

## **PUBLIC HEARING INFORMATION PACKAGE**

### **Zoning Bylaw Amendment No. 3920, 2023 3351 Auchinachie Road**

#### **Public Hearing Notice and Bylaw No. 3920**

1. Notice of Public Hearing for **November 15, 2023** at **7:00 p.m.**
2. 1<sup>st</sup> Notification - Twitter and Facebook – Publication Date: October 31, 2023
3. 2<sup>nd</sup> Notification - Cowichan Valley Citizen and Chemainus Valley Courier – Publication Date: November 9, 2023
4. Bylaw No. 3920
5. Map of Subject Property


#### **Planning Staff Report**

1. Report to August 16, 2023 Regular Council – First and Second Readings of Bylaw No. 3920

#### **Council Minutes**

1. Excerpt from August 16, 2023 Regular Council Minutes – First and Second Readings of Bylaw No. 3920, Schedule Public Hearing

#### **Public Comments**

1. Email dated October 24, 2023 from Chris and Wendy Mann - Opposed
  2. Email dated November 1, 2023 from Thomas Moore and Eveline Schuler - Opposed to Reclassification for Multi-Family Dwelling Units, In-Support of 2-Lot Subdivision under R3-S Zone
  3. Email dated November 6, 2023 from Robyn Douglas – Opposed – Traffic and Parking Concerns
  4. Letter dated November 9, 2023 from Surinder and Amarjit Pagely – In Support and Request to Remove November 6, 2023 Written Submission
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# NOTICE OF PUBLIC HEARING

The Director of Planning and Building gives notice that a Public Hearing will be held at **7:00 p.m.** on **Wednesday, November 15, 2023** to allow Council to receive public input on Bylaw No. 3920 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](http://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](http://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.

**Zoning Amendment Bylaw No. 3920 (3351 Auchinachie Road), 2023** proposes to amend Zoning Bylaw 1997, No. 2950 by reclassifying 3351 Auchinachie Road (PID: 001-893-661) from Residential One and Two-Family Zone (R3) to Residential Small Lot Single-Family Zone (R3-S) and Village Residential Infill Comprehensive Development Zone (CD24).

The purpose of the Zoning Bylaw Amendment is to facilitate a two-lot subdivision of the subject property (PID: 001-893-661) as shown outlined in bold on the map for future development of a single-family dwelling on a small lot and potential for six to nine multi-family dwelling units on the remainder lot.

## PUBLIC INPUT

If you believe your interests in land will be affected by the proposed bylaw, you are encouraged to submit your comments in writing to Mayor and Council by **1:00 p.m.** on **Tuesday, November 14, 2023**, using any of the writing methods identified below. Comments may also be shared verbally during the Public Hearing, by following the instructions provided below.

### 1. In Writing in Advance of the Public Hearing:

Written submissions will be accepted by:

- Email to [publicmeetings@northcowichan.ca](mailto: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

### 2. Verbally or in Writing at the Public Hearing:

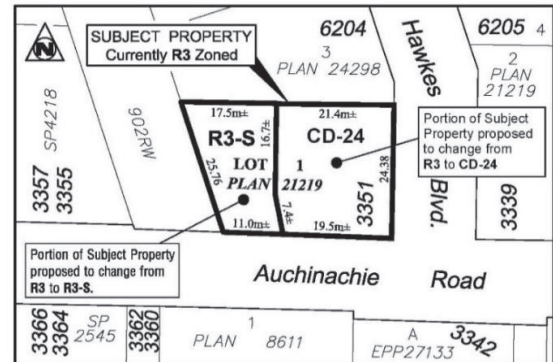
- In Person by attending Council Chambers at Municipal Hall, 7030 Trans-Canada Highway, Duncan BC.
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Copies of the bylaw and related documents, including public comments received in writing, will be available to inspect online at [www.northcowichan.ca/PublicHearings](http://www.northcowichan.ca/PublicHearings) until the close of the Public Hearing. The documents may also be inspected in the Planning Department at the Municipal Hall, Monday to Friday (excluding statutory holidays) between **8:30 a.m.** and **4:30 p.m.** from **October 18, 2023 to November 15, 2023**.

Rob Conway  
Director, 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. Please direct any questions about personal information to North Cowichan's Privacy Officer by Phone: 250-746-3116, Email: [privacy@northcowichan.ca](mailto:privacy@northcowichan.ca) or Regular Mail: 7030 Trans-Canada Highway, Duncan, BC, V9L 6A1



# **PUBLIC HEARING NOTICE**

## **1<sup>ST</sup> NOTIFICATION**

**Social Media Publication Date**

**October 31, 2023**

## **2<sup>nd</sup> NOTIFICATION**

**Newspaper Publication Date**

**November 9, 2023**



North Cowichan @NorthCowichan · 1h

A Public Hearing for Zoning Amendment Bylaw No. 3920 is scheduled for 7:00 p.m. on November 15, 2023. Copies of the public notice and bylaw are available on North Cowichan's website at <https://naam.ly/PqIqWlWE>



## Notice of Public Hearing

Zoning Amendment Bylaw No. 3920  
3351 Auchinachie Road  
November 15, 2023 at 7pm



Oct 31, 2023 · 10:00 AM PDT



Municipality of North Cowichan

October 31 at 10:00 AM PDT

Council will be conducting a Public Hearing in Council Chambers and by video conference using the Cisco Webex platform at 7:00 p.m. on November 15, 2023 to provide all persons who believe that they are affected by Zoning Amendment Bylaw No. 3920, an opportunity to be heard or to present written submissions to Council.

Those wishing to comment on the bylaw may share their thoughts during the Public Hearing or submit their feedback in writing by email, mail, or by dropping them off at the Municipal Hall by 1:00 p.m. Tuesday, November 14, 2023.

The purpose of this amendment is to facilitate a two-lot subdivision on 3351 Auchinachie Road for future development of a single-family dwelling on a small lot and potential for six to nine multi-family dwelling units on the remainder lot. Copies of the public notice and bylaw are available on North Cowichan's website at <https://naam.ly/PqIqWlWE>.



## Notice of Public Hearing

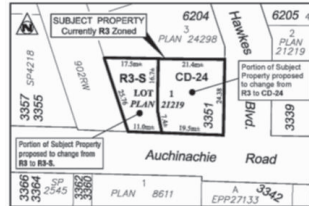
Zoning Amendment Bylaw No. 3920  
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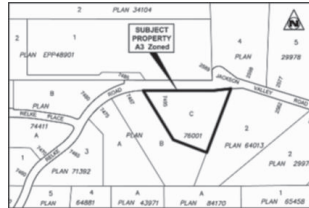
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**Zoning Amendment Bylaw No. 3920 (3351 Auchinachie Road), 2023** proposes to amend Zoning Bylaw 1997, No. 2950 by reclassifying 3351 Auchinachie Road (PID: 001-893-661) from Residential One and Two-Family Zone (R3) to Residential Small Lot Single-Family Zone (R3-S) and Village Residential Infill Comprehensive Development Zone (CD24). The purpose of the Zoning Bylaw Amendment is to facilitate a two-lot subdivision of the subject property (PID: 001-893-661) as shown outlined in bold on the map for future development of a single-family dwelling on a small lot and potential for six to nine multi-family dwelling units on the remainder lot.

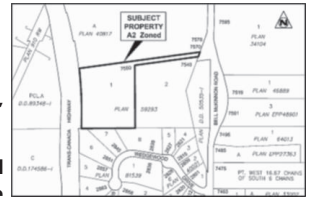


**Zoning Amendment Bylaw No. 3933 (7495 Relke Road), 2023** proposes to amend Zoning Bylaw 1997, No. 2950, Section 53 (4) (e) [Density in the Rural Restricted Zone (A3)] by adding the following subsection: **"(ix) 7495 Relke Road (PID: 025-779-338)."** The purpose of the Zoning Bylaw Amendment is to allow for a detached accessory dwelling unit on the subject property (PID: 025-779-338) as shown outlined in bold on the map.



**Zoning Amendment Bylaw No. 3927 (7550 Bell McKinnon Road), 2023** proposes to amend Zoning Bylaw 1997, No. 2950 by:

- Inserting the definition **"Animal Shelter"** under Section 12 [Definitions].
- Inserting the permitted use **"Animal Shelter (subject to the Conditions of Use set out in Section 52(8)(h) and (i))"** under Section 52(1) [Permitted Uses in the Rural Zone (A2)].
- Adding subsection **"(g) Animal Shelter – Yard, Front (20.0m (65.62'); Yard, Side, 20.0m (65.62'); Yard, Rear, 20.0m (65.62')"** to Section 52(6) [Minimum Setbacks in the Rural Zone (A2)].
- Adding subsections **"(h) An "Animal Shelter" is a site-specific permitted use on 7550 Bell McKinnon Road exclusively. (i) Despite Section 52(6)(g), the minimum permitted setback for outdoor animal enclosures (e.g. runs, pens, cages) is 30.0 m (98.432') from residentially zoned properties."** to Section 52(8) [Conditions of Use in the Rural Zone (A2)].



The purpose of the Zoning Bylaw Amendment is to formalize the existing land use and allow for a replacement animal shelter facility on the subject property at 7550 Bell McKinnon Road (PID: 018-856-586) as shown outlined in bold on the map.

