



COWICHAN VALLEY REGIONAL DISTRICT

## DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

**5859 INVESTMENT LTD., INC. NO. BC1103028**

CVRD FILE NO.: **DVP25D01**

DATE ISSUED: **MONTH DAY, YEAR**

1. This Development Variance Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Regional District described below:  
**LOT 1, OF SECTION 13, RANGE 7, QUAMICHAN DISTRICT, PLAN 2298, EXCEPT PART IN PLANS 40941 AND 1036 RW (PID: 000-459-925)**
3. Authorization is hereby given for **the redevelopment of a hotel building and associated on-site development**, subject to the following requirement(s):
  - **Development shall occur in accordance with attached Schedules A – E.**
  - **Development shall occur in accordance with the conditions contained within Ministry of Transportation and Transit Permit No. 2026-00902.**
4. Electoral Area **D** Zoning Bylaw No. **3750** is varied as follows:
  - ***Section 2.2.5 Sight Triangle* – the maximum height of a free-standing sign structure is increased from 1 m within a sight triangle to 2.13 m, as shown in Schedule C.**
  - ***Section 2.3.1(a)(vi) Landscaping Buffer* – the minimum landscaping buffer width adjacent to the Trans-Canada Highway and along a portion of the northern interior parcel line is reduced from 1.5 m to 0 m, as shown in Schedule D.**
  - ***Section 2.3.4(b) Garbage/Recycling Screening* – Eliminate the requirement for a continuous evergreen hedge in the landscape screening provided adjacent to the garbage and recycling facilities adjacent to the northern interior parcel line, as shown in Schedule D.**
  - ***Section 2.4.2(c) Parking Space Width for Persons with a Disability* – reduce the required minimum parking space width from 3.7 m to 2.75 m plus an additional 1.0 m of shared accessible parking area between abutting accessible parking spaces, as shown in Schedule B.**
  - ***Section 2.4.2(j) Parking Area Surface* – permit portions of parking space areas without wheel stops (0.9 m of the required space length) to be surfaced with permeable surfacing and landscaping, as shown in Schedule B.**

- **Section 7.4.4(a) Impervious Surface Coverage** – increase the maximum impervious surface coverage from 50% to 79.2%, as shown in Schedule E.
- **Section 7.4.4(b) Setbacks** – reduce the required northern interior parcel line setback for an existing hotel building from 6 m to 2.4 m, as shown in Schedule B.
- **Section 7.4.4(c) Height** – increase the maximum permitted height of an existing hotel building from 10 m to 11.36 m, as shown in Schedule C.

5. The following Schedules are attached to and form a part of this permit:

**SCHEDULE A – Subject Property Map**

**SCHEDULE B – Proposed Site Plan, JMArchitecture Inc., April 9, 2026**

**SCHEDULE C – Elevation Plans, JMArchitecture Inc., April 9, 2026**

**SCHEDULE D – Planting Plan, Donald V S Duncan Landscape Architect, April 1, 2026**

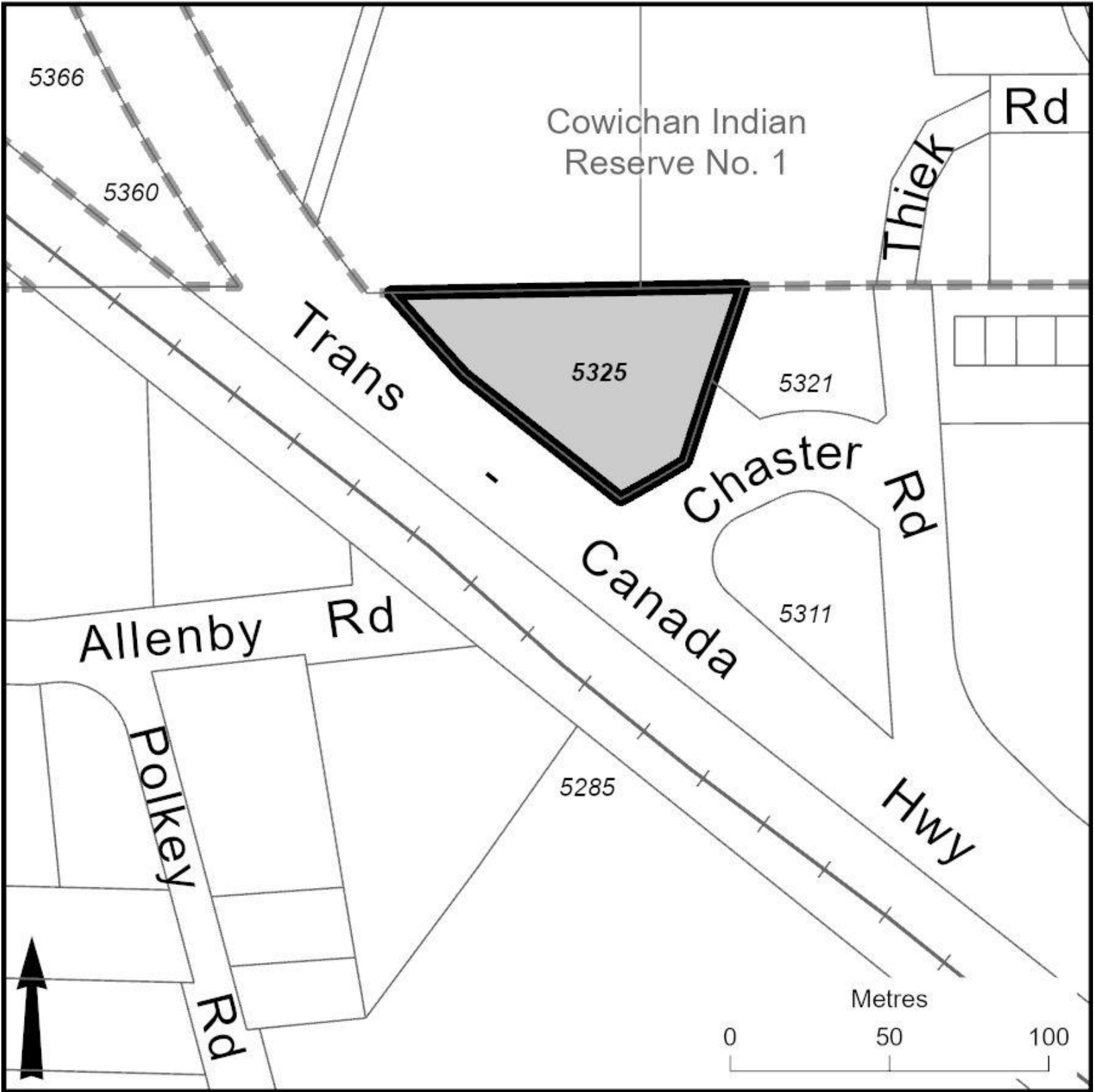
**SCHEDULE E – Impervious Surface Coverage Plan, JMArchitecture Inc., April 9, 2026**

