

July 8<sup>th</sup>, 2024

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

Re: Development Permit Application  
 AlSCO Uniforms 15,000 Light Industrial Development in Chemainus  
 Property bordered by: Bare Point Rd., Halhed Rd. and Hemlock St.  
 Requested Variance to the Side Yard Setback along Halhed Road

To whom it may concern,

In regards to the development permit application for the proposed 15,000 SF AlSCO Uniforms Depot in Chemainus, BC., AlSCO Uniforms ("The Developer" or "We") would like to request an amendment from the zoning code for the setback on the side yard along Halhed Rd to be reduced from 18 m.

Per the zoning bylaw, this parcel is Zoned I1 which permits the proposed use of a laundry/warehouse. As such, the following setbacks apply per the MNC Zoning Bylaw:

#### Minimum Setbacks

- (5) The minimum permitted setbacks for the I1 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 8.0 m (26.25'); 18 m (59.05') when abutting a Rural or Residential Zone
    - Yard, Side, 0 m; 18 m (59.05') when abutting a Rural or Residential Zone
    - Yard, Rear, 0 m; 18 m (59.05') when abutting a Rural or Residential Zone
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 8.0 m (26.25'); 18 m (59.05') when abutting an Arterial Highway
    - Yard, Side, 0 m; 18 m (59.05') when abutting a Rural or Residential Zone
    - Yard, Rear, 0 m; 18 m (59.05') when abutting a Rural or Residential Zone
  - (c) Despite the foregoing, the minimum permitted setback for any Lot Line which abuts an Arterial Highway is 18 m (59.05').

Front Yard (along Hemlock St): 8m

- Abutting PI Zoned Property.

Side Yard (along Halhed Road): 18m

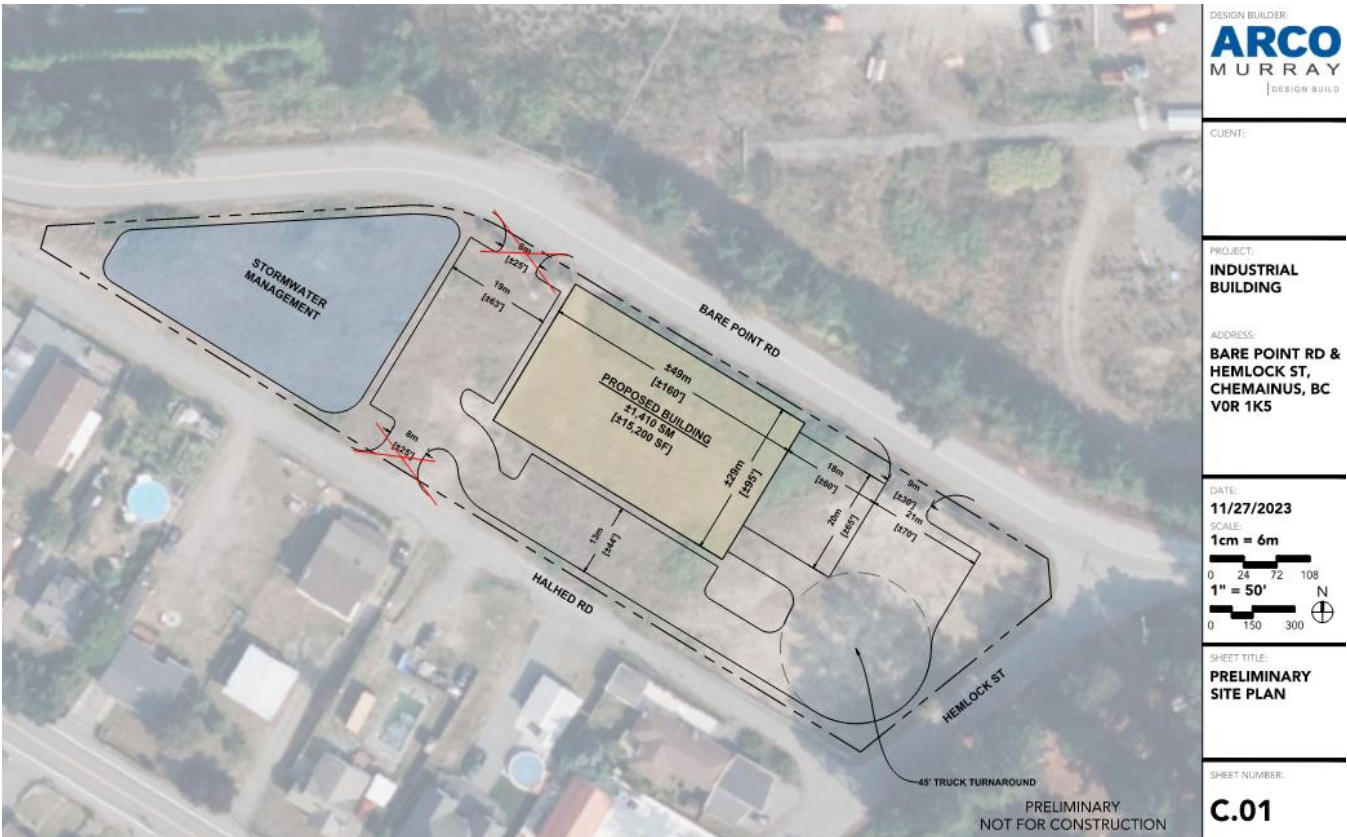
- Abutting residential

Side/Rear Yard (along Bare Point Road): 0m

We have elected to proceed with this project while applying for a variance to the zoning bylaw setbacks. We looked at several options for the site plan, and it was determined in conjunction with the Municipality that it would be preferable to locate the building closer to Halhed Road, and push vehicle traffic at the facility away from the residential neighbors on Halhed Road.

