signature | Signature | OFFICE USE ONLY Filing Accepted Date June 22/22 Receipt Number #200.00 #270531 | |
| | Date June 22 / 2022 | | |

NORTH CANTON
E-MAILEDENTERED
JUN 30 2022

ISLAND HEALTH
FILING ACCEPTED

JUN 22 2022

This Filing Does Not Constitute
Approval for Further Subdivision

Project

Poznerov @ 3833 Gibbins Rd., Duncan BC.
PID # 005 - 570 - 208

Pressurized System
Timed Dose - Analog Timer

Flows

Total Dynamic Head: 27.5 Feet
GPM: 26.4 Gals.
Design Flow: 572 gpd

Floats

HWA/Override (YG): 33 Inches
Timer Off (R): 10 Inches

Timer Settings

Dose on demand by timer
Doses: 32 @ 17.88 Imperial gals / 81 litres
= 572 Imp. gals/day DDF
On Time: 41seconds
Off Time: 5 minutes to reset the indexing valve

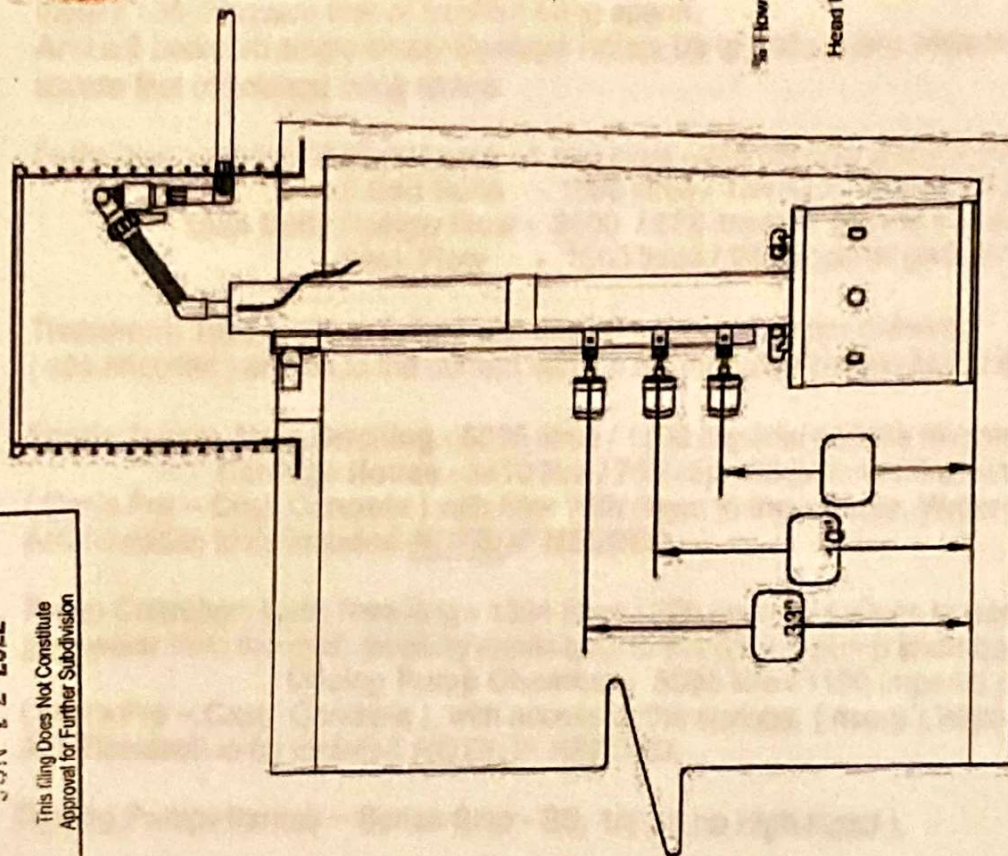


Input Parameters

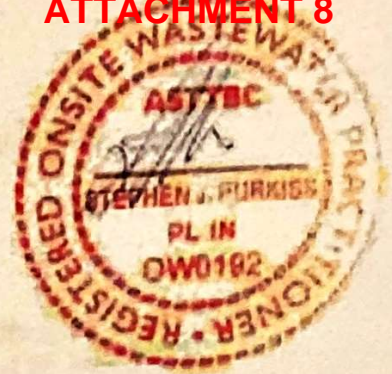
Orifice Size 3/16 inches
Residual Head at Last Orifice 2.0 feet
Orifice Spacing 2.0 feet
Number of Laterals per Cell 8
Lateral Length 40.0 feet
Lateral Line Size 1.25 inches
Lateral Pipe Class/Schedule 40
Distributing Valve Model 6494
Manifold Line Length 20.0 feet
Manifold Line Size 1.50 inches
Manifold Pipe Class/Schedule 40
Lift to Manifold 15.0 feet
Transport Length 60.0 feet
Transport Line Size 2.00 inches
Transport Pipe Class/Schedule 40
Discharge Assembly Size 1.50 inches
Flow Modulator None
Add-on Friction Losses 0.0 feet

Calculations

Minimum Flow Rate per Orifice 0.62 gpm
Number of Orifices per Zone 42
Total Actual Flow Rate 26.4 gpm
Number of Lines per Zone 2
% Flow Differential 1st and Last Orifices 0.0 %
Lift to Manifold 15.0 feet
Residual Head at Last Orifice 2.0 feet
Head Loss in Laterals 0.4 feet
Head Loss Through Distributing Valve 5.9 feet
Head Loss in Manifold 0.3 feet
Head Loss in Transport Pipe 1.9 feet
Head Loss Through Discharge 2.1 feet
Head Loss Through Flow Meter 0.0 feet
Add-on Friction Losses 0.0 feet
Total Flow Rate 26.4 gpm
TDH 27.5 feet



Pump Chamber: 5005litre / 1100 Imp. Gallon, (Dan's Pre-Cast Tank)
111 litre / 24 Imp. Gals. Per Inch @ Average inside Measure



Specifications List For: Steve and Jaclyn Poznecov

Civic Address: 3833 Gibbins Road, Duncan, BC.