### PUBLIC INPUT

If you believe your interests in land will be affected by the proposed bylaws, you are encouraged to submit your comments in writing to Mayor and Council by **1:00 p.m. on Tuesday, November 14, 2023**, using any of the writing methods identified below. Comments may also be shared verbally during the Public Hearing, by following the instructions provided below.

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Rob Conway, Director, Planning and Building

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MUNICIPALITY OF  
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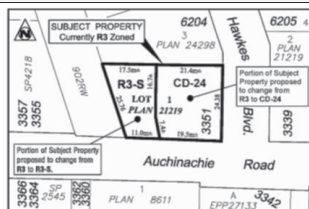


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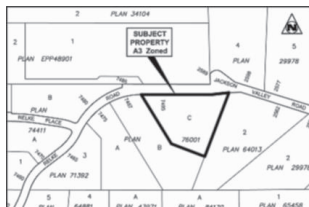
### Zoning Amendment Bylaw No. 3920 (3351 Auchinachie Road), 2023

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Rob Conway, Director, Planning and Building

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MUNICIPALITY OF  
**NORTH**  
Cowichan



The Corporation of the District of North Cowichan

## **Zoning Amendment Bylaw**

BYLAW NO. 3920

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*A bylaw to amend Zoning Bylaw 1997, No. 2950, to reclassify  
3351 Auchinachie Road from R3 to R3-S & CD24.*

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

### **Title**

- 1 This Bylaw may be cited as *"Zoning Amendment Bylaw No. 3920, 2023"*.

### **Amendment**

- 2 That Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division (1) - Establishment of Zones, Section 43 is amended by inserting "Village Residential Infill Comprehensive Development Zone (CD24)" after "Ford Road South Comprehensive Development Zone (CD23)".
- 3 That Zoning Bylaw 1997, No. 2950, is amended by inserting the following new zone after Section 80.23:

#### **"Village Residential Infill Comprehensive Development Zone (CD24)**

##### **Permitted Uses**

**80.24** (1) The permitted uses for the CD24 zone are:

Multi-family residence

##### **Minimum Lot Size**

- (2) The minimum permitted lot size for the CD24 zone is 450 m<sup>2</sup> (4,843.7 ft<sup>2</sup>).

##### **Minimum Frontage**

- (3) The minimum permitted frontage required for the CD24 zone is 15 m (49.2').

##### **Density**

- (4) The permitted density for the CD24 zone is as follows:
  - (a) Minimum site area per dwelling unit is 54 m<sup>2</sup> (584.3 ft<sup>2</sup>)
  - (b) Maximum permitted floor space ratio is 1.5:1

##### **Minimum Setbacks**

- (5) The minimum permitted setbacks for all buildings and structures for the CD24 zone are:

Yard, Front, 3.0 m (9.84')

Yard, Side, 1.5m (4.92')  
Yard Side when adjacent to a lane or street, 3.0 m (9.84')  
Yard, Rear, 7.5m (24.61')  
Garage doors from any side or front property line, 5.8m (19.03')

### Maximum Building Height

- (6) The maximum permitted building heights for the R3-MF zone are as follows:
- (a) Principal Building, 10.0 m (32.81')
  - (b) Accessory Building, 5.0 m (16.40')

### Open Space

- (7) All open areas not covered by buildings, driveways, or parking must be maintained as landscaped open space.
- (8) The minimum required amenity space for the CD24 zone is 30% of the lot area, of which half must be comprised of landscaped open space and the remainder may be located on the roof and/or on decks above grade.

### Conditions of Use

- (9) The conditions of use for the CD24 Zone are as follows:
- (a) No residential dwelling unit shall have a floor area less than 350 ft<sup>2</sup> (32.5 m<sup>2</sup>).

- 4 That Zoning Bylaw 1997, No. 2950, Section 37.1 [Fences], subsection (8) [Fence Height Restrictions by zone and yard location] is amended by inserting the following after CD21 Motorsport Circuit CDZ:

CD24	Village Residential Infill CDZ	1.2 m	2.0 m	2.0 m
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- 5 That Zoning Bylaw No. 2950, Schedule "C" is amended by reclassifying 3351 Auchinachie Road (PID: 001-893-661), from Residential One and Two-Family Zone (R3) to Residential Small Lot Single Family Zone (R3-S) & Village Residential Infill Comprehensive Development Zone (CD24), as shown outlined in black in Schedule 1 attached to and forming part of this Bylaw.

\_\_\_\_\_  
READ a first time on August 16, 2023

READ a second time on August 16, 2023

This bylaw was advertised on the municipality's social media sites on \_\_\_\_\_, in the Cowichan Valley Citizen and the Chemainus Valley Courier on \_\_\_\_\_ and was posted to the municipality's public notice places on \_\_\_\_\_.

CONSIDERED at a Public Hearing on \_\_\_\_\_.

READ a third time on \_\_\_\_\_.

COVENANT registered on \_\_\_\_\_.

ADOPTED on \_\_\_\_\_.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
PRESIDING MEMBER



Schedule "1" to accompany "Zoning  
Amendment Bylaw No. 3920, 2023".

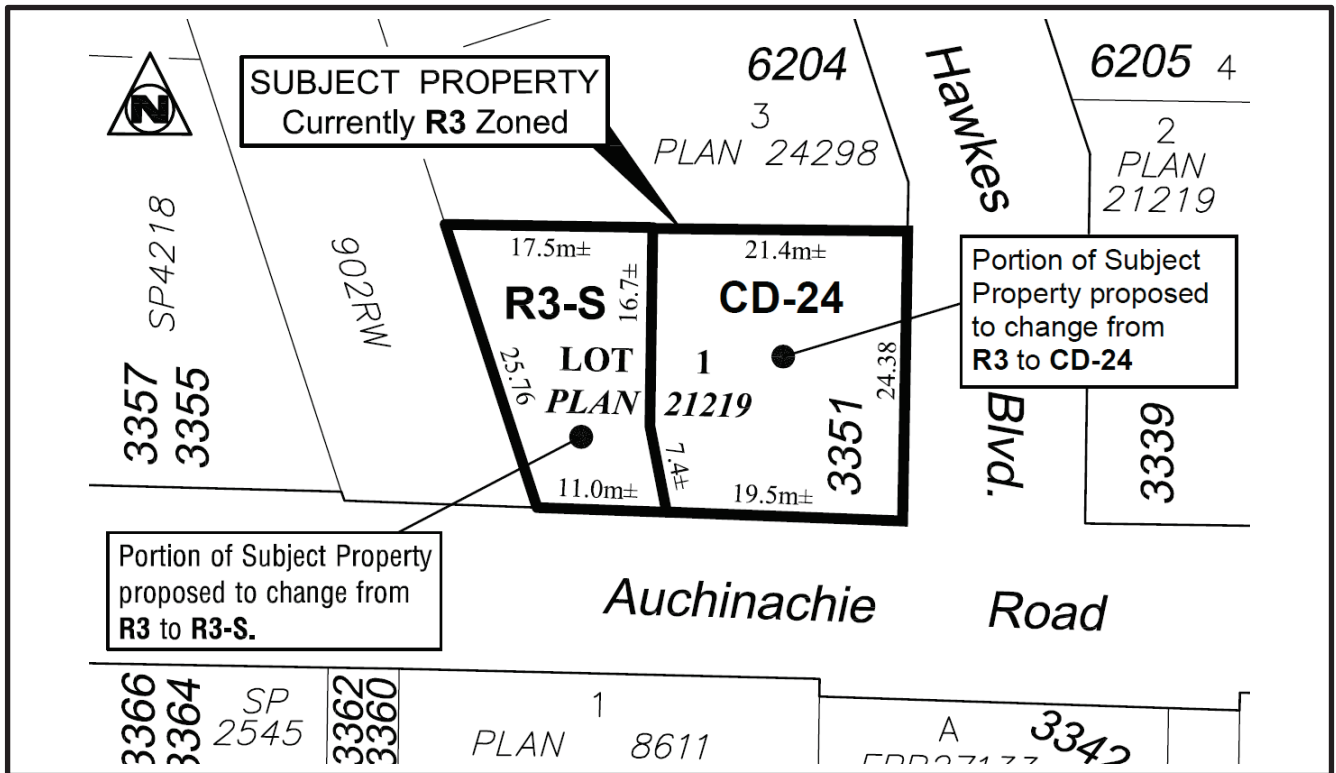
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Presiding Member

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Corporate Officer

SCHEDULE "1"



# **PLANNING REPORT**

# Report

Date

August 16, 2023

File: 3360-20 21.14

Subject

**Zoning Amendment Bylaw No. 3920 for first and second reading**

## PURPOSE

To consider an amendment to the Zoning Bylaw to reclassify 3351 Auchinachie Road from Residential One and Two-Family Zone (R3) to facilitate a proposed two-lot subdivision and future residential development under the following zoning:

- Residential Small Lot Single-Family Zone (R3-S), and
- Village Residential Infill Comprehensive Development Zone (CD24).

## BACKGROUND

The 834 m<sup>2</sup> (0.20 acres) subject property (PID: 001-893-661) is located at 3351 Auchinachie Road in the Berkey's Corner neighbourhood (Attachments 1 & 2). The property is situated in the Village Residential land use designation within the Urban Containment Boundary (UCB) of the Official Community Plan (OCP) and within the Residential One and Two-Family (R3) Zone (Attachment 3 & 4).