6. The land described herein shall be developed in substantial compliance with the terms and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.
7. Subject to the terms of this Permit, if the holder of this Permit does not substantially start any construction within 2 years of its issuance, this Permit will lapse.

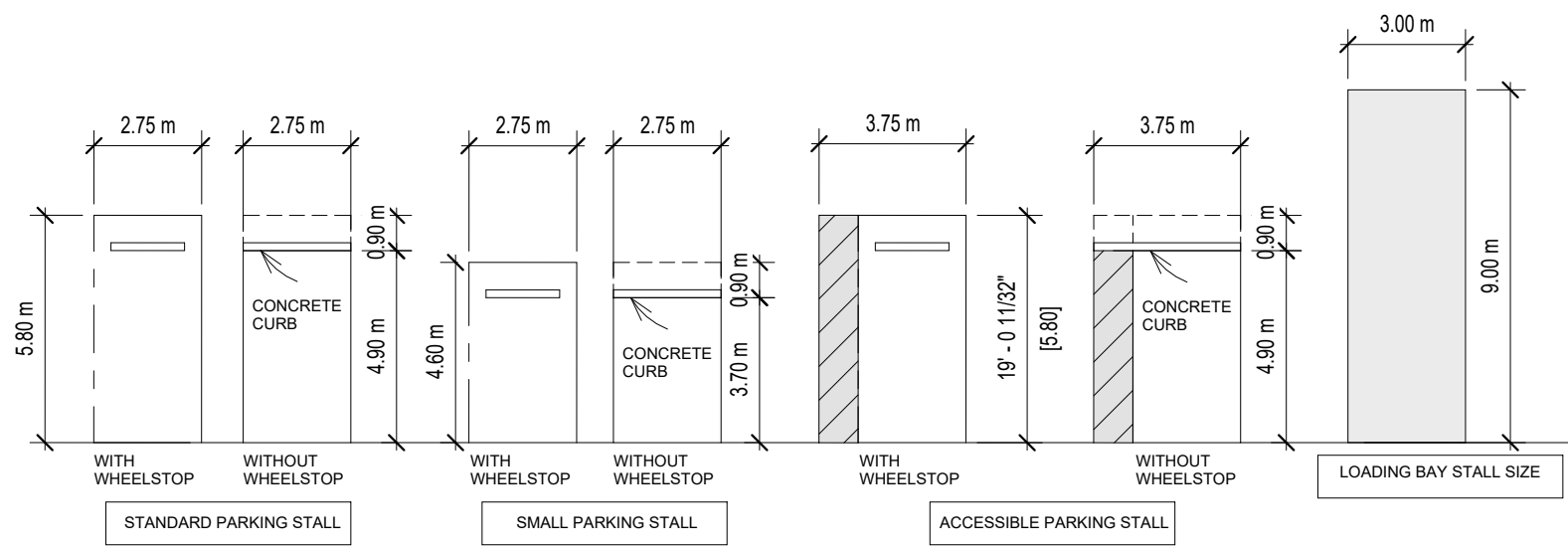
AUTHORIZED BY RESOLUTION NO. [#####] PASSED BY THE BOARD OF THE  
COWICHAN VALLEY REGIONAL DISTRICT THE ##<sup>TH</sup> DAY OF MONTH, YEAR.