Legal: Lot # 3, Section 16, Range 2, Quamichan District,
Plan # 2462 PID # 006 - 570 - 208.

Bedrooms: 4 bedroom single family dwelling up to 330 square meters / 3552 square feet of finished living space.
And a 2 bedroom single family Carriage House up to 240 square meters / 2584 square feet of finished living space.

Daily Design Flow: 4 Bed House - 1,600 litres / 286 imperial gallons per day.
2 Bed Suite - 1000 litres / 154 imperial gallons per day
Total Daily Design Flow - 2600 / 572 imperial gallons per day
Peak Flow - 1300 litres / 286 imperial gallons per day

Treatment: Type 1 with pressure distribution to trench, as per drawing
(see attached) and as to the current version 3 Standard Practice Manual.

Septic Tanks: Main Dwelling - 5005 litres / 1100 imperial gallons minimum,
Carriage House - 3410 litre / 750 imperial gallons minimum
(Dan's Pre - Cast, Concrete) with filter With risers to the surface. Water tested.
Anti floatation to be installed **NOTE: IF NEEDED.**

Pump Chamber: Main Dwelling - 1364 litres / 300 imperial gallons to transfer the
grey water from the main dwelling septic tank to the dosing pump chamber.
Dosing Pump Chamber - 5005 litre / 1100 imperial gallons min.
(Dan's Pre - Cast, Concrete), with access to the surface, (risers). Water tested.
Anti Floatation to be installed **NOTE: IF NEEDED.**

Dosing Pump: Barnes -- Series Step - SS, 1/2 (.5 hp High Head).

Dose: Dose on demand by Timer @ 81 litres/ 17.88 imp. gallons 32 times a day to
a 4 zone indexing valve.

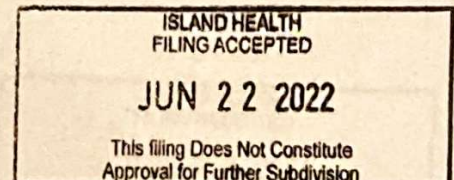
ON TIME OF - 41 SECONDS and an **OFF TIME OF - 5 MINUTES TO RESET VALVE**
32 times = 2,600 litres / 572 imp gals. with a Peak Flow of 1300 litres / 286 imp. gals.
dispersing in the septic field per 24 hrs. / day.

Indexing Valve: 6404 K-RAIN

Panel: SJE Rhombus EZ Series Simplex.

Floats: SJE Rhombus

Field: 97.5meters / 320 feet of tile at 0.9 meter / 3 foot wide tile at 3 meters / 10 foot



spacing or the equivalent with chambers, (infiltrators), **Orifice Shields** to be installed over every orifice using drain rock.

LLR: Minimum system length — 19 meters / 62 feet.

Force Main: schedule 40 -- 2 inch PVC pipe with a ball valve and check valve installed above pump in pump chamber. Anti siphon to be installed **IF NEEDED**.

Manifold: Schedule 40 - 3.8 cm / 1.5 inch PVC pipe with ball valves (8) to each lateral.

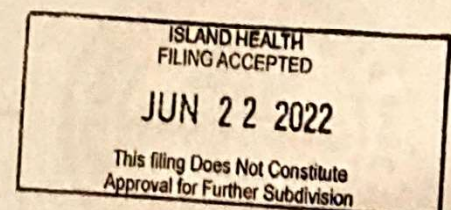
Laterals: 4 @ 24.38m / 80 feet split in the centre with the manifold.
3.2 cm / 1.25 inch schedule 40 with 3 m / 10 foot horizontal spacing between laterals. 3/16" inch holes drilled at 12 o' clock and spaced at 24 inches / 0.6 meters .
A 3 /16" drain hole drilled at 6 o' clock , at the laterals end.
Orifice shield to be placed under drain hole.

Clean outs: one at the end of each lateral (8 in total)

NOTE: field placement must be done during suitable soil conditions, (dry soils).

Vertical separation: 61 meter / 24 inches minimum of undisturbed natural soils above the restrictive layer, must be maintained at all times.

Pre – Installation Meeting: (Tailgate meeting) , Start up meeting is required with the installer prior to the instillation of this design. Other inspections, (example: before backfilling) may be required as well as a certified stamped letter of installation prior to final sign off. **Inspection fees may be charged.**



Observed Soil Conditions

Test Pit Logs

STEVE FURNISS

Date: June 15 / 2022 Site: 2652 GIBBINS RD. DUNCAN BC Logged by: MARTIN BROWN

TP# 1 Pit Location: 100' DEEP DRAINAGE 2002 - SEE ATTACHMENT 2 Slope: 3% LL & ES

Soil Horizons (depths measured in cm / m / in / ft)

| Depth | Colour | Texture | Structure | Rupture resistance (or density) | Coarse gravel (%) | Roots depth & quantity | Mottles depth & quantity | Moisture seepage |
|-------------|-----------|--------------------|--------------|---------------------------------|-------------------|------------------------|--------------------------|------------------|
| from to | | | | | | | | |
| 0cm 25cm | Tan | FILL | Coarse | FRAGILE | < 15% | FEW FINE | NIL | DRY |
| 25cm 50cm | BROWN | LOOSELY SAND | GRAVEL | VERY WEAK TO LOOSE | < 15% | FEW FINE | NIL | DRY |
| 50cm 101cm | TAN | FINE SAND (GRAVEL) | GRAVEL | VERY WEAK TO LOOSE | < 15% | FEW FINE | NIL | DRY |
| 101cm 115cm | GRAY | FINE SAND | SINGLE GRAIN | LOOSE | < 15% | FEW FINE | NIL | DRY |
| | GRAY CLAY | | CLAYEY | | | | | |

