

3351 Auchinachie Rd  
Duncan BC  
V9L 4A2

Dated: Nov 23/2023

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

Your Reference: DVP00100  
Lot: 3351 Auchinachie Rd, Duncan V9L 4A2

Dear Mayor Douglas, Council and Planning Department Members

This variance application is required as a result of the council approving the subdivision rezoning of 3351 Auchinachie Rd from a single R3 lot to a R3-S lot and a CD24 lot. Lot B, zoned CD24, has an existing building and it will be necessary to obtain setback variances, until a future rebuild.

Lot B require variances for three areas, as detailed below:

- 1) **Building** [CD24 zone, minimum setback (5)]
  - Requires a rear setback variance from 7.50m to 6.32m for the existing building.
- 2) **Deck** [CD24 zone, minimum setback (5)]
  - Requires a rear setback variance from 7.50m to 3.84m for the existing deck.
- 3) **Heat Pump** [Zoning Bylaw, placement 35 (3)]
  - Requires a side setback variance from 4.50m to 0.45m for existing heat pump.

The following is the rationale for the three variances, respectively:

- 1) **Building**
  - Rear variance required until building is replaced.
- 2) **Deck**
  - The existing deck is exceptionally well made and would be ideal for dividing into two parts when the house is remodelled for four suites. This would **provide the upper suites their own private decks** and the lower suites will have full use of rear garden, as the deck is elevated.
  - The deck overhang + metal stairs + landing area take up much of the variance area.
  - Given the lot was on a corner of two roads, the deck area was originally considered a side yard and was/is accepted by neighbours for many decades. The neighbouring house has **no privacy issues** as it sits perpendicular to rear yard and only has a small opaque window for a bathroom. The neighbour has already sent in a pro-proposal public submission during rezoning for the subdivision, with existing deck left as is.

### 3) Heat Pump

- Heat pump is **very low decibel unit** – sound is only audible when standing next to unit. The R3-S lot will have a garage adjacent to heat pump and will be sound proofed by the fence and the R20 wall insulation + siding + drywall. No sound will be heard in the garage.
- The plan is to build a house for my family there and I would have **zero objections as the owner.**
- The heat pump will be bought into **full compliance** when the existing building is remodelled and new heating systems are put in for the four suites.

Your support in these variances would truly **help manage costs** and make it easier to bring four affordable suites into the existing building.

Thank you for your kind consideration.

Yours Faithfully

R Gill