Land uses surrounding the subject property are primarily one and two-family dwellings. The subject property is within walking distance of the Cowichan Valley Trail, schools, and recreation services.

## Proposal

The property owner proposes to rezone the west side of the subject property from R3 to R3-S (Residential Small Lot Single Family Zone) and the east side from R3 to CD24 (Village Residential Infill Comprehensive Development Zone) to realize the property's residential infill potential given the land use policy direction of the Village Residential designation.

A split zone of the subject property (i.e., R3-S/CD24) would permit the property owner to:

- Apply to subdivide to create an approximately 318 m<sup>2</sup> lot for future small-lot residential development in the R3-S zone (Proposed Lot A); and,
- Retain the existing single-family dwelling on a 494 m<sup>2</sup> lot under a new comprehensive development zone, which could allow the current property owner to construct multiple suites within the existing residential dwelling pending zoning and BC Building Code compliance (Proposed Lot B) or redevelop the lot to the full potential of the CD24 Zone.

Upward to 6-9 multi-family units could be realized from the comprehensive re-development of proposed Lot B in the future, which is not being contemplated by the property owner at this time. The current owner is interested in renovating the existing structure to achieve higher residential density, i.e., three new units, including the existing residence for four units in total. The property owner may consider constructing more units in the future.

It should be noted that the property owner, prior to Official Community Plan No. 3900 taking effect in August 2022, applied to rezone the subject property to facilitate an R3-S small lot while retaining the existing dwelling within the existing R3 zone. This original proposal could have yielded one (1) additional residential dwelling on the subject property. It was the opinion of staff that the R3-S small-lot residential proposal was aligned with aspects of the Village Residential land use designation for "... a range of residential unit types and sizes ... (OCP, p. 44)". However, it was staff's opinion that the proposal was *insufficiently* aligned with the land use policy for "... significant new housing growth ..." (OCP, p. 44) and that a greater density of development would respond better to the OCP's policy context.

Having been advised by staff that the OCP seeks to maximise the development potential of land in the Village Residential designation, the property owner expressed their interest and willingness to pursue the higher residential density option on proposed Lot B. This led to the creation of the proposed CD24 Zone, developed by staff to align with the Village Residential designation in this location.

The current R3 Zone (Residential One and Two-Family) is provided in Attachment 5. The proposed R3-S Zone (Residential Small Lot Single-Family) is provided in Attachment 6.

The applicant's Rationale is provided in Attachment 7. The Site Plan is provided in Attachment 8, and Site Photos are provided in Attachment 9.

The draft zoning amendment bylaw No. 3920, which includes the CD24 Zone, is provided in Attachment 10.

## DISCUSSION

### Official Community Plan

Key *Growth Management & Housing* policies relevant to this proposal are:

- ❖ *The Objective of the Village Residential Designation (sec. 3.2) includes that:*  
*Urban areas are capable of accommodating significant new housing growth ... (p. 44 Preamble)*
- ❖ *A range of residential unit types and sizes is contemplated, but low-density subdivisions will not be supported (p. 44 Preamble).*
- ❖ *The Objective of Diverse Housing Mix (sec 5.1) includes to:*  
*Encourage a variety of housing types (by size, type, tenure, density) integrated into villages, neighbourhoods, and rural areas that meet the anticipated needs of the whole community in quality and quantity (p. 99; also 5.1.2(f)).*

A zoning amendment proposal to facilitate a small-lot residential development (proposed Lot A), as well as future comprehensive development for multi-family housing (proposed Lot B), aligns with the OCP goals that underpin the Village Residential land use designation to:

- Focus on growth and development in areas within walking distance of community/recreation services (sec. 3.2, p. 44) and the commercial uses of Berkey's Corner.
- Provide a more diverse mix of housing type/tenure options (sec. 5.1, 5.1.2(f), p. 99) by providing a fee simple small-lot residential option.
- Provide zoning potential for multi-family housing toward "significant new housing growth ..." (sec. 3.2, p. 44) in this urban neighbourhood by providing a potential estimated total of 10 residential units.

While the OCP land use policy for the subject property clearly discourages "low-density subdivisions" (p.44), it is not the opinion of staff that a proposed Lot A under R3-S small lot zoning represents this 'low density' category, particularly when viewed in context with the proposed zoning for the remainder of the parcel. Rather, it would provide housing diversity within the designation in this neighbourhood (per sec. 5.1/5.1.2(f), p. 99). Additionally, the small lot proposal immediately adjacent to the Cowichan Valley Trail provides a gentle transition between it and the higher residential density of the proposed Lot B under CD24 zoning, thus reducing potential land use conflicts between these uses.

While the original proposal would have been more consistent with the Neighbourhood Residential land use densification (blue) for 'gentle infill' with one (1) extra unit, the subject property is situated within the Village Residential land use designation (yellow), which is applied to both sides of Auchinachie Road (see Figure 1) where higher residential density can take advantage its proximity Berkey's Corner.

The R3-S/CD24 zones can realize small lot development and an estimated 6-9 multi-family residential units on the subject property, which aligns with the Village Residential land use policy.

**Figure 1.** Village Residential designation land use context



## Community Amenity Contributions



In the absence of a Council approved affordable housing policy, the draft affordable housing policy (Committee of the Whole agenda July 11, 2023) offers a formula-based approach that seeks 2% of the total market value of future multi-family development, i.e., defined as *housing development projects* that result in "... a total of more than three (3) new units ..." (p. 3), according to benchmark prices as determined by the Vancouver Island Real Estate Board (VIREB).

The current property owner's intention is to add *only three (3) new units* to the existing dwelling such that the proposal would not require a commitment toward affordable housing. However, should the current or a future property owner wish to comprehensively develop the site such that requisite units are achieved (i.e., four or more new units), the covenant agreement registered on the title would secure a financial contribution based on an appraisal or 2% of the apartment unit's value as described in the emerging draft affordable housing policy.

The current property owner is willing to secure this commitment on the title of the property with a section 219 *Land Titles Act* covenant agreement. With successful rezoning, the agreement would secure a financial commitment from the developer/property owner for each unit constructed of a *housing development project*, i.e., four or more new units. The contributions would be collected at the time of building permit issuance and would be placed in North Cowichan's Affordable Housing Fund. This form of "pre-zoning" provides a mechanism to recover amenity contributions (in the form of Affordable Housing contributions) only if and when future development of the site passes the threshold.

### **Variances & Proposed Subdivision & Future Permits**

For the owner to seek a subdivision of the property, an application would need to be submitted to the Municipality. As presented, the proposed Lot A (small lot) would not meet the frontage or minimum lot size requirements of the proposed R3-S zone. However, these requirements would be formally considered by the municipal Approving Officer (Subdivision Bylaw No. 1851 & Delegation of Authority Bylaw No. 3814). For this rezoning, the municipal Approving Officer has reviewed and provided comment to the applicant on the associated proposal for subdivision.

For the owner to maintain and/or add additional suites to the existing dwelling on proposed Lot B (multi-family) in the proposed CD24 zone, an application requesting to relax the side and rear yard principal building/heat pump setbacks would be required.

An approved Development Permit would be required for the form and character of the multi-family dwelling (DPA1) prior to building permit issuance. An approved Building Permit would be required prior to the commencement of construction.

Alterations to the dwelling would be required to accommodate setbacks from the property boundary as proposed (see Site Plan in Attachment 8).

## Conclusion

This rezoning proposal for R3-S and CD24 zoning for future small-lot residential and multi-family residential development on the subject property within the Village Residential land use designation would align with the OCP for new housing growth within walkable distances from shopping and/or community services, improved housing diversity, and increased residential density.

The property owner is willing to enter into a section 219 covenant agreement under the *Land Titles Act*, which would secure from a property owner a financial contribution at such time the site is redeveloped to result in four (4) or more new residential units. This financial contribution would be placed in the Municipality's Affordable Housing Fund for future allocation toward affordable housing and would be required prior to building permit issuance.

The Draft Zoning Amendment Bylaw No. 3920 is provided in Attachment 10.

## OPTIONS

1. **(Recommended Option)** THAT Council:
  - (1) Gives first and second readings to Zoning Amendment Bylaw No. 3920, 2023; and,
  - (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3920, 2023.
2. THAT Council denies application ZB000165 to amend Zoning Bylaw No. 2950, 1997, to permit the reclassification of proposed Lot A of 3351 Auchinachie Road from R3 to R3-S and CD24 zone.

## IMPLICATIONS

Should the zoning amendment application be denied, residential development would be restricted to the provisions of the R3 zone. Small lot and multi-family housing would not be achieved.

Should Council adopt Zoning Amendment Bylaw No. 3920, the property would be split-zoned R3-S/CD24 until such time as a subdivision of the property is achieved. Any future development of the property would need to adhere to the provisions of the R3-S and CD24 zones over the areas to which they apply.

## RECOMMENDATION

THAT Council:

- (1) Gives first and second readings to Zoning Amendment Bylaw No. 3920, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3920, 2023.