Notes

WATER SEEPING @ 100 CM

TP#2

| Depth | Colour | Texture | Structure | Rupture resistance (or density) | Coarse gravel (%) | Roots depth & quantity | Mottles depth & quantity | Moisture seepage |
|-------------|--------|--------------|--------------|---------------------------------|-------------------|------------------------|--------------------------|------------------|
| from to | | | | | | | | |
| 0cm 25cm | Tan | FILL | Coarse | FRAGILE | < 15% | FEW FINE | NIL | DRY |
| 25cm 45cm | BROWN | LOOSELY SAND | GRAVEL | VERY WEAK TO LOOSE | < 15% | FEW FINE | NIL | DRY |
| 45cm 55cm | GRAY | LOOSELY SAND | GRAVEL | VERY WEAK TO LOOSE | < 15% | FEW FINE | NIL | DRY |
| 55cm 115cm | TAN | LOOSELY SAND | GRAVEL | LOOSE | < 15% | FEW FINE | NIL | DRY |
| 115cm 130cm | GRAY | FINE SAND | SINGLE GRAIN | LOOSE | < 15% | NIL | FEW FINE | DRY |
| | CLAY | | | | | | | WATER |

Notes

FORM LAYER CLAY (CLAYEY) - MANY STONES, NOT FINE.

Based on USDA Field Book for Describing and Sampling Soils (2002).

* Date water table measured

ISLAND HEALTH
FILING ACCEPTED

JUN 22 2022

This filing Does Not Constitute
Approval for Further Subdivision

ATTACHMENT 8

ATTACHMENT 8

| | |
|--------------------------------------|------------------------------------|
| Client: POZIMCO | Job # |
| Location: 3835 GIBBS ROAD, DUNCAN BC | Date: JUNE 15 / 2022 |
| Weather: Cloudy Day | AH location: AS HE DRAINAGE 2 of 2 |
| AH Depth: | AH radius (a): SEE ATTACH 2 |
| Permeameter ID# | AH diameter: 7.5 |
| Test Results: | Height of air hole (H): |
| | Perm. ID = cm Tested by: |

Test Results:

[illegible]

$$K(f_s) = \frac{80}{\text{stable fall}} \times \frac{54.5}{\text{CSS soil factor}} = 4320 \text{ mm/day}$$

4" Permeameter

| AH Diameter | 7 | 7.5 | 8 | 8.5 | 9 | 9.5 | 10 | 10.5 |
|----------------|------|------|------|------|------|------|------|------|
| Soil Factor CS | 72.0 | 69.8 | 67.3 | 65.1 | 62.2 | 58.9 | 58.7 | 55.5 |
| SS | 55.3 | 54.5 | 52.5 | 50.8 | 47.2 | 46.2 | 45.4 | 44.0 |
| US | 32.4 | 31.4 | 30.5 | 29.5 | 28.0 | 27.4 | 26.3 | 25.9 |

| AH Diameter | 11 | 11.5 | 12 | 12.5 | 13 | 13.5 | 14 |
|----------------|------|------|------|------|------|------|------|
| Soil Factor CS | 53.8 | 52.4 | 50.4 | 49.8 | 48.0 | 47.9 | 47.0 |
| SS | 41.5 | 40.7 | 39.7 | 39.3 | 38.5 | 37.5 | 36.8 |
| US | 25.1 | 24.6 | 24.2 | 23.7 | 23.5 | 23.2 | 22.8 |

SOIL FACTORS

CS = COARSE SAND

SS = STRUCTURED SOILS

US = UNSTRUCTURED SOILS (CLAY)



1. Application

Document Fees: \$152.64

Hugh J. Armstrong Law Corporation
157 Trunk Road
Duncan BC V9L 2P1
250 746 4354

2. Description of Land

| PID/Plan Number | Legal Description |
|--------------------|---|
| 006-570-208 | LOT 3, SECTION 16, RANGE 2, QUAMICHAN DISTRICT, PLAN 2462, EXCEPT PARTS IN PLANS 6403 AND 380 B.L. |

3. Nature of Interest

| Type | Number | Additional Information |
|---------------------------|----------------|------------------------|
| COVENANT | | Section 219 |
| PRIORITY AGREEMENT | FA46228 | |

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

STEVEN CLARENCE POZNECOV
JACKLYN MARGARET POZNECOV
ROYAL BANK OF CANADA, AS TO PRIORITY

6. Transferee(s)

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
7030 TRANS CANADA HIGHWAY
DUNCAN BC V9L 6A1

7. Additional or Modified Terms

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

Hugh J. Armstrong
Barrister & Solicitor
 157 Trunk Road
 Duncan BC V9L 2P1

YYYY-MM-DD

2022-07-08

Steven Clarence Poznecov

Jacklyn Margaret Poznecov

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

Orrie Adrian Sobers
Notary Public
 10 York Mills Road
 Toronto ON M2P 0A2

YYYY-MM-DD

2022-08-02

**Royal Bank of Canada, by its
 authorized signatory, as to priority**
 By their Authorized Signatory

Oliver Manuba, Team Leader

Expires June 7, 2025

Colin Veacock, Team Leader

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

**Hugh John
 Armstrong
 93YS1Q**

Digitally signed by
 Hugh John Armstrong 93YS1Q
 Date: 2022-08-10
 10:25:05 -07:00

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT – SECOND DWELLING UNIT RURAL LANDS

THIS AGREEMENT dated for reference June 22, 2022, is

BETWEEN:

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

7030 Trans Canada Highway

Duncan, B.C. V9L 6A1

(the “**District**”)