**This Permit is not a Building Permit or subdivision approval.** Where applicable, no occupancy certificate or final subdivision approval shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Land Use Services Department.

SCHEDULE A

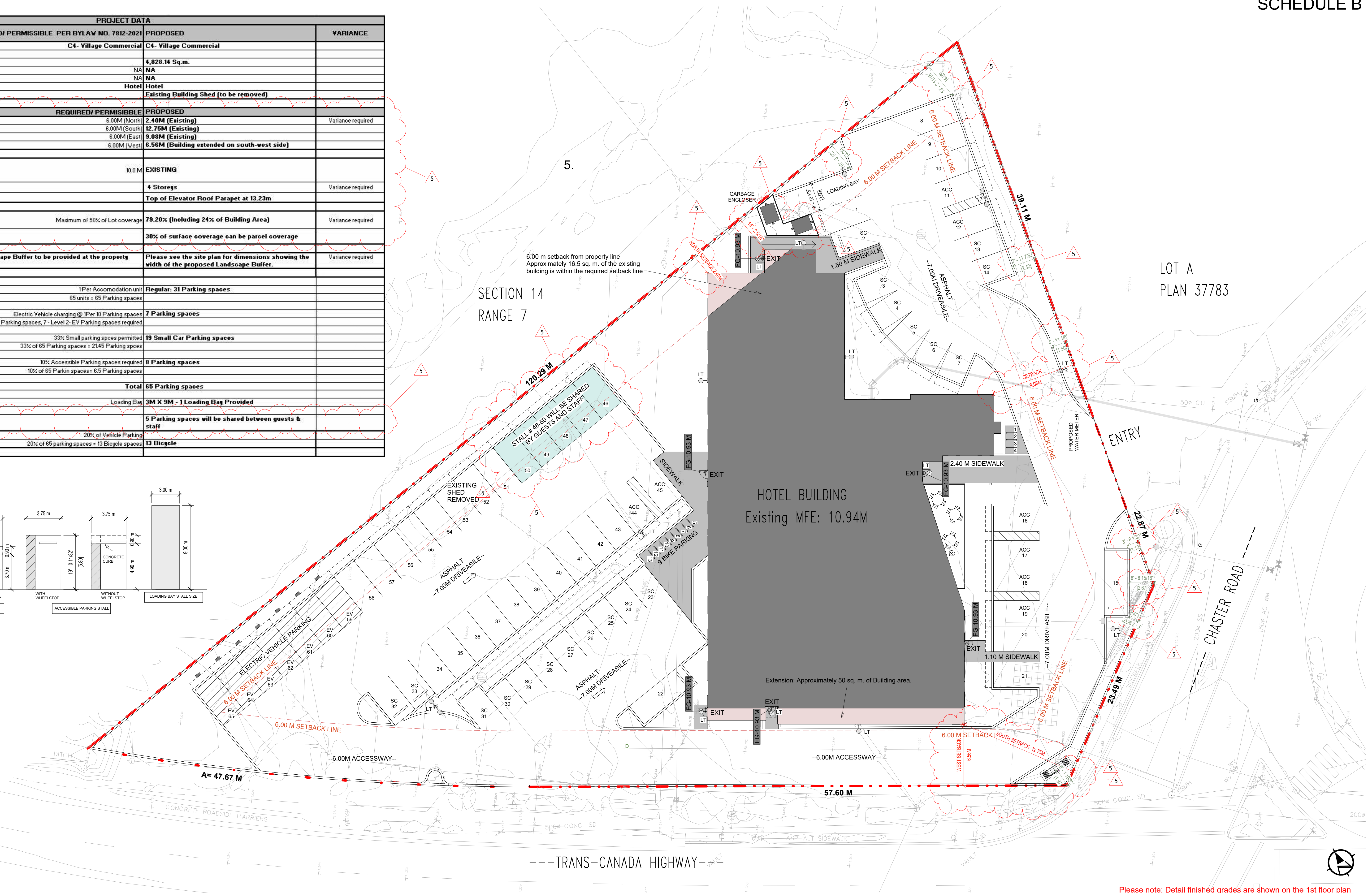


PROJECT DATA			
ZONING DATA	REQUIRED/ PERMISSIBLE PER BYLAW NO. 7812-2021	PROPOSED	VARIANCE
1 Current Zone	C4- Village Commercial	C4- Village Commercial	
2 Gross Lot Size (A)		4,828.14 Sq.m.	
Density - FAR	NA	NA	
Lot Coverage	NA	NA	
3 Principle Uses	Hotel	Hotel	
4 Accessory Uses		Existing Building Shed (to be removed)	
REQUIRED/ PERMISSIBLE			
5 Setbacks	6.00M (North) 6.00M (South) 6.00M (East) 6.00M (West)	2.40M (Existing) 12.75M (Existing) 3.08M (Existing) 6.56M (Building extended on south-west side)	Variance required
6 Building Height (Based on average grade to roof ridge)	10.0 M	EXISTING 4 Storages Top of Elevator Roof Parapet at 13.23m	Variance required
7 Impervious Surface coverage	Maximum of 50% of Lot coverage	79.20% (Including 24% of Building Area) 30% of surface coverage can be parcel coverage	Variance required
