



Attention: Chris Osborne

Manger, Planning, Municipality of North Cowichan
7030 Trans Canada Hwy, Duncan BC V9L 3X4

June 10, 2024

Re: Rationale for Development Permit Amendment Application - 3191 Sherman Road

Please accept this Development Permit Amendment (DPA) application rationale for the proposed project at 3191 Sherman Road. The development consists of 34 townhouses and a 58-unit 5-storey multi-unit apartment building, situated in North Cowichan. This project is a collaboration between the Community Land Trust and TL Housing Solutions, and BC Housing.

The purpose of this rationale is to request the reissuance of the Development Permit Amendment to accommodate the rear yard setback requirements concerning the curling rink structure. The original DPA, issued in 2021, allowed for a setback of 3 meters from the existing curling club structure, contrary to the prescribed 8-meter setback under the Public Use (PU) zone regulations.

We acknowledge that the previously issued DPA expired in January 2023. Despite the amendment and reissuance of development permit DP000172 in 2023, valid until March 22, 2025, the matter of the expired DPA was not addressed at that time. For reference, we have attached the site plan (Attachment A & B) reflecting the boundary line similar to what is reflected in the DP package submitted in March 2020. The setback does not vary the use and permitted densities of the involved properties, and does not impact the use and enjoyment of the adjacent land.

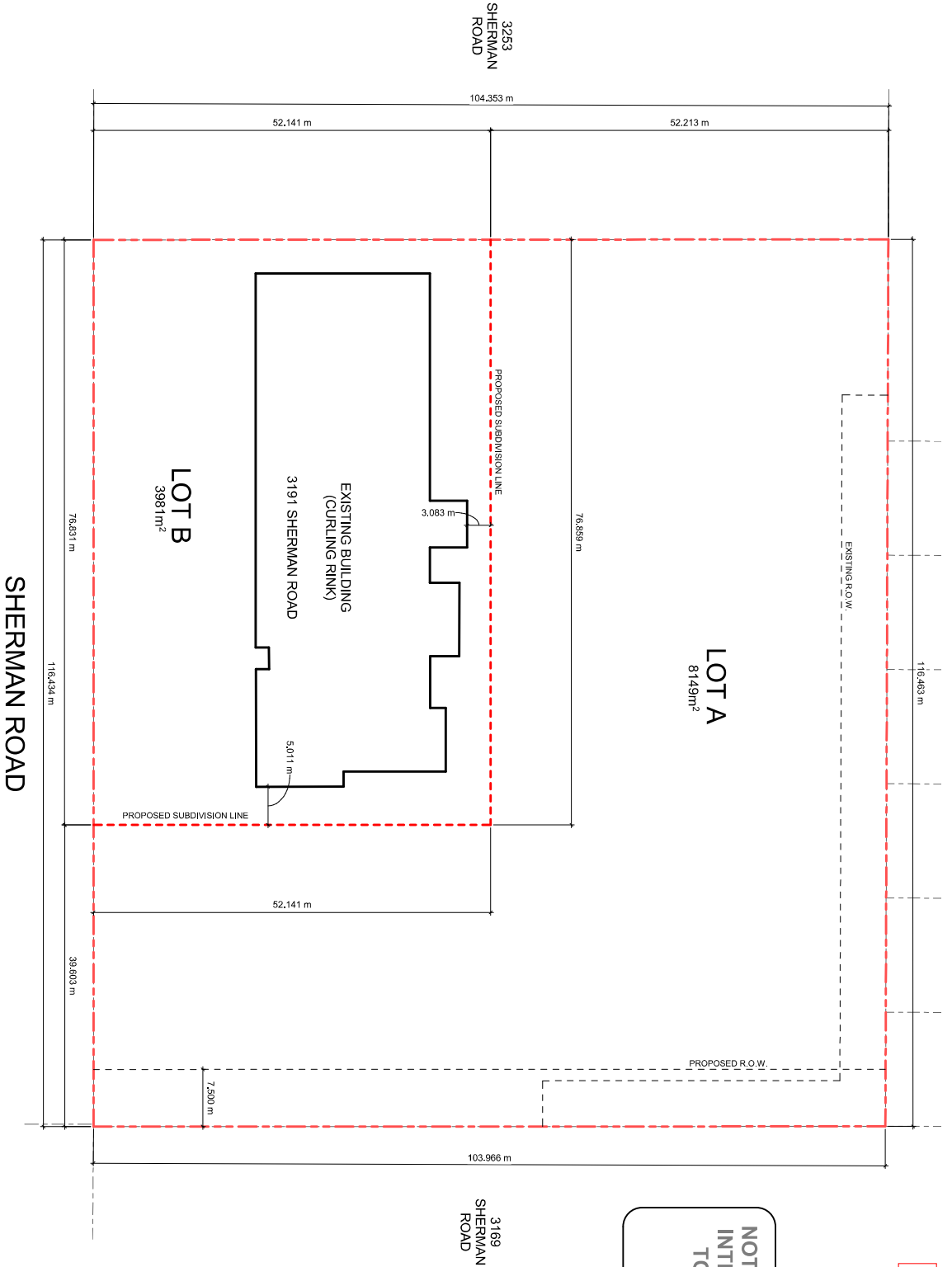
Thank you for your time and continued collaboration on this project. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dylan Baird", with a stylized flourish at the end.