AND: **STEVEN CLARENCE POZNECOV and**

JACLYN MARGARET MCKINLAY

3833 Gibbins Road

Duncan, B.C. V9L 6E8

(the “**Owner**”)

GIVEN THAT:

- A. The Owner is the registered owner of the parcels of land legally described in the General Instrument – Part 1 (*Land Title Act* Form C) attached to and forming part of this Agreement (the “**Lands**”); and
- B. In connection with the issuance of a building permit to construct single-family residential dwelling on the Lands (the “**Second Dwelling**”), the District requires, and the Owner has agreed to grant to the District, a covenant under section 219 of the *Land Title Act* British Columbia restricting the use of the Lands;

THIS AGREEMENT is evidence that in consideration of the payment of \$10.00 from the District to the Owner and other good and valuable consideration (the receipt and sufficiency of which the Owner acknowledges), the Owner covenants and agrees with the District under section 219 of the *Land Title Act* as follows:

- 1. **General Restrictions** – The Lands shall not be used, nor any building or structure constructed, placed on the Lands, except in accordance with this Agreement.
- 2. **Development of Second Dwelling** – The Owner covenants and agrees with the District that the size of the proposed Second Dwelling shall not exceed **90 m²**. For clarity, the size of the proposed Second Dwelling shall be considered the habitable floor area which excludes uninhabitable areas such as garages or covered parking areas, unenclosed and roofless decks, patios, balconies and porches, areas below grade with a maximum ceiling height less than 1.8 m (5.91’), elevator shafts and mechanical rooms, and

covered entrances, and includes habitable rooms such as those used or intended for cooking, eating, sleeping or human occupancy.

3. **Restrictions on Subdivisions** – The Lands shall not be subdivided by any means, including by deposit of a bare land strata plan, phased strata plan or leasehold plan under the *Strata Property Act* (British Columbia), except as permitted by the District.
4. **Municipal Permits** – The Owner agrees that the District may withhold building permits and occupancy permits with respect to any building or other structure from time to time constructed or proposed to be constructed on the Lands, as the District may, in its sole discretion, consider necessary to ensure compliance with this Agreement.
5. **Inspection** – The District, its officers, employees, contractors and agents, shall have reasonable access to the Lands and any buildings at all reasonable times in order to ascertain compliance with Agreement.
6. **Indemnity** – As an integral part of this Agreement, pursuant to section 219(6)(a) of the *Land Title Act*, the Owner hereby indemnifies the District:
 - (a) from and against any and all liability, actions, causes of action, claims, suits, proceedings, judgements, damages, expenses, legal fees, demands and losses at any time suffered or incurred by, or brought against, the District, or any of its elected or appointed officials, officers, employees or agents, arising from or in connection with the granting or existence of this Agreement, the performance of any of the Owner's obligations under this Agreement and any breach of any provision under this Agreement; and
 - (b) for all costs, fees and expenses, including legal fees, incurred by the District in the enforcement of this Agreement as a result of any breach of any provision of this Agreement by the covenantor.
7. **Specific Relief** – The Owner agrees that the public interest in ensuring that all of the provisions of this Agreement are complied with strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the District, in the event of an actual or threatened breach of this Agreement.
8. **No Effect on Powers** – Nothing in this Agreement shall:
 - (a) affect or limit the discretion, rights or powers of the District or the District's Approving Officer under any enactment or at common law, including in relation to the use, development or subdivision of the Lands;
 - (b) affect or limit any enactment relating to the use, development or subdivision of the Lands; or

- (c) relieve the Owner from complying with any enactment, including in relation to the use, development or subdivision of the Lands.

And the Owner covenants and agrees to comply with all such enactments with respect to the Lands.

9. **District Discretion** – Where the District or a representative of the District is required or permitted under this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent:
 - (a) the relevant provision shall not be considered fulfilled unless the approval, opinion, determination, consent or expression of satisfaction is in writing signed by the District or the representative, as the case may be;
 - (b) the approval, opinion, determination, consent or satisfaction is in the sole discretion of the District or the representative, as the case may be; and
 - (c) the District or the representative, as the case may be, is under no public law duty of fairness or natural justice in that regard and the District or the representative may do any of those things in the same manner as if it were a private person and not a public body or employee or officer thereof.
10. **Release of Covenant** –
 - (a) This Agreement shall be of no force and effect if the District declares in writing that this Agreement is to be released.
 - (b) In the event that the zoning amendment bylaw to rezone the Lands is not adopted within 180 days from the date this Agreement is registered against title to the Lands, this Agreement must be released from title. The Owner must deliver the release form to the District for signature and is responsible for registering the release.
11. **No Obligation to Enforce** – The rights given to the District under this Agreement are permissive only and nothing in this Agreement shall give rise to any legal duty of any kind on the District to anyone or obligate the District to enforce this Agreement or to perform any act or incur any expense.
12. **Agreement Runs with Land** – This Agreement shall burden and run with, and bind the successors in title to, the Lands and each and every part into which the Lands may be subdivided by any means (including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia)).
13. **Waiver** – No waiver by the District of any requirement or breach of this Agreement shall be effective unless it is an express waiver in writing that specifically references the requirement or breach and no such waiver shall operate as a waiver of any other requirement or breach or any continuing breach of this Agreement.

