

# NOTICE OF PUBLIC HEARING

The Director of Planning and Building gives notice that a Public Hearing will be held at **6:00 p.m.** on **Wednesday, October 20, 2021** to allow Council to receive public input on proposed Bylaw 3846 which proposes to amend "Zoning Bylaw 1997," No. 2950. Due to the COVID-19 Pandemic, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be conducted by video conference using the Cisco Webex platform. This hearing, though electronic, is open to the public and anyone wishing to participate may do so by joining the October 20, 2021 meeting using a computer, smartphone or tablet. Please visit [www.northcowichan.ca/virtualmeeting](http://www.northcowichan.ca/virtualmeeting) for instructions on how you can join to this hearing and find the link to join. You may also view the hearing as it is streamed live by going to [www.northcowichan.ca/Agendas](http://www.northcowichan.ca/Agendas), and click on the 'Live Stream Viewer' link. A copy of the recording will be made available after the hearing on North Cowichan's website for on-demand viewing.

**Bylaw 3846 - "Zoning Amendment Bylaw (Market Community Space use; A6 zone; 2431 Beverly St. from A2 to A6; text amendment DPA-1), 2021"** proposes to amend the following:

Section 12 [Definitions] by inserting the following: "**market community space**" means the use of premises for activities, meetings, presentations, and informational/public outreach open houses conducted by local community groups, non-governmental organizations and agricultural or food supply groups. This may also include temporary or permanent educational facilities which promote farming and the processing of farm products.

- ☒ Section 43 by inserting "Rural Market Zone (A6)" after "Rural Residential Zone (A5)" and inserting "Rural Market Zone (A6)" after Section 55.
- ☒ Schedule A by reclassifying 2431 Beverly Street (Parcel Identifier: 029-237-424) from Rural Zone (A2) to Rural Market Zone (A6).
- ☒ Schedule "J" Section 1.1 (DPA-1 Objectives & Application by deleting the final paragraph and inserting the following paragraph in its place: "The guidelines contained within DPA-1 will be applied to all multi-family (3 units or greater), commercial and industrial developments, including non-agricultural uses within the Rural Market Zone (A6), within the Municipality of North Cowichan. Development Permits will only be issued in this Development Permit Area (DPA-1) subject to consideration of the following specific design practices. These guidelines should be carefully considered from conceptual design through to detailed design and refinement of a development proposal."

The purpose of the proposed bylaw is to permit the processing of farm product grown off-site, education, training, and a community gathering space for farming and farm-product processing promotion at the Cowichan Green Community's "Food Processing & Innovation Hub" located on the subject property as shown outlined in bold on the map.

## Public Input

If you believe your interests in land will be affected by the proposed bylaw, you are encouraged to submit your comments in writing to Mayor and Council by **1:00 p.m.** on **Monday, October 18, 2021**, using any of the writing methods identified below. Comments may also be shared verbally following the instructions provided below.

### 1. In Writing:

Written submissions will be accepted by:

- Email to [publicmeetings@northcowichan.ca](mailto:publicmeetings@northcowichan.ca)
- Mail to Mayor and Council, Municipality of North Cowichan, 7030 Trans-Canada Highway, Duncan BC, V9L 6A1
- Fax to 250-746-3133
- In-Person deposited through the mail slot at the Municipal Hall, Main Entrance

### 2. Verbally:

Details and instructions on how to participate verbally will be available at least one week prior to the Hearing at [www.northcowichan.ca/PublicHearings](http://www.northcowichan.ca/PublicHearings) and at our automated Public Hearing Info Line: 250-746-3264.

Please Note: Submissions should reference the bylaw number and include your name and the civic address or legal description of the land affected by the proposal. Please be advised that all submissions, including the individual's name and address will form part of the public record and will be published on North Cowichan's website. Do not include any personal information in your submission that you do not wish to be disclosed, as submissions received are public documents and will not be redacted (with the exception of email addresses on electronic submissions, and phone numbers and signatures). Any submission after the conclusion of the Public Hearing will not be accepted.

The Municipal Hall, located at 7030 Trans-Canada Highway, Duncan, will be made available for members of the public who are unable to connect electronically to the hearing to ensure that they have an opportunity to be heard. Due to COVID-19, members of the public attending the Municipal Hall will be required to wear a mask at all times and maintain appropriate social distancing of at least 6 feet. We ask the public, if possible, to participate electronically from the comfort and safety of their home to protect you, municipal staff, and our community as part of our collective effort to hold the line against this dangerous virus.

A copy of the bylaw and related documents, including public comments received in writing, will be available to inspect online at [www.northcowichan.ca/PublicHearings](http://www.northcowichan.ca/PublicHearings) until the close of the Public Hearing.

Rob Conway, Director of Planning and Building

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Personal information is collected by North Cowichan under the authority of s. 26 (c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of administering the Public Hearing.

Please direct any questions about personal information to North Cowichan's Privacy Officer by

Phone: 250-746-3116, Email: [privacy@northcowichan.ca](mailto:privacy@northcowichan.ca) or Regular Mail: 7030 Trans-Canada Highway, Duncan, BC, V9L 6A1

7030 Trans-Canada Highway, Duncan BC V9L 6A1  
T: 250-746-3100 F: 250-746-3133 [www.northcowichan.ca](http://www.northcowichan.ca)