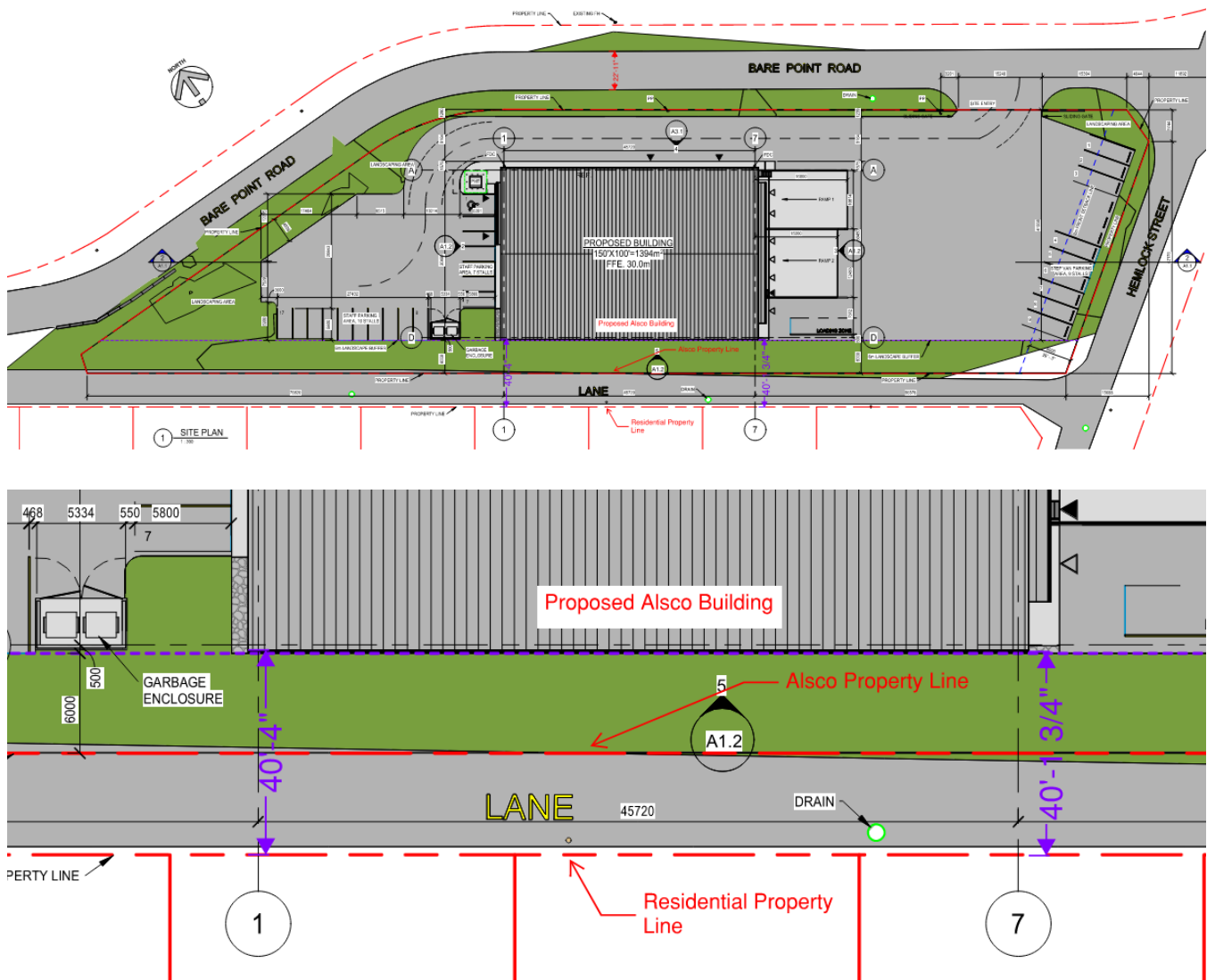
If the zoning bylaw were to be followed verbatim, we would alternatively propose installing a drive aisle around the building adjacent to Halhed road to allow for the 18m building setback (please note given site constraints and the subdivision bylaw, only one site drive entrance is feasible, and it must be located near Hemlock Street on Bare Point Rd (BPR) due to site line constraints along BPR).

A conceptual site plan showing a general idea of a bylaw compliant building location and parking layout is presented in the below screenshot (ignore the 2 entrances shown on the left).



The general sentiment from our discussions with the municipality is that it would be preferable to have the drive aisle on the opposite side of the building (along BPR), ensuring traffic is further from the residential homes.

We have proposed that a vegetated 6 m wide landscaped buffer, including a slatted chain link fence be provided along Halhed Road (the lane) to screen the site from the residential neighbors. Additionally, there is approximately ~6.5 m of clearance from our property line to the residential property line. With the 6 m landscaped buffer and Halhed Road, our proposed building location is ~12.5 meters from the residential property line (just over 40 feet based on DP drawings – see below) . A vegetated buffer and slatted chain link fence will be provided within the 6 m buffer to ensure minimal noise impacts to the residential neighbors.



It should also be noted that the exterior lighting plans will be designed to ensure that there will be no light spillover onto the adjacent residential properties.

We hope that the proposed design is acceptable to the Municipality of North Cowichan and the local residents of Chemainus. We believe the alternative path that would satisfy the zoning bylaw (main drive aisle running adjacent to Halhed Road) is a solution that is less favorable to both the neighboring residents and the Developer.

Should there be any questions or a desire to discuss this matter in greater detail, please contact Josh Simpson at [jsimpson@arcomurray.com](mailto:jsimpson@arcomurray.com) and we would be glad to set up a meeting with the Developer and Design Team to discuss further.

Thanks,

Josh Simpson  
Project Manager  
ARCO/Murray  
403-389-2581