14. **Remedies** - No reference to or exercise of any specific right or remedy by the District shall prejudice or preclude the District from exercising any other right or remedy, whether allowed at law or in equity or expressly provided for in this Agreement, and no such right or remedy is exclusive or dependent upon any other such remedy and the District may from time to time exercise any one or more of such remedies independently or in combination.
15. **Priority** – The Owner shall cause this Agreement to be registered in the applicable land title office against title to the Lands with priority over all financial liens, charges and encumbrances, and any leases and options to purchase, registered or pending registration at the time of application for registration of this Agreement, including by causing the holder of each such lien, charge, encumbrance, lease or option to purchase to execute an instrument in a form required by the District under which such holder postpones all of the holder’s rights to those of the District under this Agreement in the same manner and to the same extent as if such lien, charge, encumbrance, lease or option to purchase had been registered immediately after the registration of this Agreement.
16. **Modification** – This Agreement may not be modified except by an agreement or instrument in writing signed by the Owner or its successor in title and the District or a successor or assignee.
17. **Further Assurances** – The Owner shall do and cause to be done all things, including by executing further documents, as may be necessary to give effect to the intent of this Agreement.
18. **Owner’s Expense** – The Owner shall perform its obligations under this Agreement at its own expense and without compensation from the District.
19. **Severance** – If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid portion is to be considered severed from the rest of this Agreement and the decision that it is invalid shall not affect the validity or enforceability of the remainder of this Agreement.
20. **Interpretation** - In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this agreement;
 - (c) the term “enactment” has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
 - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;
 - (f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;
 - (g) time is of the essence; and
 - (h) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression preceding the word "including".
21. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.
22. **Enurement** – This Agreement hereof shall enure to the benefit of the parties and their respective successors and assigns, as the case may be.
23. **Entire Agreement** – This Agreement is the entire agreement between the parties regarding its subject.
24. **Execution in Counterparts & Electronic Delivery** - This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

As evidence of their agreement to be bound by this Agreement, the parties have executed the General Instrument – Part 1 (*Land Title Act* Form C) attached to and forming part of this Agreement.

PRIORITY AGREEMENT

This Priority Agreement is between Royal Bank of Canada, 395 Trunk Road, Duncan, BC, V9L 2P4, (the "**Prior Charge Holder**"), being the registered owner and holder of Mortgage No. FA046228 (the "**Prior Charge**"), and the Corporation of the District of North Cowichan (the "**District**"), being the registered owner and holder of the covenant under section 219 of the *Land Title Act* (British Columbia) to which this Priority Agreement is attached (the "**Subsequent Charge**").

In consideration of the sum of ten dollars (\$10.00) now paid to the Prior Charge Holder and other good and valuable consideration, the receipt and sufficiency of which the Prior Charge Holder acknowledges, the Prior Charge Holder hereby approves of, joins in and consents to the granting of the Subsequent Charge and hereby postpones all of the Prior Charge Holder's rights under the Prior Charges to the rights of the District under the Subsequent Charge in the same manner and to the same extent as if the Prior Charges had been registered immediately after the Subsequent Charge.

As evidence of its agreement to be bound by this Priority Agreement, the Prior Charge Holder has executed the General Instrument – Part 1 (*Land Title Act* - Form C) attached to and forming part of this Priority Agreement.



Director of Planning and Building for
The Corporation of the District of North Cowichan

January 15,2022

[REDACTED]

FIPPA s. 22(1)

[REDACTED]

Duncan, BC, [REDACTED]

[REDACTED]

[REDACTED]

Anthony Price
City of North Cowichan
7030 Trans-Canada Hwy
Duncan, BC, V9L6A8
250-746-3100
Anthony.price@northcowichan.ca

Subject Property: 3833 Gibbins Road – Lot 3 Plan VIP2462 Section 16 Range 2 Land District 45
Except 6403 BL380 PID:006-570-208

Dear Mr. Anthony Price and Whom it may Concern,

As a member in the community of the above address I would like to say that I am in
'FULL AGREEMENT AND SUPPORT' of this amendment to allow 2 homes on ALR properties.

I am in full support with Steve and Jackie Poznecov making a second home for family members.

This is a wonderful thing for families to support one another. With Covid having elderly family members having to be separated in care homes is a very sad thing. The cost of living in the valley has sky rocketed and become unaffordable for most family members. Having the allowance of a second home for family members to share farmland and dwell on the same property is a great plan for keeping families in the valley and being able to support one another.

Should you have any questions for me please feel free to contact me for further conversation on this matter.

Thank you for your time,

Sincerely, [REDACTED] FIPPA s. 22(1)

Anthony.price@northcowichan.ca

Reference Zoning Bylaw ZB000169

Please accept this email to indicate my support for the Zoning Bylaw Proposal – ZB000169

Dear Anthony,

FIPPA s. 22(1)

I have lived @ [REDACTED] years and have always enjoyed this neighbourhood.

The Poznecov's have been excellent neighbours, always very considerate. I think this plan for a residence for their mother is a good plan. I see no problems with the location of the residence as I see on the Site Survey.

I am excited for the family to have mother/grandmother living there to help out with family and farm.

Yours truly,

[REDACTED]

FIPPA s. 22(1)

Anthony Price

From: [REDACTED] FIPPA s. 22(1)
Sent: Tuesday, January 11, 2022 7:47 PM
To: Anthony Price
Subject: ZB000169

To Mr Anthony price I am writing this letter to indicate my support for the proposal my neighbor Steve Poznecov of 3833 Gibbins road is proposing. Steve has explained to me the process he is going through with a bylaw Amendment (ZB000169). It is my understanding that Steve would like to add a second small residence to his property. Steve provided me with a site survey indicating where he plans to place the new structure. I feel this kind of addition should be promoted within Northcowichan and I fully support the proposal. Steve and I have been neighbors for more than ten years. Steve has always been a great neighbor and we often chat at our shared fence line. I feel his proposal will help the community grow without any negative impact and this kind of project should be encouraged within the municipality. Please accept this email to indicate my full support of the proposal (ZB000169) which has been submitted.