Report prepared by:

*Caroline von Schilling*

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Caroline von Schilling, MCIP, RPP  
Development Planner

Report reviewed by:



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Rob Conway, MCIP, RPP  
Director, Planning and Building

**Approved to be forwarded to Council:**

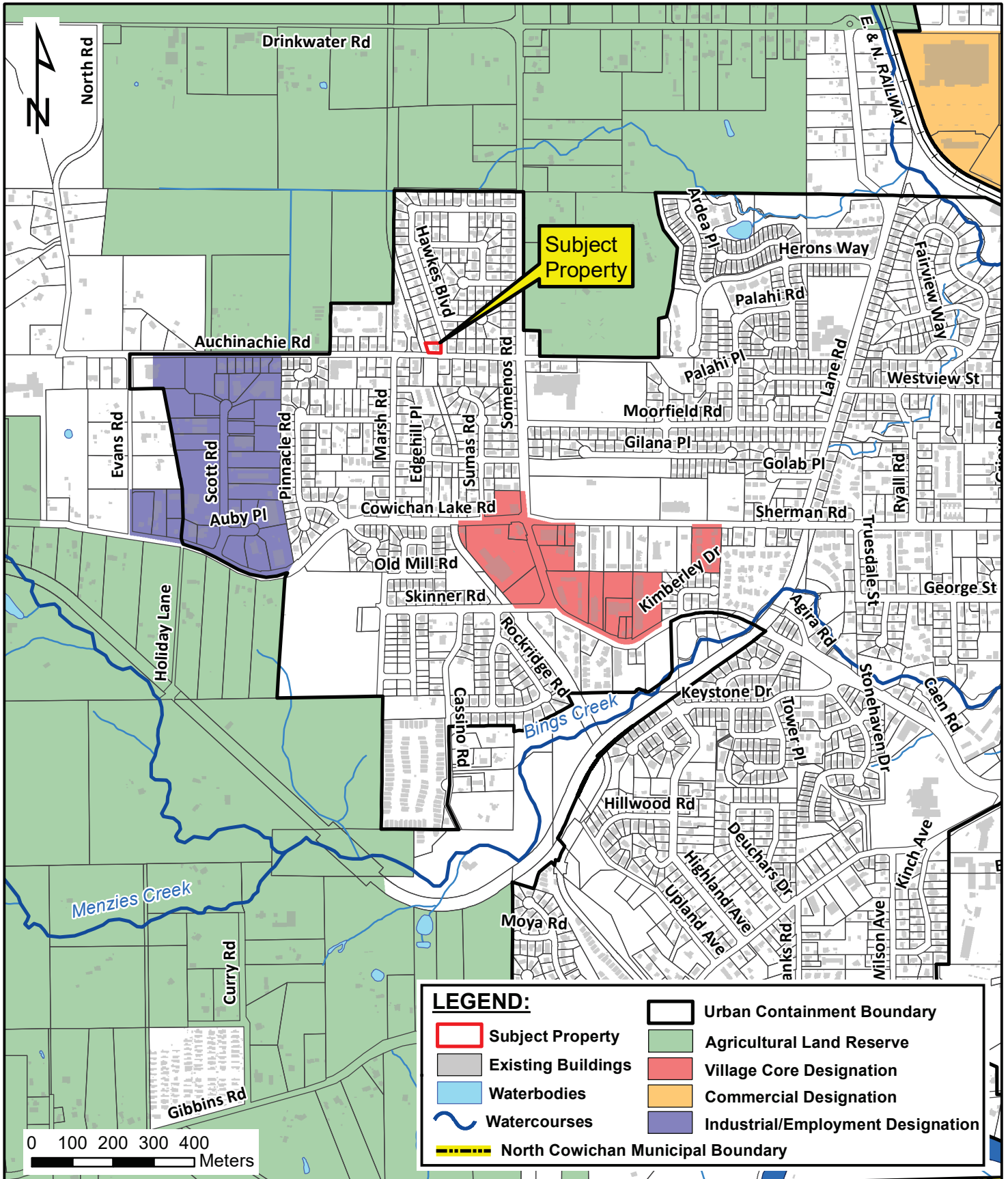


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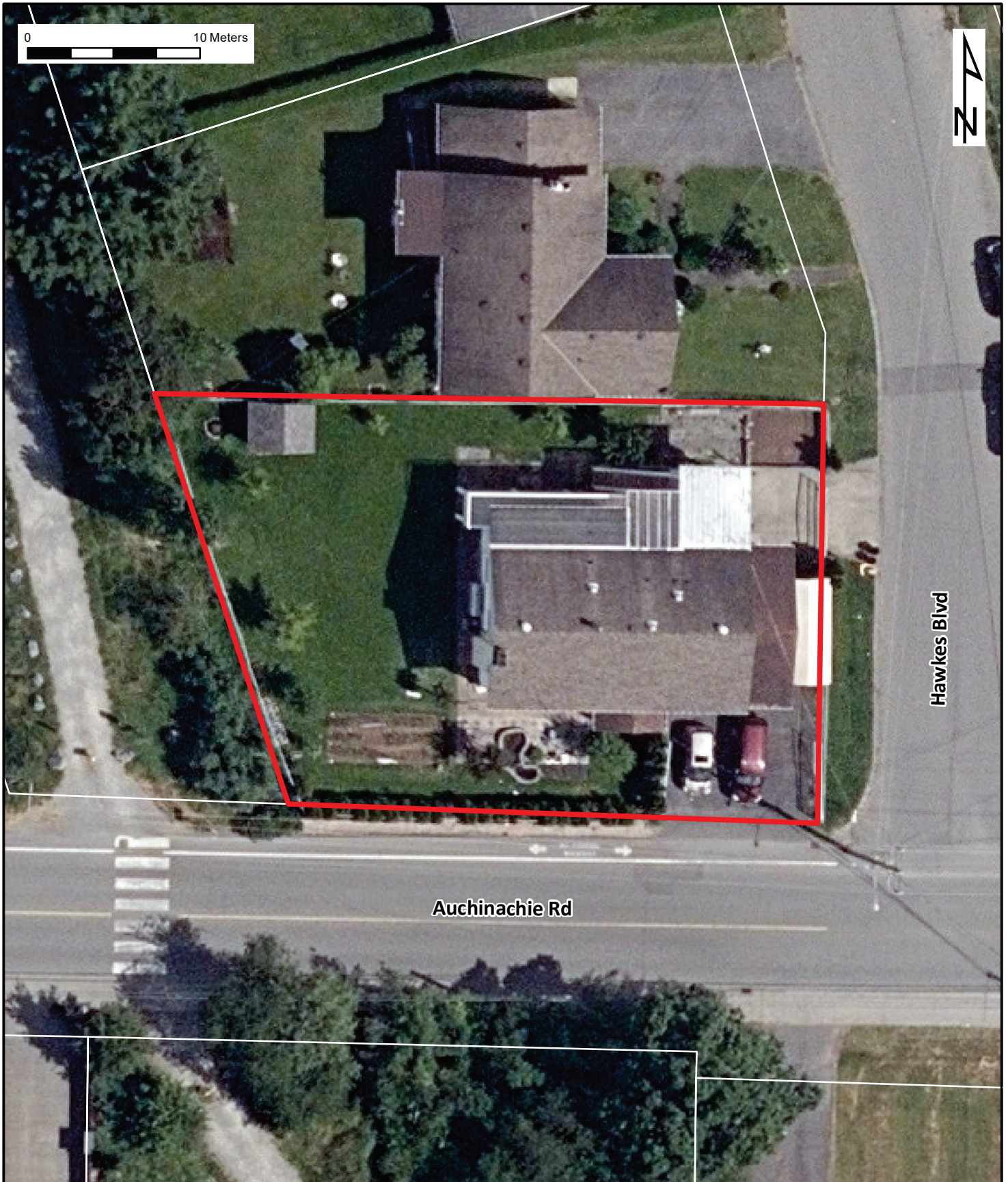
Ted Swabey  
Chief Administrative Officer

Attachments:

