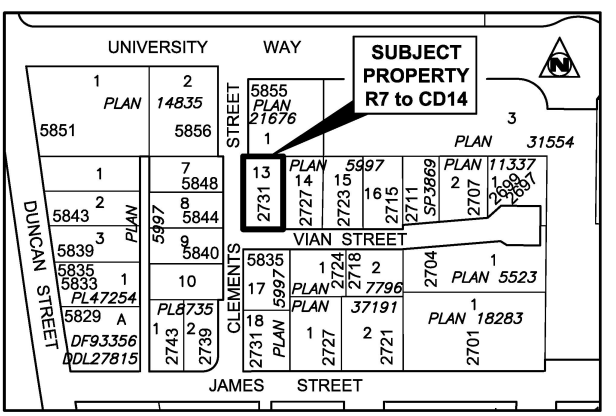
NOTICE THAT PUBLIC HEARING IS PROHIBITED

NOTICE IS HEREBY GIVEN under Section 467 of the *Local Government Act*, that the Municipality of North Cowichan Council will consider first reading of **"Zoning Amendment Bylaw No. 4006, 2025"** during their regular Council meeting to be held at **5:00 p.m.** on **Wednesday, March 19, 2025.** Council is authorized under Section 135 of the *Community Charter* and Section 480 of the *Local Government Act*, to give the Bylaw up to three readings at this meeting. If the Bylaw is given third reading at this meeting, Council may adopt the Bylaw at that time.

NOTICE IS HEREBY GIVEN that Council is prohibited from holding a Public Hearing for this Bylaw under Section 464 (3) of the *Local Government Act*.

This meeting will be a Hybrid Meeting and will be conducted in person from Council Chambers and by video conference using the Cisco Webex platform. Anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet, or telephone (audio only). You may also view the meeting as it is streamed live by going to www.northcowichan.ca/Agendas and click on the 'View Live Stream' link. A copy of the recording will be made available after the meeting on North Cowichan's website for on-demand viewing.

PURPOSE OF PROPOSED BYLAW



The purpose of Zoning Amendment Bylaw No. 4006 is to amend Zoning Bylaw 1997, No. 2950 by:

- Adding the following new section under section 80.14(10) [Conditions of Use]:

  (11) For the parcel legally described as Lot 13, Section 18, Range 6, Quamichan District, Plan 5997 (2731 Vian Street, PID: 001-988-409), where affordable housing units are provided and secured through a housing agreement in alignment with BC Housing's Community Housing Fund, the following zoning provisions shall apply:
  - (a) The maximum permitted floor space ratio is 4:1
  - (b) The maximum permitted lot coverage is 72%
  - (c) The minimum permitted setbacks for principal buildings, are as follows:
    (i) Yard, Front, 1.5 m (4.92'), (ii) Yard, Side, when adjacent to a street, 0 m (0'), and (iii) Yard, Rear, 2 m (6.56')
  - (d) The maximum permitted building height for principal buildings is 18.5 m (60.7') and five (5) storeys.
  - (e) The maximum number of off-street parking spaces to be provided, is nine (9).

- Reclassifying 2731 Vian Street (PID: 001-988-409) from Residential Multi-Family Zone (R7) to University Village Mid-Rise Residential Comprehensive Development Zone (CD14).

The amendment is to allow for a 28-Unit affordable housing multi-family development on the subject property as shown outlined in bold on the map.

A copy of the Bylaw can be viewed online by going to https://www.northcowichan.ca/municipal-hall/news. The Bylaw can also be viewed in the Planning Department at the Municipal Hall, Monday to Friday (excluding statutory holidays) from **March 3, 2025** to **March 19, 2025** between **8:30 a.m.** and **4:00 p.m.** You may also request a copy of the Bylaw by emailing planning@northcowichan.ca.

This notice is given as required by Section 467 of the *Local Government Act*.

7030 Trans-Canada Highway, Duncan BC V9L 6A1
T: 250-746-3100 F: 250-746-3133 www.northcowichan.ca

MUNICIPALITY OF NORTH Cowichan