



6401 Genoa Bay Road  
Duncan, BC, V9L 5Y3  
Phone: 250-746-5953  
Fax: 250-746-9294  
E: Darcy@somenosconstruction.com

Wednesday, March 12, 2025

Municipality of North Cowichan  
Development Services - Attn: Anthony Price  
7030 Trans-Canada Highway  
Duncan, B.C. V9L 6A1

RE: DP 000371

Dear Anthony

Further to the above-mentioned DP application, a revised landscape plan is attached, the existing stormwater management plan and updated survey plan.

The revised landscape plan proposes no work within the 7.5m setback from the high-water mark, in order to comply with the current zoning bylaw, with the exception of a rip rap installation to mitigate shoreline erosion from the existing storm water outlet. The stormwater runoff situation is an existing condition that has been addressed in a storm water management plan designed by C.N. Ryzuk Geotechnical Engineers (copy attached). The existing wood decks on the south side of the building extend slightly into the 7.5m setback as per the survey plan copy (attached). Our original DP application (noted above) proposes upgrades to these decks including new deck boards and handrails to code. We understand this requires a variance. We are requesting the variance application procedure initiated for the deck work, and rip rap installation.

The context of this application is linked to B.P. 9938, issued for renovations to the existing house. The owners are upgrading the home substantially in terms of energy efficiency and are also proposing landscaping upgrades to restore native plant material, as noted in the landscape plan (attached). The storm water management plan attached addresses the issue on site created by an existing culvert under Arbutus Avenue, which discharges directly onto the subject property. In heavy rain events, this storm water overpowers the existing drainage system, and has caused issues with flooding, to the extent that the storm water entered the building via the front door in the last major rain event. Due to the fact that the existing home is located within the 30m setback from the high water mark, we are requesting approval of a Development Permit to perform landscaping and storm water management works.

The existing water line to the street is leaking substantially and requires replacement. This line is noted on the survey plan attached, and requires trenching within the 30m setback, which again requires D.P. approval.

Please advise if any additional information is required to move this application forward. Thank you for your attention to this matter.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Darcy Beaveridge", is written over a horizontal line. Below the signature, the name and company are printed.

Darcy Beaveridge  
Somenos Construction Ltd.