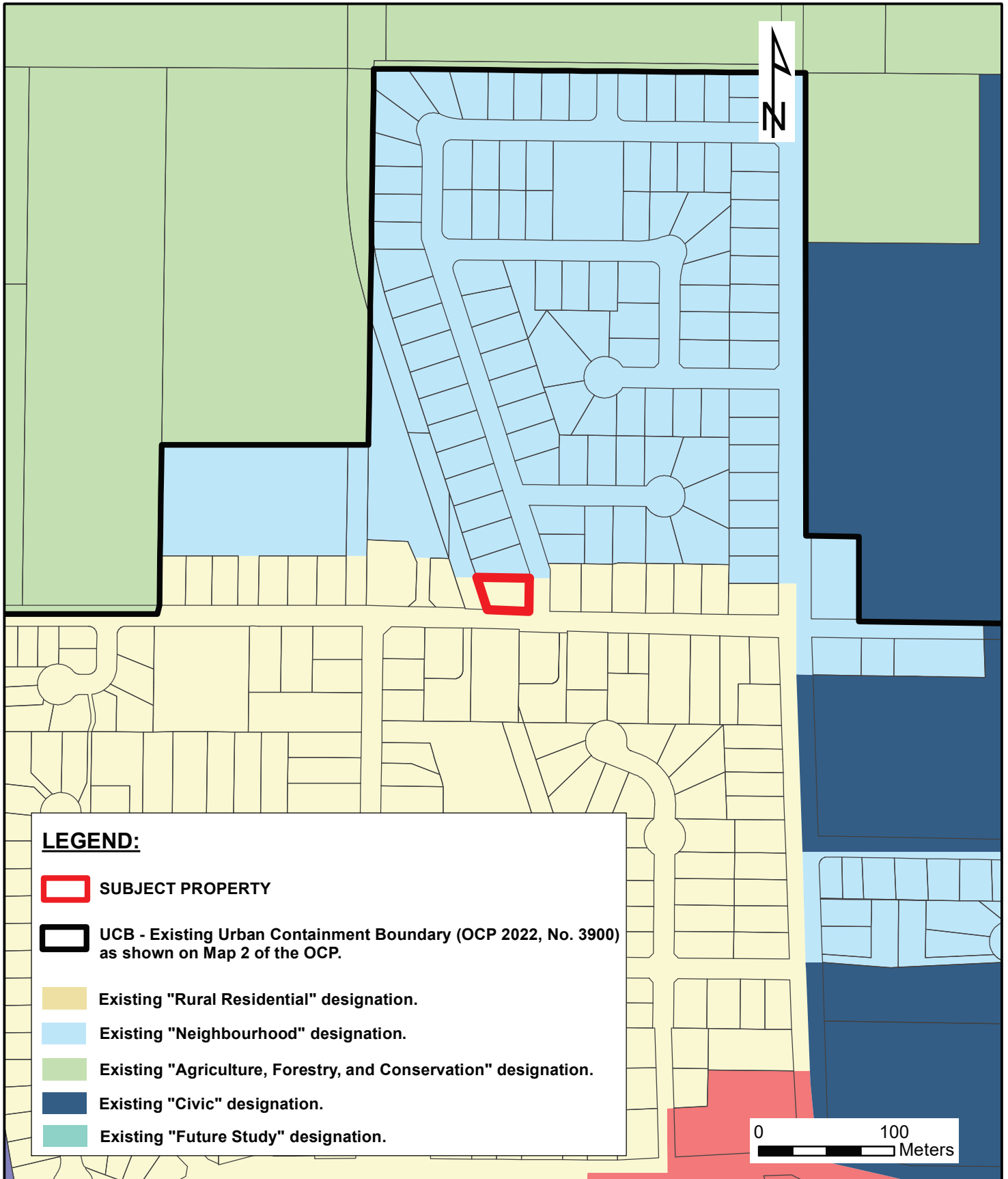
- (1) Location Map
- (2) Orthophoto
- (3) OCP Map
- (4) Zoning Map
- (5) R3 Zone
- (6) R3-S Zone
- (7) Rationale
- (8) Site Plan
- (9) Site Photos
- (10) Draft Zoning Amendment Bylaw 3920






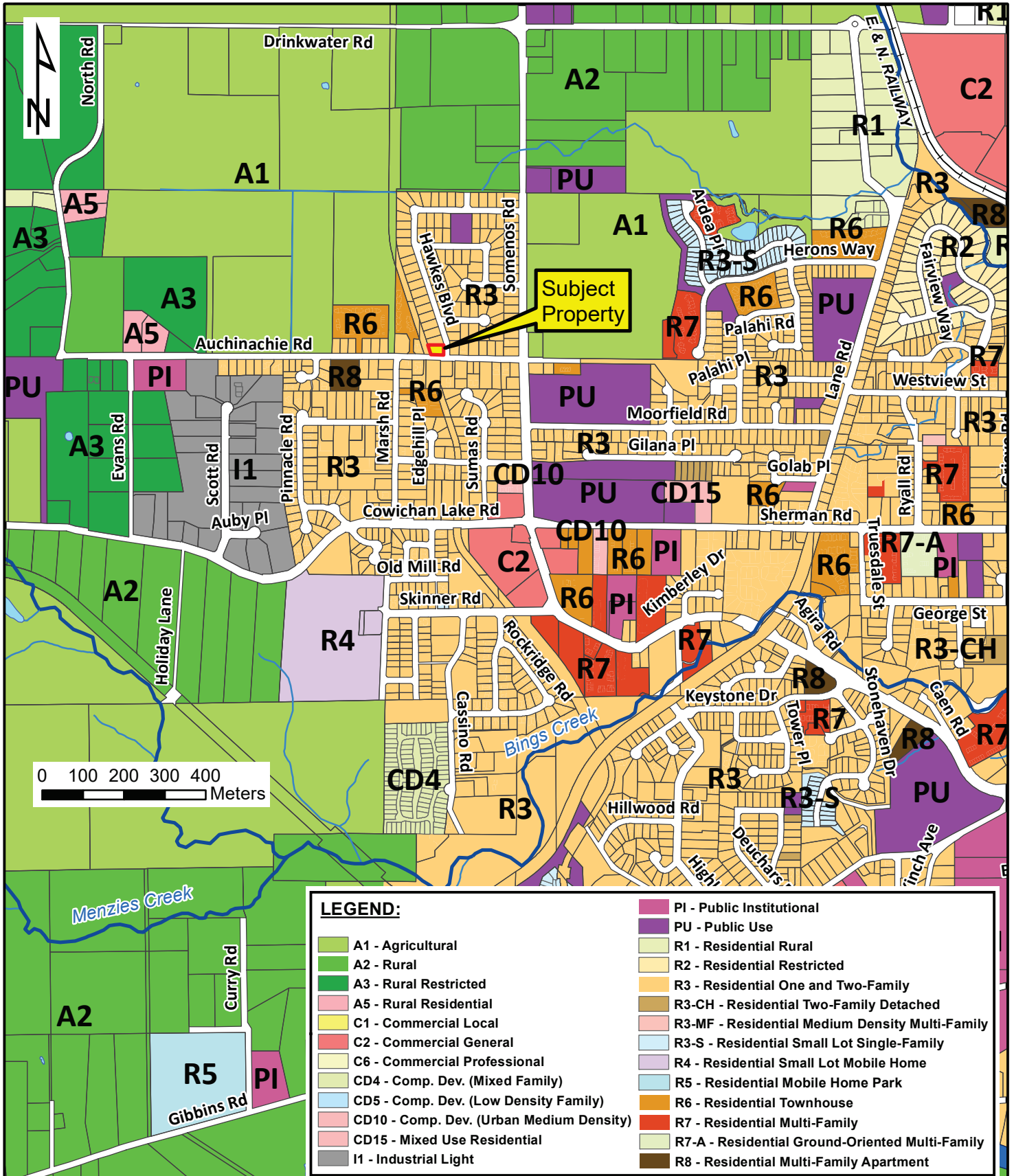


	<b>ORTHOPHOTO MAP</b>		DATE:	June 29, 2023
	( Orthophoto is from 2022 aerial photography)		TYPE:	Rezoning
	3351 Auchinachie Road		FILE#:	ZB000165



	<b>OCP MAP</b> (OCP Map Growth and Land Use Management)	DATE:	August 4, 2023
		TYPE:	OCP Amendment
	3351 Auchinachie Road	FILE#:	OCP00165





## Residential One and Two-Family Zone (R3)

### Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
  - Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Secondary Suite
  - Single-Family Dwelling
  - Supportive Housing
  - Two-Family Dwelling [BL3302]

### Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (b) Single-family dwelling with a secondary suite, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (c) Two-family dwelling, 700 m<sup>2</sup> (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m<sup>2</sup> (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m<sup>2</sup> (7,201 sq. ft.). [BL3684]

### Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
  - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
  - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

### Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) The maximum permitted floor space ratio is 0.5:1.
  - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
  - (d) [Repealed, BL3754]
  - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger; and
  - (b) 35% of the lot area for lots less than 650 m<sup>2</sup> (7,000 sq. ft.).

## Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
  - (a) Principal Buildings
    - Yard, Front, 5.0 m (16.40')
    - Yard, Side, 2.0 m (6.56')
    - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
    - Yard, Rear, 7.5 m (24.6') [BL3323]
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 5.0 m (16.40')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92') [BL3323]
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

## Maximum Building Height

- (7) The maximum permitted building heights for the R3 zone are as follows:
  - (a) Principal Building, 9.0 m (29.53')
  - (b) Accessory Building, 5.0 m (16.40')

## Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
  - (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (d) Bed and breakfast uses may have no more than three sleeping units.
  - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
  - (f) [Repealed. BL3758]
  - (g) [Repealed. BL3674]
  - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
  - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
    - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
    - (ii) the covered retail sales area does not exceed 100 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
  - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
    - (i) the number of residents does not exceed three, and
    - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

## Driveway Width

- (9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

**Residential Small Lot Single-Family Zone (R3-S)** [BL3196]**Permitted Uses**

- 58.1** (1) The permitted uses for the R3-S zone are as follows:  
 Single-Family Dwelling  
 Home-based Business

**Minimum Lot Size**

- (2) The minimum permitted lot size for the R3-S zone is 325 m<sup>2</sup> (3,498 sq. ft.).  
 (3) Despite subsection (2) the minimum lot size for a panhandle lot, excluding the panhandle, is 450 m<sup>2</sup> (4,844 sq. ft.).  
 (4) A Streamside Protection Area, under the *Fish Protection Act*, shall not be included in the calculation of minimum lot area.

