

Notice of Proposed Development Variance Permit

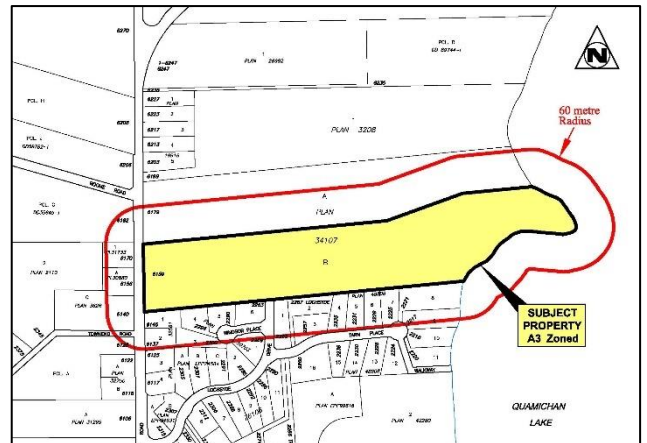
Pursuant to section 499 of the *Local Government Act*, the Director of Planning and Building gives notice that North Cowichan Council will consider issuance of a Development Variance Permit during their Regular Council Meeting to be held on **Wednesday, May 3, 2023 at 5:00 p.m.** This meeting, which will be conducted both in-person in Council Chambers and electronically by video conference using the Cisco Webex platform, 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 meeting.

You may also view the meeting 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 meeting on North Cowichan's website for on-demand viewing.

Purpose of the Permit

The Applicant is requesting that Council vary Section 53(6)(b) of Zoning Bylaw 1997, No. 2950 by reducing the minimum permitted front-yard setback from 25 metres to 8.7 metres and the minimum permitted side-yard setback from 15 metres to 14.3 metres to regularize an existing farm sales and food processing building and allow a partially constructed cold storage building addition as shown outlined in **bold** in the attached Site Plan at 6159 Lakes Road legally described as Lot B, Section 1, Range 8, Somenos District, Plan 34107 (PID: 000-275-450).

A copy of this notice will be delivered to all owners and occupants within a 60-metre radius of the subject property as shown on the map.



Application and Supporting Documents

Relevant documents and information about this application will be published as part of the Council Agenda at www.northcowichan.ca/Agendas on **Friday, April 28, 2023**.

You may also contact the Planning Department at 250-746-3119 or by email to planning@northcowichan.ca during regular business hours from 8:30 a.m. to 4:30 p.m., Monday to Friday (excluding Statutory Holidays) for more information specific to this application. The primary contact for this application is Anthony Price, Development Planner.

Public Input

If you believe your interests in land will be affected by the proposed permit, you are invited to submit your comments in writing to Mayor and Council by **1:00 p.m. on Monday, May 1, 2023** or verbally during the public input portion of the Regular Council Meeting. Please refer to the instructions provided:

Notice of Proposed Development Variance Permit
Application No: DVP00073

In Writing in Advance of the Regular Council Meeting

Written submissions will be accepted by:

- Email to publicmeetings@northcowichan.ca
- Mail to Mayor and Council, Municipality of North Cowichan, 7030 Trans-Canada Highway, Duncan BC, V9L 6A1
- Fax to 250-746-3133
- In-Person deposited through the mail slot at the Municipal Hall, Main Entrance

Verbally during the Regular Council Meeting

- In-Person by attending Council Chambers on **May 3, 2023** during its regular meeting at **5:00 p.m.**
- Electronically by visiting www.northcowichan.ca/virtualmeeting for instructions on how to join the meeting.

Written and oral submissions should reference permit number DVP00073 and include your name and the civic address of the property impacted by the proposed permit. Please be advised all submissions, including the names of the authors will become part of the public record. The author's phone number and email address are not relevant and should not be included in the correspondence if the author does not wish his or her personal information to be disclosed. All submissions received by the deadline will be reviewed by Council prior to making a decision on this application.

SITE PLAN OF PART OF: LOT B, SECTION 1,
RANGE 8, SOMENOS DISTRICT, PLAN 34107.

Site Plan

ATTACHMENT 10

PID 000-275-450



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:250.

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

Parcel dimensions shown hereon are derived from Plan 34107 and field survey.

Civic address: 6159 Lakes Road, Duncan, British Columbia.