Dylan Baird
Senior Development Coordinator – TL Housing Solutions
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P: 604-868-0740

NOTE: THIS DRAWING IS NOT
 INTENDED FOR SUBMISSION
 TO LAND TITLES OFFICE.
 FOR REVIEW AND
 INFORMATION ONLY



LOW HAMMOND ROWE ARCHITECTS



TL HOUSING SOLUTIONS



NORTH COWICHAN FAMILY HOUSING
 3191 SHERMAN ROAD, DUNCAN BC
 ISSUED FOR MUNICIPAL REVIEW - SUBDIVISION
 JUN 6, 2024

SITE PLAN - SUBDIVISION

SCALE

June 6, 2024
 1 : 250





LOW HAMMOND ROWE ARCHITECTS



TL HOUSING SOLUTIONS

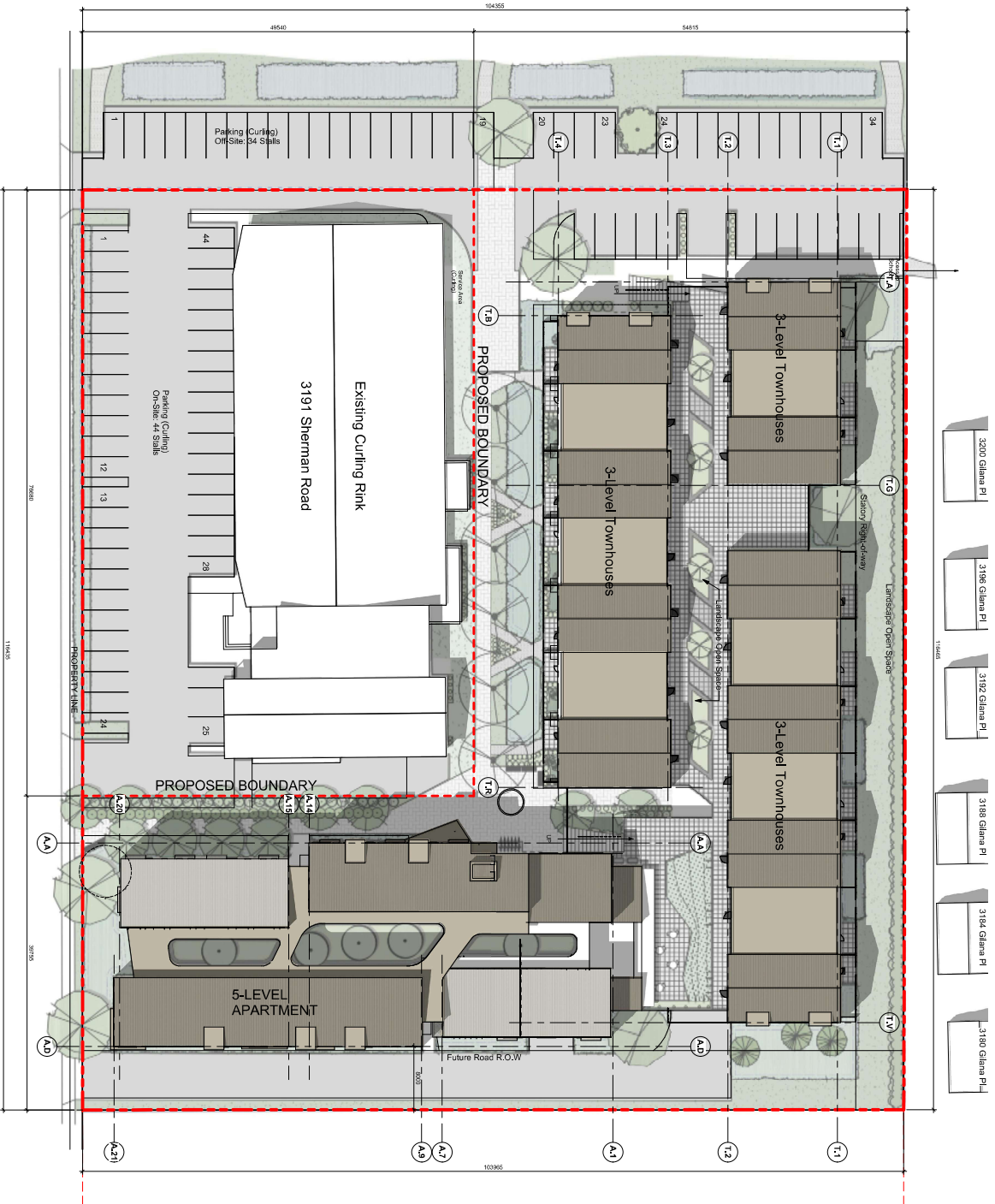


North Cowichan Family Housing
3191 SHERMAN ROAD, DUNCAN BC

Site Plan - Subdivision
June 10, 2024
1 : 250



SV01



- 3200 Gilana Pl
- 3196 Gilana Pl
- 3192 Gilana Pl
- 3188 Gilana Pl
- 3184 Gilana Pl
- 3180 Gilana Pl