8 Landscape Buffer	1.5m Landscape Buffer to be provided at the property line.	Please see the site plan for dimensions showing the width of the proposed Landscape Buffer.	Variance required
9 Off-Street Parking	1 Per Accommodation unit 65 units = 65 Parking spaces  Electric Vehicle charging @ 1 Per 10 Parking spaces For 65 Parking spaces, 7 - Level 2- EV Parking spaces required  33% Small parking spaces permitted 33% of 65 Parking spaces = 21.45 Parking spaces  10% Accessible Parking spaces required 10% of 65 Parking spaces = 6.5 Parking spaces  Total 65 Parking spaces  Loading Bay 3M X 9M - 1 Loading Bay Provided	Regular: 31 Parking spaces  7 Parking spaces  19 Small Car Parking spaces  8 Parking spaces  Total 65 Parking spaces  3M X 9M - 1 Loading Bay Provided	
10 Bicycle Parking	20% of Vehicle Parking 20% of 65 parking spaces = 13 Bicycle spaces	5 Parking spaces will be shared between guests & staff 13 Bicycle	



NO.	DESCRIPTION	REV.	DATE
1	Standard	1	2023-10-17

STANDARD BICYCLE RACK

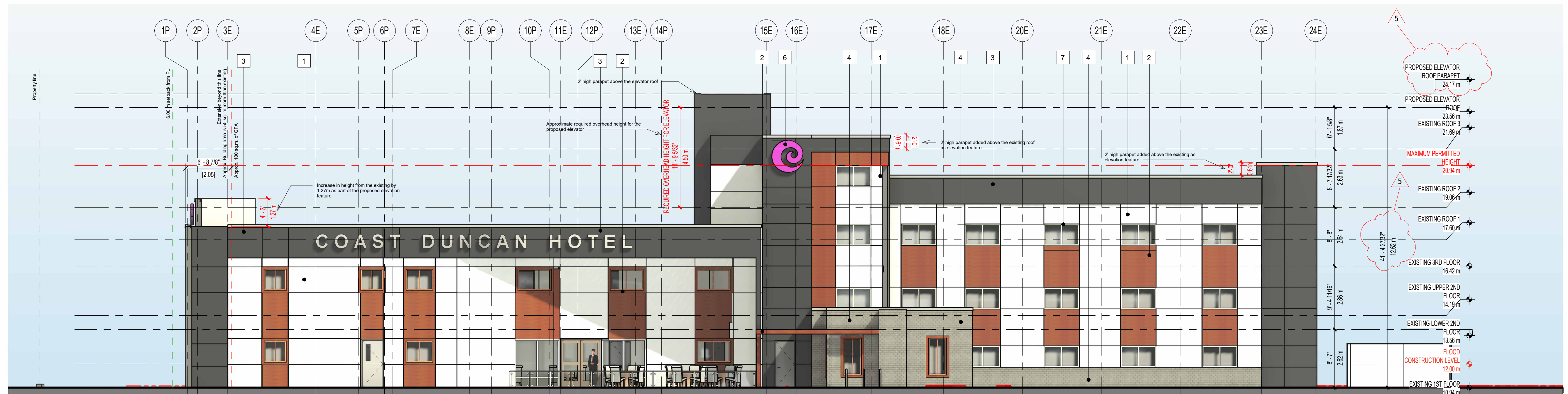


Please note: Detail finished grades are shown on the 1st floor plan

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EXISTING SOUTH ELEVATION  
N.T.S.