**Minimum Frontage**

- (5) Excepting panhandle lots, the minimum permitted frontage for the R3-S zone is as follows:  
 (a) 11.5 m (37.73') where the lot frontage is on a highway;  
 (b) 8.0 m (26.25') where the lot frontage is on a cul-de-sac.

**Density**

- (6) The maximum permitted density for the R3-S zone is as follows:  
 (a) The number of residential buildings shall not exceed one;  
 (b) The maximum permitted floor space ratio is 0.5:1.

**Maximum Lot Coverage**

- (7) The maximum permitted lot coverage of the R3-S zone is 40% of the lot area.

**Minimum Setbacks**

- (8) The minimum permitted setbacks for the R3-S zone are as follows:  
 (a) Principal Buildings  
     Yard, Front, 4.5 m (14.76')  
     Yard, Side, 1.5 m (4.92')  
     Yard, Side when adjacent to a highway, 3.0 m (9.84')  
     Yard, Rear, 6.0 m (19.68')  
 (b) Accessory Buildings and Structures (Excluding Fences)  
     Yard, Front, 5.0 m (16.4')  
     Yard, Side, 1.0 m (3.28')  
     Yard, Rear, 1.0 m (3.28')  
 (c) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a highway other than a lane is 5.8 m (19.03').

**Maximum Building Height**

- (9) The maximum permitted building heights for the R3-S zone are as follows:  
 (a) Principal Building, 9.0 m (29.53')  
 (b) Accessory Building, 5.0 m (16.4')

**Conditions of Use**

- (10) The conditions of use for the R3-S zone are as follows:  
 (a) [Repealed. BL3891]  
 (b) [Repealed. BL3891]  
 (c) [Repealed. BL3891]  
 (d) Where a rear lane is available, vehicular access to the lot is only permitted from the lane;  
 (e) Only one garage or carport shall be allowed per lot.

FIPPA s. 22(1)

Duncan BC  
V9L 4A2

FIPPA s. 22(1)

Dated: Jan 11/2022

Planning Department  
Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan BC  
V9L 6A1

Your Reference: CIP00921 (ZB000165)  
Lot: 3351 Auchinachie Rd, Duncan V9L 4A2

Dear Council and Planning Department Members

This application proposes to rezone lot 3351 Auchinachie Rd from R3 to one R3-S and one CD24 for the purpose of a subdivision.

This property is uniquely positioned in that it sits between two roads and a walking trail. More than 81m of the 119m of lot boundary has no immediate neighbours. The entire south and west side of the property is being used as a walking trail and will not see any development for the foreseeable future.

The location of the existing building leaves a full R3-S lot on the west side with ample access of Auchinachie Rd.

The site plan shows the part of the deck that will be removed. A variance application will be made for the remainder of the deck and boundary setbacks for CD24 zoning for the existing building lot. Very much hoping the deck boundary variance will be approved as the deck is exceptionally well made with metal stairs, vinyl floor covering, glass and metal rails, all round aluminum cladding etc, but it is understood that it may require reduction. The deck can always be made compliant in a future replacement.

The proposal would make best use of the land and existing services. It would be fully compliant with Official Community Plan. The CD24 zone would allow a renovation or rebuild opportunity from its current single family dwelling to a multi-family dwelling with 4+ units. The R3-S lot would initially provide a single family dwelling, but with the possibility of adding a secondary suite, as I'm aware that MNC is actively in the process of considering secondary suites under R3-S zones. In summary, the proposal would go from the current single family dwelling to a density potential of 6+ residential dwelling units.

The hope is to initially build the R3-S single family dwelling with a secondary suite in mind and necessary parking requirements. After this, the plan would be to renovate the non-conforming existing building, under a DVP to allow 4 residential dwelling units in either rental or strata form depending on DVP requirements and costs.

The municipality would gain 34.9m<sup>2</sup> from the lot front to dedicate to future road widening and sidewalk construction. The proposal would provide affordable homes, construction employment, additional property taxes and add value to the neighbourhood.

All the potential multi-family dwelling units would provide many families with walking access to the towns major retail parks (Drinkwater, Beverly), sports fields, schools and public transport.

Given the low impact and optimization of existing resources, this proposal is a net positive for all parties.

Thank you for your kind consideration.

Yours Faithfully

FIPPA s. 22(1)

R Gill



SITE PLAN SHOWING PROPOSED SUBDIVISION OF:  
LOT 1, SECTION 2, RANGE 4, SOMENOS DISTRICT, PLAN 21219.

PID 001-893-661



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:125.

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

Parcel dimensions shown hereon are derived from Plan 21219 and field survey.

Civic address: 3351 Auchinachie Road,  
Duncan, British Columbia.

Current Zoning: R3

Proposed Zoning: Lot A - R3-S  
Lot B - R3

R3-S Principal building Setbacks shown for Lot A.  
R3 Principal building Setbacks shown for Lot B.

Variances required:

Lot A - area from 325 m<sup>2</sup> to 318 m<sup>2</sup>

Lot A - frontage from 11.50 to 11.00

Lot B side yard from 2.00 to 1.50

Lot B rear yard from 7.50 to 6.00 (Deck and stairs may require further variance)

PLAN 902 RW

LEGEND

- denotes Standard Iron Post found
- ⊠ denotes Catch Basin
- ⊙ denotes Manhole - Storm
- ↑ denotes Sign Post
- ◇ denotes Utility Pole
- ⊕ denotes Valve
- ⊖ denotes Water Meter
- ⊗ denotes Clean Out / Inspection Port
- ⊙ denotes Fenceline
- denotes Edge of Driveway

Notes: this plan is based on a field survey completed March 16, 2021.

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

\*NONE



Mailing & delivery address:  
PO Box 21005  
Duncan, BC V9L 0C2

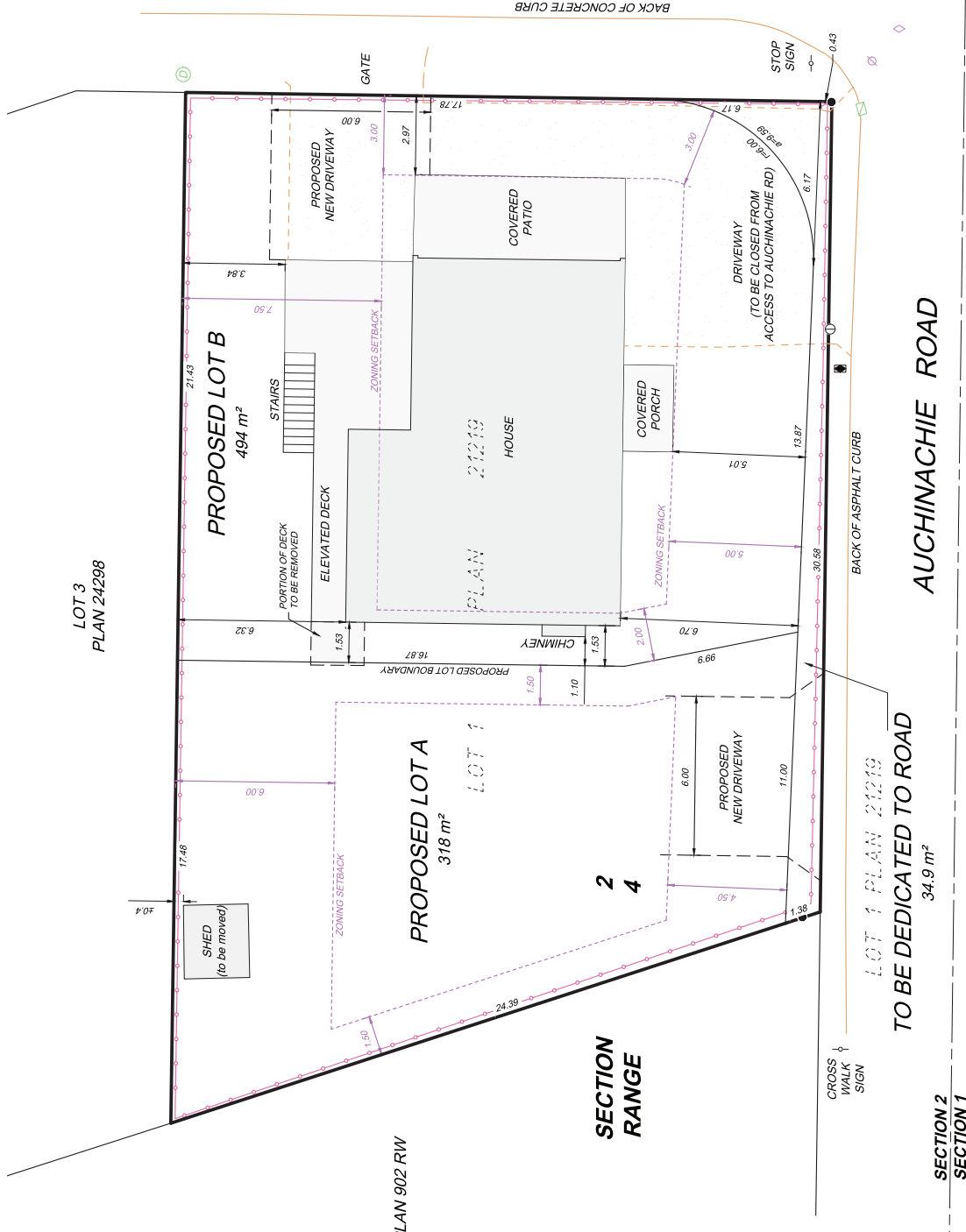
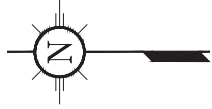
Toll Free: (877) 603 7398  
Duncan Telephone: (250) 746 0775  
info@polsi.ca  
www.polsi.ca

© Polaris Land Surveying Inc. 2023. Polaris accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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.