If you wish to contact me, I can be reached at [REDACTED] or [REDACTED]
[REDACTED] Best regards. [REDACTED]

FIPPA s. 22(1)

FIPPA s. 22(1)

A BY-LAW FOR THE WIDENING OF CERTAIN PARTS OF GIBBINS ROAD, A PUBLIC HIGHWAY WITHIN THE MUNICIPALITY OF NORTH COWICHAN, AND FOR SUCH PURPOSE TO EXPROPRIATE REAL PROPERTY IN SECTIONS 15 AND 16, RANGE 1, AND SECTION 16, RANGE 2, QUAMICHAN DISTRICT, LYING ADJACENT TO THE SAID PUBLIC HIGHWAY

The Municipal Council of The Corporation of The District of North Cowichan enacts as follows:-

1. For the purpose of widening Gibbins Road, the parcels of real property adjacent thereto and shown outlined in red on a plan made by John Bertram Green, B.C.L.S., dated and sworn the 20th day of December, 1950 (a copy of which plan is attached hereto) are hereby expropriated and shall be entered up, taken and used by The Corporation of The District of North Cowichan for the purpose aforesaid upon this By-law taking effect pursuant to the provisions of Section 58(242) of the Municipal Act, being Chapter 252, R.S.B.C. 1948.
2. The expropriation hereby made and the widening of the said Public Highway is in aid of the improvement of the said Public Highway, and any compensation and damages payable in respect thereof and otherwise consequent upon the passing of the By-law shall be chargeable to and payable out of the General Funds of The Corporation of The District of North Cowichan.
3. Any real property injuriously affected by the carrying out of the work of widening the aforementioned parts of Gibbins Road and the expropriation therefor may be entered upon by the workmen and employees of The Corporation or any contractor or by any contractors employed by The Corporation to carry out the works, and they are hereby authorized so to enter in order to execute any works of construction, maintenance or repair in mitigation of injury done or apprehended or in reduction of compensation claimable by reason of or through the carrying out of the works hereby authorized.
4. This By-law may be cited as the "Gibbins Road (No. 1) Expropriation By-law, 1951".

PASSED by the Municipal Council on the 15th day of January, A.D., 1951.

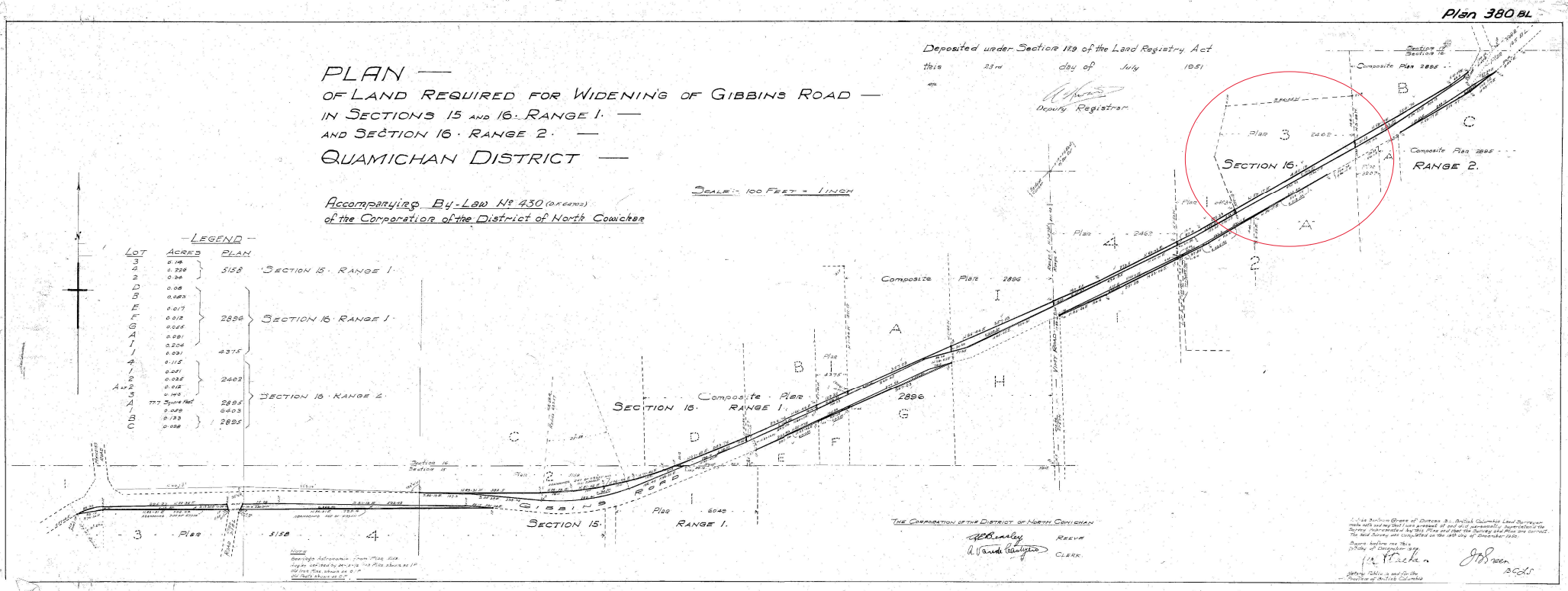
ADOPTED by the Municipal Council on the 1st day of February, A.D., 1951.

Alfred [Signature]

 Clerk of the Municipal Council of The
 Corporation of the District of North Cowichan.

.....
 Reeve.

SEE 380BL





The Corporation of the District of North Cowichan
Zoning Amendment Bylaw (3833 Gibbins Road), 2022

Bylaw No. 3883

The Council of The Corporation of The District of North Cowichan enacts in open meeting assembled as follows:

- 1 This Bylaw may be cited as *"Zoning Amendment Bylaw No. 3883, 2022"*.
- 2 That Zoning Bylaw 1997, No. 2950, section 52 (4) (e) [Density in the Rural Zone (A2)] is amended by adding the following subsection (xx):

"(xx) 3833 Gibbins Road (PID: 006-570-208)"

READ a first time on
READ a second time on
CONSIDERED at a Public Hearing on
READ a third time on
COVENANT registered on August 10, 2022
ADOPTED on

CORPORATE OFFICER

PRESIDING MEMBER

COUNCIL MINUTES

7.4 Zoning Amendment Bylaw No. 3883, 2022 for first and second readings

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first and second readings to "Zoning Amendment Bylaw No. 3883, 2022" to permit a detached accessory residential dwelling at 3833 Gibbins Road; and,
- (2) Authorize a Public Hearing for "Zoning Amendment Bylaw No. 3883, 2022" and notification in accordance with the *Local Government Act*.