1 PROPOSED SOUTH ELEVATION  
A-200 SCALE: 1:100

NOTE: NUMBER OF FLOORS & THEIR ELEVATION REMAINS UNALTERED FOR THE EXISTING BUILDING

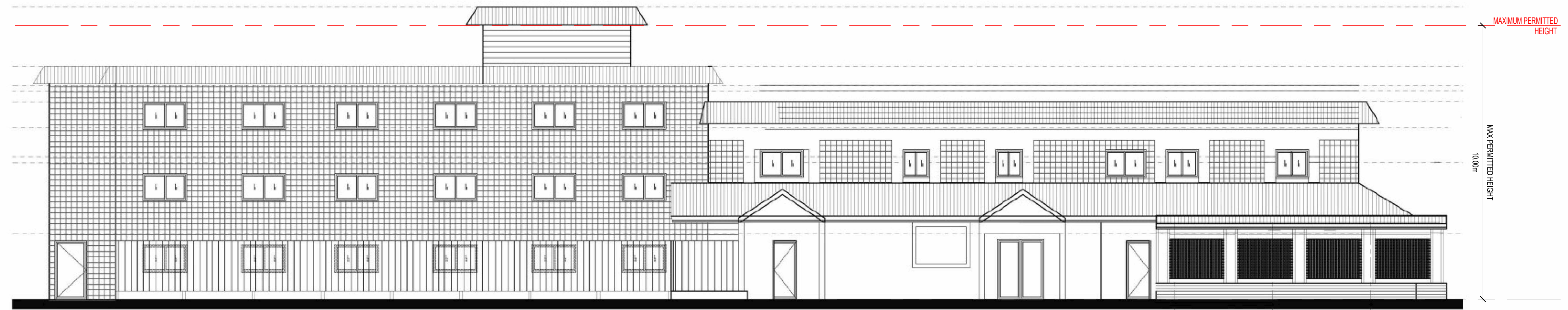
FINISH SCHEDULE FOR THE PROPOSED FACADE

 <b>1</b> EXTERNAL CLADDING 4 EIFS SYSTEM - ADEX RS COLOUR: 1250-1C SMOOTH FINISH	 <b>2</b> EXTERNAL CLADDING 2 KNOTWOOD CLADDING WESTERN RED CEDAR	 <b>3</b> EXTERNAL CLADDING 3 EIFS SYSTEM - ADEX RS COLOUR: 1610-6C SMOOTH FINISH	 <b>4</b> EXTERNAL CLADDING 1 METRO BRICK, THIN BRICK 507 EMPIRE WIRE CUT TEXTURE	 <b>5</b> TRELLIS KNOTWOOD-BATTENS FOR TRELLIS WESTERN RED CEDAR	 <b>6</b> LOGO PER FRANCHISE	 <b>7</b> WINDOW FRAME EXISTING & PROPOSED ALUMINUM WHITE
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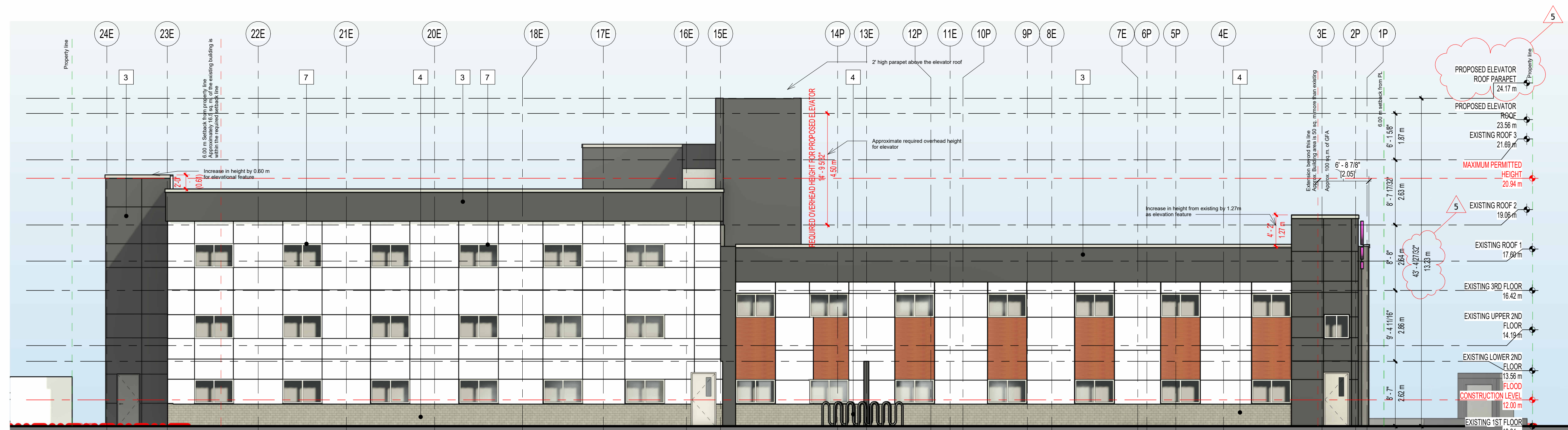
Note: Section 2.2.1(a) of Area D Zoning Bylaw No. 3705 exempts stair towers and elevator towers from height restrictions.

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DO NOT SCALE DRAWING



EXISTING NORTH ELEVATION  
N.T.S.