Date: 2023-07-07  
Drawing: 23901456.dwg  
Layout: C-Size

ATTACHMENT 8



HAWKES BOULEVARD

BACK OF CONCRETE CURB

STOP SIGN

AUCHINACHIE ROAD

LOT 1 PLAN 21219

TO BE DEDICATED TO ROAD  
34.9 m<sup>2</sup>

SECTION 2  
SECTION 1

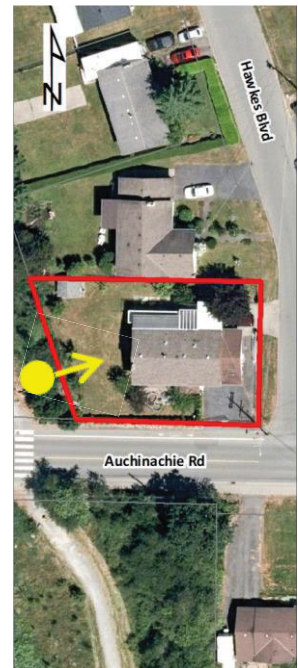
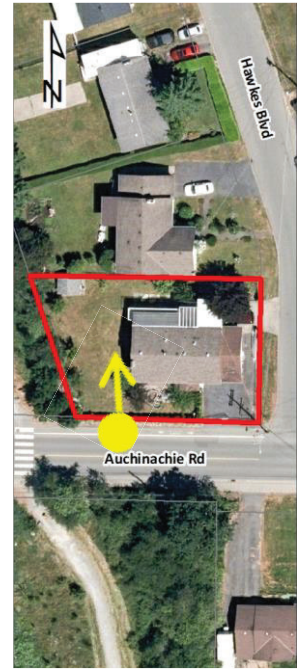
BACK OF ASPHALT CURB

CROSS WALK SIGN

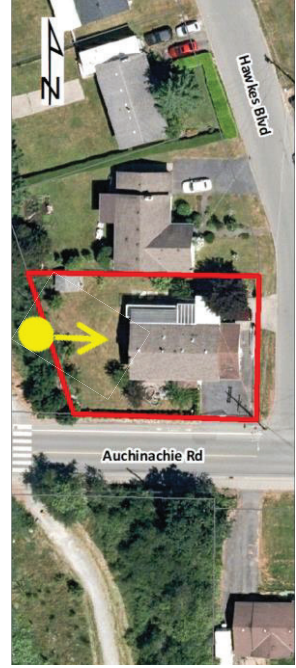
ATTACHMENT 9













The Corporation of the District of North Cowichan

## **Zoning Amendment Bylaw**

BYLAW NO. 3920

---

*A bylaw to amend Zoning Bylaw 1997, No. 2950, to reclassify  
3351 Auchinachie Road from R3 to R3-S & CD24.*

---

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

### **Title**

- 1 This Bylaw may be cited as "Zoning Amendment Bylaw No. 3920, 2023".

### **Amendment**

- 2 That Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division (1) - Establishment of Zones, Section 43 is amended by inserting "Village Residential Infill Comprehensive Development Zone (CD24)" after "Ford Road South Comprehensive Development Zone (CD23)".
- 3 That Zoning Bylaw 1997, No. 2950, is amended by inserting the following new zone after Section 80.23:

#### **"Village Residential Infill Comprehensive Development Zone (CD24)**

##### **Permitted Uses**

- 80.24** (1) The permitted uses for the CD24 zone are:
- Multi-family residence

##### **Minimum Lot Size**

- (2) The minimum permitted lot size for the CD24 zone is 450 m<sup>2</sup> (4,843.7 ft<sup>2</sup>).

##### **Minimum Frontage**

- (3) The minimum permitted frontage required for the CD24 zone is 15 m (49.2').

##### **Density**

- (4) The permitted density for the CD24 zone is as follows:
  - (a) Minimum site area per dwelling unit is 54 m<sup>2</sup> (584.3 ft<sup>2</sup>)
  - (b) Maximum permitted floor space ratio is 1.5:1

##### **Minimum Setbacks**

- (5) The minimum permitted setbacks for all buildings and structures for the CD24 zone are:
  - Yard, Front, 3.0 m (9.84')

Yard, Side, 1.5m (4.92')  
 Yard Side when adjacent to a lane or street, 3.0 m (9.84')  
 Yard, Rear, 7.5m (24.61')  
 Garage doors from any side or front property line, 5.8m (19.03')

### Maximum Building Height

- (6) The maximum permitted building heights for the R3-MF zone are as follows:  
 (a) Principal Building, 10.0 m (32.81')  
 (b) Accessory Building, 5.0 m (16.40')

### Open Space

- (7) All open areas not covered by buildings, driveways, or parking must be maintained as landscaped open space.
- (8) The minimum required amenity space for the CD24 zone is 30% of the lot area, of which half must be comprised of landscaped open space and the remainder may be located on the roof and/or on decks above grade.

### Conditions of Use

- (9) The conditions of use for the CD24 Zone are as follows:  
 (a) No residential dwelling unit shall have a floor area less than 350 ft<sup>2</sup> (32.5 m<sup>2</sup>).

- 4 That Zoning Bylaw 1997, No. 2950, Section 37.1 [Fences], subsection (8) [Fence Height Restrictions by zone and yard location] is amended by inserting the following after CD21 Motorsport Circuit CDZ:

CD24	Village Residential Infill CDZ	1.2 m	2.0 m	2.0 m
------	--------------------------------	-------	-------	-------

- 5 That Zoning Bylaw No. 2950, Schedule "C" is amended by reclassifying 3351 Auchinachie Road (PID: 001-893-661), from Residential One and Two-Family Zone (R3) to Residential Small Lot Single Family Zone (R3-S) & Village Residential Infill Comprehensive Development Zone (CD24), as shown outlined in black in Schedule 1 attached to and forming part of this Bylaw.

\_\_\_\_\_  
 READ a first time on \_\_\_\_\_.

READ a second time on \_\_\_\_\_.

This bylaw was advertised on the municipality's social media sites on \_\_\_\_\_, in the Cowichan Valley Citizen and the Chemainus Valley Courier on \_\_\_\_\_ and was posted to the municipality's public notice places on \_\_\_\_\_.

CONSIDERED at a Public Hearing on \_\_\_\_\_.

READ a third time on \_\_\_\_\_.

COVENANT registered on \_\_\_\_\_.

ADOPTED on \_\_\_\_\_.

\_\_\_\_\_  
 CORPORATE OFFICER

\_\_\_\_\_  
 PRESIDING MEMBER



Schedule "1" to accompany "Zoning  
Amendment Bylaw No. 3920, 2023".

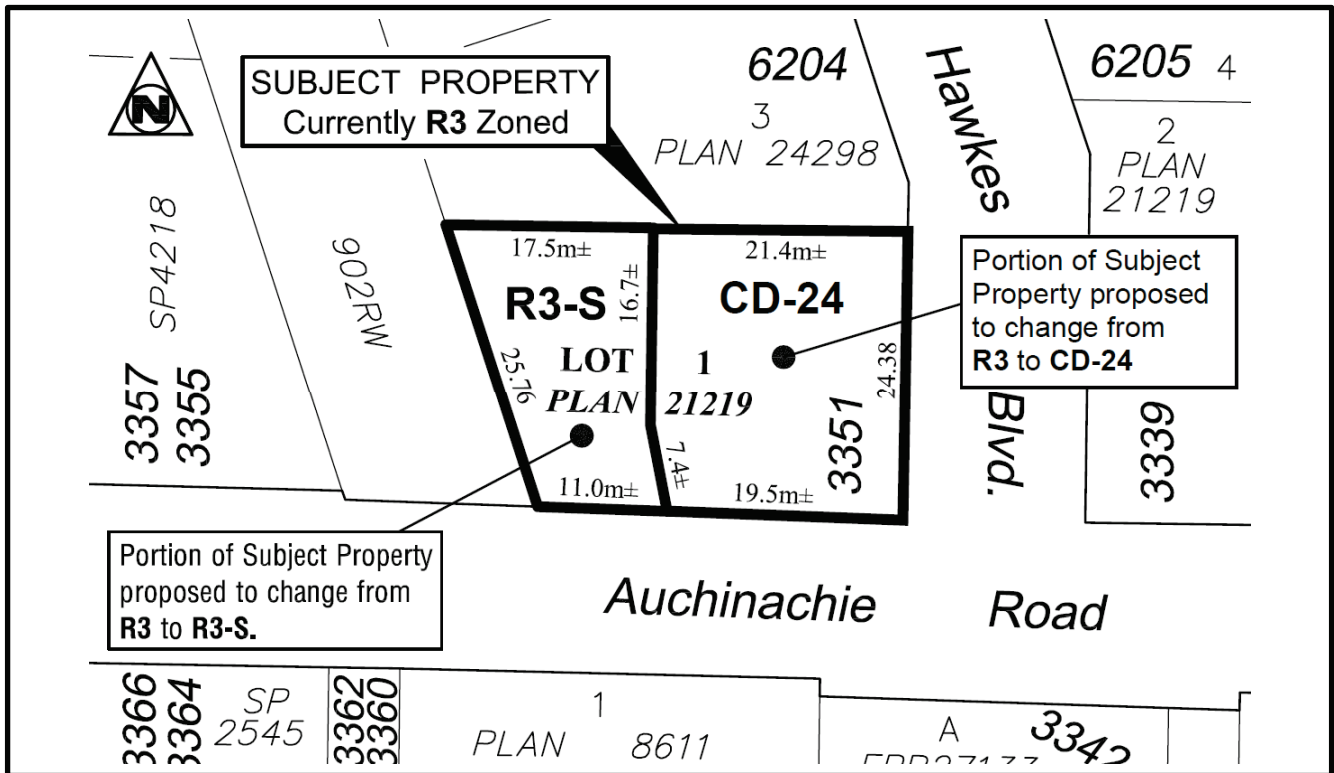
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Presiding Member