CARRIED

8. REPORTS

8.1 UBC Partnership Group – Draft Forest Management Scenario Review

IT WAS MOVED AND SECONDED:

THAT the main motion:

"THAT Council endorse the UBC Partnership Group Draft Forest Management Scenario Summary as appended to the Municipal Forester' report, dated October 4, 2022, and direct staff to proceed with Round 2 of forestry public engagement"

be amended to add:

"but add an in-person consultation component to the Plan"

THAT the amendment be amended to add:

"THAT staff be authorized to spend up to \$10,000 for the in-person public engagement."

(Opposed: Councillor Manhas)

CARRIED

THAT the main motion:

"THAT Council endorse the UBC Partnership Group Draft Forest Management Scenario Summary as appended to the Municipal Forester' report, dated October 4, 2022, and direct staff to proceed with Round 2 of forestry public engagement"

be amended to add:

"but add an in-person consultation component to the Plan, AND THAT staff be authorized to spend up to \$10,000 for the in-person public engagement." CARRIED

THAT Council endorse the UBC Partnership Group Draft Forest Management Scenario Summary as appended to the Municipal Forester' report, dated October 4, 2022, and direct staff to proceed with Round 2 of forestry public engagement, but add an in-person consultation component to the Plan;

AND THAT staff be authorized to spend up to \$10,000 for the in-person public engagement.

(Opposed: Councillor Manhas)

CARRIED

Council, by unanimous consent, recessed the meeting at 3:48 p.m.

The meeting resumed at 4:00 p.m.

CORRESPONDENCE

November 4, 2021

Prospero No: ZB000169

Folio No: 00872-000

File No: 3360-20 21.18

Steven and Jaclyn Poznecov
3833 Gibbins Road
DUNCAN BC V9L 6E8

Dear Mr. and Mrs. Poznecov

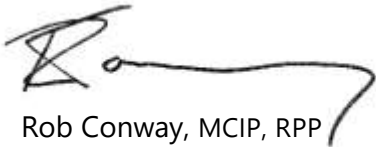
Re: Zoning Bylaw Amendment Application for 3833 Gibbins Road¹

This letter is to formally acknowledge receipt of your zoning bylaw amendment application for the above-noted property. The application fee in the amount of \$2500.00 received on October 27, 2021 is also acknowledged.

Larissa Barry-Thibodeau, Development Planner has been assigned to your application and may be reached by phone at 250-746-3280 or by email to larissa.barrythibodeau@northcowichan.ca. Please contact her directly should you have any questions.

Please reference our file number ZB000169 on all future correspondence pertaining to this application.

Sincerely



Rob Conway, MCIP, RPP
Director of Planning and Building
PLANNING DEPARTMENT

/fb

¹ LOT 3 SECTION 16 RANGE 2 QUAMICHAN PLAN VIP2462 EXCEPT PLAN 6403 BL380. - PID: 006-570-208

PUBLIC COMMENTS

From: [REDACTED] **FIPPA s. 22(1)**
Sent: Saturday, November 5, 2022 7:30 PM
To: Public Meetings
Cc: [REDACTED] **FIPPA s. 22(1)**
Subject: Support for Poznecov's 3833 Gibbins Rd Application and Support for Zoning Bylaw Amendment 3883

To North Cowichan Mayor and Council,

Please accept this letter as a show of support for **Zoning Bylaw Amendment 3883**.

Based on the information provided I do not feel there are any negative impacts, directly or indirectly, to the neighbouring area, and see this proposal as helping the community grow, and adjust to the needs of the area. I do feel these types of applications should be encouraged within the municipality, to allow for affordable housing, growth and sustainability.

The application put forward by the Poznecov's aligns with many of the Municipalities Visions and goals, and therefore we feel the Council should support the application and amendment.

Please accept this email to indicate my full support of **Zoning Bylaw Amendment 3883**.

Respectfully Submitted,

Kelvin and Carolyn Rasmussen [REDACTED] **FIPPA s. 22(1)**

To North Cowichan Mayor and Council,

I am writing this letter to indicate my full support for **Zoning Bylaw Amendment 3883**. The applicants of 3833 Gibbins Rd. have approached us, in hopes of gaining support for their proposal. We understand the amendment will allow construction of a second dwelling on their property. We feel projects such as this should be encouraged within the Municipality and are certain such projects will assist with the long term sustainability and growth of North Cowichan.

Respectfully Submitted,

Kelvin and Carolyn Rasmussen [REDACTED] **FIPPA s. 22(1)**

To North Cowichan Mayor and Council,

FIPPA s. 22(1)

We the residents and owners of [REDACTED], fully support **Zoning Bylaw Amendment 3883**.

We do not feel our Land Interests will be affected negatively, with the Bylaw Amendment 3883, on 3833 Gibbins Rd.PID: 006-570-208. and therefore wish to extend our support for the Bylaw.

Kelvin and Carolyn Rasmussen [REDACTED] **FIPPA s. 22(1)**

[REDACTED] **FIPPA s. 22(1)**

Sent from my ipad

From: Deanna Anderson [REDACTED] **FIPPA s. 22(1)**
Sent: Sunday, November 6, 2022 7:57 PM
To: Public Meetings
Subject: Support for Poznecov's 3833 Gibbins Rd Application and Support for Zoning Bylaw Amendment 3883

To North Cowichan Mayor and Council,

Please accept this letter as a show of support for **Zoning Bylaw Amendment 3883**.