1 PROPOSED NORTH ELEVATION  
A-201 SCALE: 1:100

NOTE: NUMBER OF FLOORS & THEIR ELEVATION REMAINS UNALTERED FOR THE EXISTING BUILDING

FINISH SCHEDULE FOR THE PROPOSED FACADE

1	2	3	4	5	6	7
EXTERNAL CLADDING 4 EIFS SYSTEM - ADEX RS COLOUR: 1250-1C SMOOTH FINISH	EXTERNAL CLADDING 2 KNOTWOOD CLADDING WESTERN RED CEDAR	EXTERNAL CLADDING 3 EIFS SYSTEM - ADEX RS COLOUR: 1610-6C SMOOTH FINISH	EXTERNAL CLADDING 1 METRO BRICK, THIN BRICK 507 EMPIRE WIRE CUT TEXTURE	TRELLIS KNOTWOOD-BATTENS FOR TRELLIS WESTERN RED CEDAR	LOGO PER FRANCHISE	WINDOW FRAME EXISTING & PROPOSED ALUMINUM WHITE

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**JM Architecture Inc.**  
DESIGNING THE WORLD AS IT SHOULD BE  
Principal - Joe M. Minten  
architect aia, aibc, mraic  
107-15055 54A Avenue  
Surrey, B.C. V3S 5X7  
604-853-2003 T  
joe@jmarchitectures.ca E

Architects Seal & Signature

START DATE: 2023-09  
PROJECT No: 2023-08  
DR. JG CH. Checker  
SCALE: As indicated

**COAST DUNCAN HOTEL**  
5325 TransCanada Highway Duncan BC  
CLIENT: 5859 Investment Ltd.  
email: max@allfortunegroup.com  
EXISTING & PROPOSED NORTH ELEVATION  
REV: 5  
Project No: 2023-08  
A-201



EXISTING WEST ELEVATION  
N.T.S.

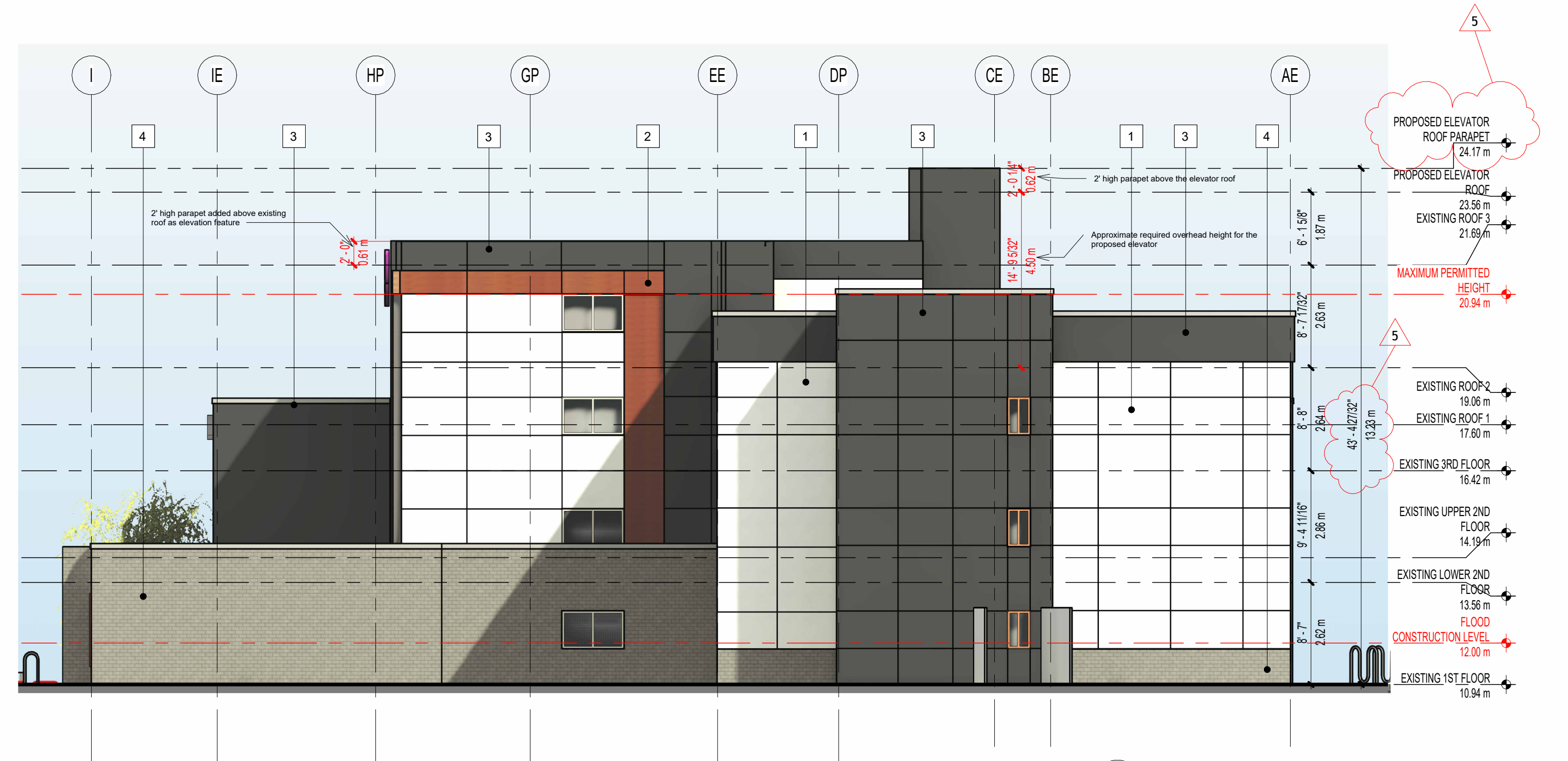


EXISTING EAST ELEVATION  
N.T.S.