Current Zoning: Rural Restricted Zone (A3)

LEGEND

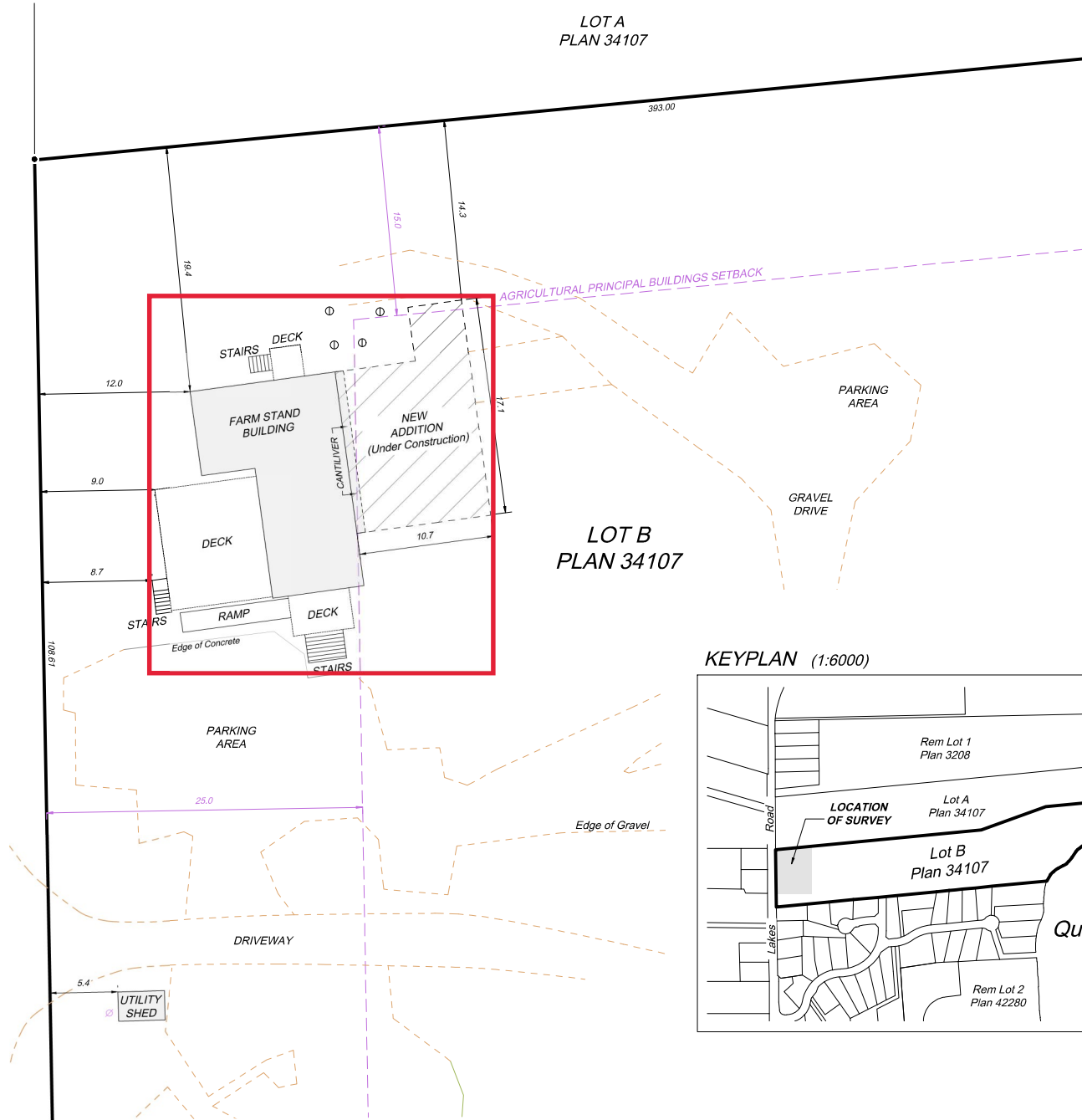
- denotes Standard Iron Post found
- ⊕ denotes Septic Lid
- ⊗ denotes Utility Pole
- - - - denotes Edge of Driveway

Notes: this plan is based on a field survey completed August 30, 2022.

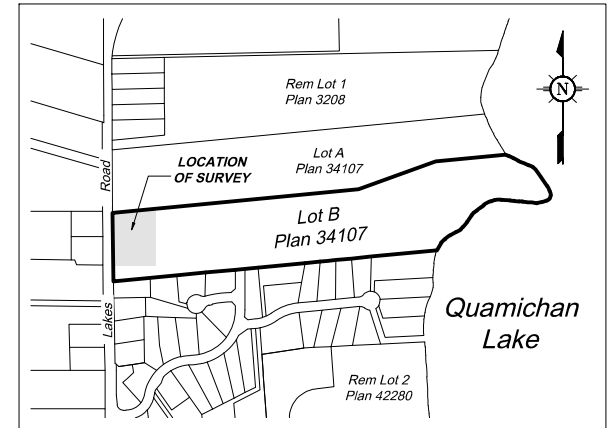
The following non-financial charges are listed on the current Certificate of Title and may impact the property:

M76302- UNDERSURFACE RIGHTS

LAKES ROAD



KEYPLAN (1:6000)



This document shows the relative location of the surveyed buildings 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.



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