Based on the information provided we do not feel there are any negative impacts, directly or indirectly, to the neighbouring area, and see this proposal as helping the community grow, and adjust to the needs of the area. We do feel these types of applications should be encouraged within the municipality, to allow for affordable housing, growth and sustainability.

The application put forward by the Poznecov's aligns with many of the Municipalities Visions and goals, and therefore we feel the Council should support the application and amendment.

Please accept this email to indicate our full support of **Zoning Bylaw Amendment 3883**.

Respectfully Submitted,

Gary and Deanna Anderson [REDACTED] **FIPPA s. 22(1)**

To North Cowichan Mayor and Council,

We are writing this letter to indicate our full support for **Zoning Bylaw Amendment 3883**. The applicants of 3833 Gibbins Rd. have approached us, in hopes of gaining support for their proposal. We understand the amendment will allow construction of a second dwelling on their property. We feel projects such as this should be encouraged within the Municipality and are certain such projects will assist with the long term sustainability and growth of North Cowichan.

Respectfully Submitted,

Gary and Deanna Anderson [REDACTED] **FIPPA s. 22(1)**

To North Cowichan Mayor and Council,

FIPPA s. 22(1)

We the residents and owners of [REDACTED], fully support **Zoning Bylaw Amendment 3883**.

We do not feel our Land Interests will be affected negatively, with the Bylaw Amendment 3883, on 3833 Gibbins Rd. PID: [006-570-208](#), and therefore wish to extend our support for the Bylaw.

Respectfully submitted,

Gary and Deanna Anderson [REDACTED] **FIPPA s. 22(1)**

[REDACTED] **FIPPA s. 22(1)**

Sent from my iPad

From: Ron and Mona Anderson [REDACTED] **FIPPA s. 22(1)**
Sent: Sunday, November 6, 2022 5:20 PM
To: Public Meetings
Subject: Support for Poznecov's 3833 Gibbins Rd Application and Support for Zoning Bylaw Amendment 3883

To North Cowichan Mayor and Council,

Please accept this letter as a show of support for **Zoning Bylaw Amendment 3883**.

Based on the information provided I do not feel there are any negative impacts, directly or indirectly, to the neighbouring area, and see this proposal as helping the community grow, and adjust to the needs of the area. I do feel these types of applications should be encouraged within the municipality, to allow for affordable housing, growth and sustainability.

The application put forward by the Poznecov's aligns with many of the Municipalities Visions and goals, and therefore we feel the Council should support the application and amendment.

Please accept this email to indicate my full support of **Zoning Bylaw Amendment 3883**.

Respectfully Submitted,

Mona Anderson [REDACTED] - **FIPPA s. 22(1)**

To North Cowichan Mayor and Council,

I am writing this letter to indicate my full support for **Zoning Bylaw Amendment 3883**. The applicants of 3833 Gibbins Rd. have approached me, in hopes of gaining support for their proposal. I understand the amendment will allow construction of a second dwelling on their property. I feel projects such as this should be encouraged within the Municipality and are certain such projects will assist with the long term sustainability and growth of North Cowichan.

Respectfully Submitted,

Mona Anderson of [REDACTED] - **FIPPA s. 22(1)**

To North Cowichan Mayor and Council,

FIPPA s. 22(1)

As the resident and owner [REDACTED], I fully support **Zoning Bylaw Amendment 3883**.

I do not feel my Land Interests will be affected negatively, with the Bylaw Amendment 3883, on 3833 Gibbins Rd.PID: 006-570-208. and therefore wish to extend my support for the Bylaw.

Respectfully submitted,

Mona Anderson [REDACTED] **FIPPA s. 22(1)**

[REDACTED] **FIPPA s. 22(1)**

Sent from my iPad

From: Alison [REDACTED] **FIPPA s. 22(1)**
Sent: Wednesday, November 9, 2022 2:39 PM
To: Public Meetings
Cc: Steve Poznecov
Subject: Amendment for 2 Homes on ALR Property bylaw number (No. 3883)
Attachments: Amendment for 2 Homes on ALR Property.pdf

Hi there, I am sending this attached letter as a reminder that I had already sent this in January in Support of Steve and Jackie Poznecov.

As the letter states I am in full favor of our city supporting families to have 2 home's for family on their property.

I trust you will present this at the meeting scheduled for November 16, 2022.

Thank you,

Alison Mercer

[REDACTED] **FIPPA s. 22(1)**

January 15,2022

Alison Mercer

[REDACTED] **FIPPA s. 22(1)**
Duncan, BC, V9L6E8

[REDACTED] **FIPPA s. 22(1)**

[REDACTED] **FIPPA s. 22(1)**

Anthony Price
City of North Cowichan
7030 Trans-Canada Hwy
Duncan, BC, V9L6A8
250-746-3100
Anthony.price@northcowichan.ca

Subject Property: 3833 Gibbins Road – Lot 3 Plan VIP2462 Section 16 Range 2 Land District 45
Except 6403 BL380 PID:006-570-208

Dear Mr. Anthony Price and Whom it may Concern,

As a member in the community of the above address I would like to say that I am in
'FULL AGREEMENT AND SUPPORT' of this amendment to allow 2 homes on ALR properties.

I am in full support with Steve and Jackie Poznecov making a second home for family members.

This is a wonderful thing for families to support one another. With Covid having elderly family members having to be separated in care homes is a very sad thing. The cost of living in the valley has sky rocketed and become unaffordable for most family members. Having the allowance of a second home for family members to share farmland and dwell on the same property is a great plan for keeping families in the valley and being able to support one another.

Should you have any questions for me please feel free to contact me for further conversation on this matter.

Thank you for your time,
Sincerely, Alison Mercer