1 PROPOSED WEST ELEVATION  
A-202 SCALE: 1:100

NOTE: NUMBER OF FLOORS & THEIR ELEVATION REMAINS UNALTERED FOR THE EXISTING BUILDING



2 PROPOSED EAST ELEVATION  
A-202 SCALE: 1:100

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DO NOT SCALE DRAWING

PLANT LIST

DECIDUOUS TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
AR	8	Acer rubrum 'Red Sunset'	Red Sunset Maple	6cm cal.	60cm dia. min, B&B rootball symmetric habit	14m height 11m spread	as shown
CN	4	Cornus natalii	Pacific Dogwood	6cm cal.	60cm dia. min, B&B rootball symmetric habit	8m height 6m spread	as shown

CONIFEROUS TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
TP	1	Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	3.0m ht.	60cm dia. min, B&B rootball symmetric habit	17m height 5m spread	as shown
ts	4	Thuja occidentalis 'Smaragd'	Emerald Cedar	2.0m ht.	400cm height 120cm spread		75cm

BROADLEAF EVERGREEN SHRUBS

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
lt	34	Berberis thunbergii 'Royal Burgundy'	Royal Burgundy Barberry	#2 pot	min. 40cm height dense habit	90cm height 120cm spread	75cm
lp	155	Lonicera pileata	Bushleaf Honeysuckle	#2 pot	min. 40cm height dense habit	75cm height 180cm spread	75cm
ma	50	Mahonia aquifolium	Oregon Grape	#5 pot	min. 75cm height	180cm height 150cm spread	75 cm
pf	17	Photinia x fraseri	Glossy Photinia	#5 pot	min. 75cm height	300cm height 300cm spread	100cm

DECIDUOUS SHRUBS

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cs	103	Cornus sericea	Red Osier Dogwood	#2 pot	min. 60cm height full & symmetric habit	200cm height 200cm spread	75cm

GRASSES

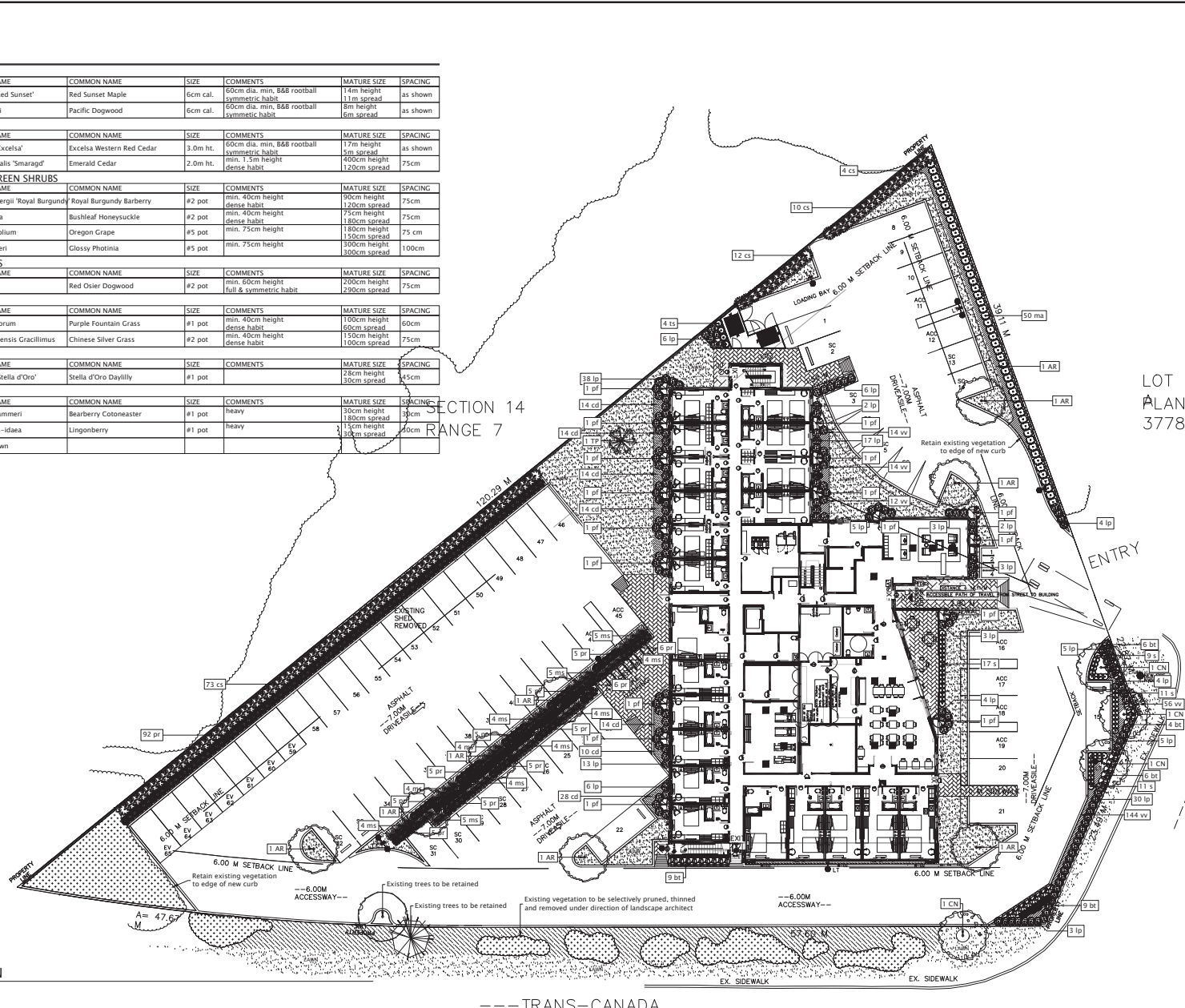
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pr	149	Pennisetum rubrum	Purple Fountain Grass	#1 pot	min. 40cm height dense habit	100cm height 60cm spread	60cm
ms	46	Miscanthus sinensis Gracillimus	Chinese Silver Grass	#2 pot	min. 40cm height dense habit	150cm height 100cm spread	75cm

