R.E.B. Development Services

1342 Oakwood Place, Duncan B.C. V9L 5R3 Phone 250-246-7640

Date: September 23, 2024
File: 2024/George St.- Benipal

Municipality Of North Cowichan
P.O. Box 278, Duncan B.C.
V9L 3X4

Attn: Ms Caroline vonSchelling
Planning Department

Re: **Proposed Zoning Amendment**
Lot 3, Section 20, Range 5, Quamichan District, Plan 19170
3039 George Street, Duncan B.C.
PID # 003-694-186

Dear Ms von Schelling

Further to our meeting last fall with regard to a property George Street in Duncan we want to move forward with our formal rezoning application. As you have confirmed the proposal is in compliance with the Official Community Plan and it's infill policy and there was no issues with the Building Inspector as well.

The following is submitted in support of our application:

1) A completed Development Application Form
2) Ownership - Notice Of Corporate Articles
3) A current copy of the Certificate of Title
4) A Completed Site Disclosure Statement
5) The Six Unit R-3 MF Zone Multi Family Proposal Site Plan
6) The Preliminary Multi Family Building Plans

Other submissions that will be provided include the following:

- A Preliminary Geotechnical Site Investigation Report
- A Preliminary Landscaping Plan with a Cost Estimate for bonding purposes.
- A Preliminary application to the City Of Duncan for confirmation of water availability.
- Payment of Application Fees when the Municipal Fee Slip is generated.

Cont/.2

R.E.B. Development Services

1342 Oakwood Place, Duncan B.C. V9L 5R3 Phone 250-246-7640

Re: **Proposed Zoning Amendment**
Lot 3, Section 20, Range 5, Quamichan District, Plan 19170
3039 George Street, Duncan B.C.
PID # 003-694-186 **(CONT.)**

Project Description

This application is for the rezoning of a 1536 sq.m. +/- property on George Street in Duncan. Currently zoned R-3 the proposal is to rezone the property to R-3MF to allow for an six unit townhouse development consisting of two triplex buildings. The units will be subdivided by a Building Strata and will be serviced by the existing Municipality of North Cowichan sanitary sewer and storm drain systems and the City of Duncan Water System. BC Hydro, Telus, Rodgers and Fortis Gas services will also be provided. A Geotechnical Investigation is planned to confirm the site is suitability for the proposed use and determine the stormwater ground discharge capability. It is requested that an existing Statutory Right Of Way # 32662G over the easterly 15 feet of Lot 3 be reduced to conform to the SRW to the north # FB439736 as shown on SRW Plan VIP 89020 or discharged entirely if it is not necessary.

Should you require additional information please do not hesitate to contact me either by e-mail <rebds@telus.net> or call/text 250-246-7640

Sincerely Yours

R. Buckles

Richard E. Buckles
R.E.B. Development Services