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Corporate Officer

# SCHEDULE "1"



# **COUNCIL MINUTES**

**9.3 Zoning Amendment Bylaw No. 3919, 2023, for first and second readings**

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first and second readings to Zoning Amendment Bylaw No. 3919, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3919, 2023. CARRIED

**9.4 Zoning Amendment Bylaw No. 3920 for first and second reading**

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Gives first and second readings to Zoning Amendment Bylaw No. 3920, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3920, 2023. CARRIED

**9.5 Zoning Amendment Bylaw No. 3925, 2023, for first and second readings**

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first and second readings to Zoning Amendment Bylaw No. 3925, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3925, 2023. CARRIED

**9.6 Towing and Vehicle Impound Bylaw No. 3923 and Fees and Charges Amendment Bylaw No. 3921 for first three readings**

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first, second and third readings to Towing and Vehicle Impound Bylaw No. 3923, 2023, and,
- (2) Give first, second and third readings to Fees and Charges Amendment Bylaw No. 3921, 2023. CARRIED

**10. REPORTS**

**10.1 2nd Quarter Report for RCMP Activities**

Ken Beard presented the North Cowichan/Duncan RCMP Detachment's quarterly report for April to June 2023, the Downtown Corridor and Area April to June 2023, the 2022-2024 Annual Performance Plan, and responded to questions from Council.

IT WAS MOVED AND SECONDED:

THAT Council endorse the North Cowichan/Duncan RCMP Detachment 2023-2024 Annual Performance Plan Initiatives as presented. CARRIED

IT WAS MOVED AND SECONDED:

THAT Council extend the meeting to 9:00 p.m. CARRIED

**10.2 CWAV Licence of Occupation – 6002 Canada Ave property green-space**

IT WAS MOVED AND SECONDED:

THAT Council approve the five-year licence of occupation with the Cowichan Women Against Violence Society for green space over a portion of 6002 Canada Avenue. CARRIED

# **PUBLIC COMMENTS**

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**From:** Chris Mann [REDACTED]  
**Sent:** Tuesday, October 24, 2023 7:25 AM  
**To:** Public Meetings  
**Subject:** Zoning amendment bylaw No. 3920

Chris & Wendy Mann at 3371 Auchinachie wish to say NO to this proposal. Several reasons, Auchinachie is already dangerous with the traffic for schools and on that corner of Hawkes & Auchinachie to have a multi unit would be a mistake. Also the trail comes out right there and it is already bad enough trying to cross with the speed of traffic on Auchinachie.

Thank You

Take Care Chris & Wendy Mann

Learn to Dance in the Rain.

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**From:** Tom Moore [REDACTED]  
**Sent:** Wednesday, November 1, 2023 2:24 PM  
**To:** Public Meetings  
**Subject:** Bylaw No. 3920 (3351 Auchinachie Road) 2023

**Importance:** High

Re: Bylaw No. 3920 (3351 Auchinachie Road) 2023

We are 100% opposed to reclassifying 3351 Auchinachie Rd. as proposed in the Zoning Amendment Bylaw 3920. This is a neighbourhood of single family dwellings, and having a potential six to nine multifamily dwelling unit on this proposed subdivision is completely out of character with this neighbourhood. We would have no problem with this lot being subdivided into two RS-3 lots.

Thomas Moore and Eveline Schuler, 3339 Auchinachie Rd.



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**From:** Robyn Douglas [REDACTED]  
**Sent:** Monday, November 6, 2023 9:04 PM  
**To:** Public Meetings  
**Subject:** Re: Zoning Amendment Bylaw No. 3920; Public Hearing November 15, 2023

Dear Mayor and Council,

**Re: Zoning Amendment Bylaw No. 3920; Public Hearing November 15, 2023**

Please accept this letter as my opposition to the proposed rezoning of 3351 Auchinachie Road from Residential One and Two-Family Zone to Residential Small Lot Single-Family Zone (R3-S), and new zone: Village Residential Infill Comprehensive Development Zone (CD-24).

My main concern is parking for proposed Lot B and an increase of traffic in this area. I cannot see parking provisions in the proposed CD-24 zone so I would assume that the parking requirements in the current Zoning Bylaw would apply. If there is a possibility of 9 units in total (supposedly in the future, but could be implemented once the subdivision is approved), would this new Lot B be able to provide the required parking spaces?

Which of the following categories would apply required parking spaces?

'Section 21. Zoning Bylaw No. 2950 – General Regulations: The minimum number of required off-street parking spaces for each use category shall be as follows:

(1) Residential

Multi-Family, Apartment 1.5 spaces per dwelling unit plus 15% of the total number of units designated as visitor parking.

Multi-Family, Townhouse, Two-Family Dwelling - 2 spaces per dwelling unit plus 15% of the total number of units designated as visitor parking.

Multi-family, Single-family dwelling, Single-family dwelling with Secondary Suite 2 spaces per Single-family dwelling unit plus 1 space for each secondary suite plus 15% of the total number of units designated as visitor's parking spaces.

If 1.5 spaces per dwelling unit is to be provided for a potential of 9 units, then there would need to be 13 parking spaces plus 15% of 9 units for visitor parking (1 stall). It does not seem reasonable to expect that if you have 9 units on a property that only 1 vehicle would require visitor parking at any one time, leaving the others to park on the street.

If 1.5 spaces per dwelling unit is to be provided for the proposed 4 units, then there would need to be 6 parking spaces plus 15% of 4 units for visitor parking

(.6 or rounded up to 1 stall?). Again, the other visitors would need to park on the street.

Can the proposed Lot B accommodate 14 (9-units) or 7 (4-units) parking stalls or would this number be reduced by a Development Variance Permit requiring more vehicles to park on the street?

Hawkes Blvd. cannot support additional parking as it is already congested in the evenings when everyone is home.

Traffic has increased dramatically on Auchinachie Road over the last few years. It is an alternate route from Hwy 18 to Somenos Road for those wanting to avoid the speed bumps on Drinkwater Road. Auchinachie remains 50 kmh with many children walking to Tansor and Mt. Prevost Schools. It is not considered a 'school zone' and does not have any traffic calming measures in place resulting in cars continually being driven too fast. Addition of more cars to this neighbourhood will increase the current unsafe conditions to pedestrians.

While I support the OCP Village Neighbourhood Residential area concept, properties facing Auchinachie Road are a poor example of a proposed 'Village', with parking being the main obstacle.

Please deny this zoning amendment application.

Thank you.

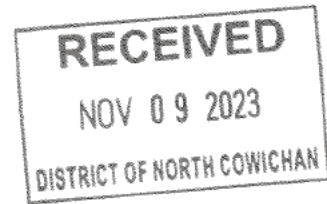
Robyn Douglas  
3338 Auchinachie Road  
Duncan, BC

BYLAW No 3920 (3351 AUCHINACHIE ROAD) 2023

SUBJECT: BYLAW NO 3920(3351 AUCHINACHIE ROAD) 2023

FROM SURINDER PAGELY / AMARJIT PAGELY

6240 HAWKES BLVD V9L 4H3  
DUNCAN BC  
(FENCE SHARED WITH 3351 AUCHAINCHIE RD)




DATE 2023-11-09 10AM

TO PUBLIC MEETING NORTH COWICHAN

Please remove our last letter, dated Nov 6, 2023) as I had not read the letter of intent and thought a 9 unit/multi storey building was going in immediately. I now understand the plan in detail having gone over it with my immediate neighbour (fenced with 3351 Auchinachie Rd) and having read the letter of intent.

I'm happy to let the plan proceed as I understand, after the subdivision, the existing building will remain and any suites will only be added inside the existing building structure – this was my main concern. I do like the idea of the of a 6m corner cut and a bigger sidewalk area – that will improve visibility and make it safer for cars and pedestrians.

Apologize for earlier letter and any confusion that may have caused.



Surinder and Amarjit Pagely  
6240 Hawkes Blvd  
Duncan BC V9L 4H3