PERENNIALS

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
s	48	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	#1 pot		28cm height 30cm spread	45cm

GROUND COVERS

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cd	94	Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot	heavy	30cm height 30cm spread	30cm
vv	489	Vaccinium vitis-idaea	Lingonberry	#1 pot	heavy	15cm height 15cm spread	60cm
			Ornamental Lawn				



LOT  
PLAN  
37783

SECTION 14  
RANGE 7

DATE	ISSUED FOR	REV
2024-08-05	D.P.	A
2025-10-17	B.P.	B
2026-01-06	D.P. & B.P.	C
2026-04-01	D.P. & B.P.	D

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.  
This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.  
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.  
This drawing is the sole property of Donald V. S. Duncan.

**LANDSCAPE ARCHITECT**  
**DUNCAN**  
Donald V S Duncan  
3325 Jim Cran Drive - Unit 23  
Ladymouth BC V6G 0B8  
778-792-9325 dvsduncan@gmail.com

Duncan Project #  
DVP25D01 / DP25D01  
Project Leader  
D.Duncan  
Drawn  
D.Duncan  
Revision  
**Duncan Hotel**  
5325 Trans-Canada Hwy.,  
Duncan BC  
prepared for:  
Mr. Max Zheng  
5859 Investments Ltd.

Drawing Title  
**PLANTING PLAN**  
Check Scale (may be photo reduced)  
0 1 inch 0 10mm  
Project No. 24-0211 (JMA# 2023-08)  
Drawing No. L4-01



01 PLANTING PLAN  
SCALE 1:200

PLOT DATE: April 1, 2025 - TIME: 9:38 PM - FULL PATH AND FILENAME: D:\PROJECTS\024-0211\_DUNCAN HOTEL\200 - DELIVERABLES\210 - LAND 02 - BP\TTL\04-01.DWG - PLOTSTYLE TABLE: ----



IMAGE SHOWING THE EXISTING IMPERVIOUS SURFACE COVERAGE @ 98 %  
2% OF THE TOTAL SITE AREA IS PERVIOUS AND MARKED ON THE IMAGE ABOVE

IMAGE COURTESY CVRD GIS MAPPING SITE

-  79.20% OF THE PROPOSED SITE AREA IS IMPERVIOUS. HATCH SHOWING THE PROPOSED IMPERVIOUS SURFACE COVERAGE (INCLUDES BUILDING FOOTPRINT & ASPHALT)
-  20.75% OF PROPOSED SITE AREA IS PERVIOUS. HATCH SHOWING THE PROPOSED PERVIOUS SURFACE COVERAGE

SITE AREA	IMPERVIOUS	PERVIOUS
EXISTING	98%	2%
PROPOSED	79.20%	20.75%



PROPOSED SITE PLAN SHOWING THE DECREASE IN THE IMPERVIOUS SURFACE COVERAGE & INCREASE IN PERVIOUS SURFACE

REV	DATE	DESCRIPTION	BY
3	2026-04-09	Reissued for Development Permit	JG
2	2026-01-06	Reissued for Development Variance Permit	JG
1	2025-06-19	Reissued for Development Variance Permit	ZH

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**JM Architecture Inc.**  
DESIGNING THE WORLD AS IT SHOULD BE  
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Architects Seal & Signature

START DATE	2023-09
PROJECT No	2023-08
DR.	JG CH. JM
SCALE	1/16" = 1'-0"

**COAST DUNCAN HOTEL**  
5325 TransCanada Highway Duncan BC  
CLIENT: 5859 Investment Ltd.  
email: max@allfortunegroup.com  
**IMPERVIOUS SURFACE COVERAGE PLAN**  
REV No: 3  
Project No: 2023-08  
A-100A