

# NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held at **7:00 p.m.** on **Wednesday, March 19, 2025** to allow Council to receive public input on **"Zoning Amendment Bylaw No. 4002, 2025"**. As authorized by the *Local Government Act*, 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 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). If you wish to participate electronically, please visit [www.northcowichan.ca/virtualmeeting](http://www.northcowichan.ca/virtualmeeting) for instructions on how you can join this hearing and find the link to join. You may also view the meeting as it is streamed live by going to [www.northcowichan.ca/Agendas](http://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.

**Zoning Amendment Bylaw No. 4002** proposes numerous amendments to Zoning Bylaw 1997, No. 2950 (the "Zoning Bylaw") for the purpose of bringing the zoning of **land as identified in clause 4** below into greater consistency with the Official Community Plan, generally described as:

1. Adding a definition for **"commercial laundry"**.
2. Adding **"Conditions of Use"** to:
  - Residential Rural Zone (R1) permitting "apartment" use at 8272 Crofton Road (PID: 001-024-817);
  - Upland Tourist Commercial Marine Zone (MA1) permitting "Boat Terminals and Dock" use at 2830 Oak Street (PID: 008-099-944);
  - Commercial Local Zone (C1) permitting "Restaurant", "Fitness Centre/Gymnasium", "Mixed Use Building" and "Veterinary Clinic" uses at an unnamed parcel on Kingsview Road (PID: 029-172-667).
  - Chemainus Commercial Zone (C9) permitting "commercial laundry" at an unnamed parcel on Bare Point Road (PID: 010-798-587).
3. Amending Schedule C (maps) by redesignating the following properties shown outlined in red within the applicable schedules of the Zoning Bylaw:
  - 8272 Crofton Road (PID: 001-024-817) from R8 to R1 to permit low-density and supportive living residential uses in addition to an apartment.
  - 2830 Oak Street (PID: 008-099-944) from I2 to MA1 to prevent heavy industrial uses while preserving boat terminal use and permitting other marine-related commercial uses such as aquarium, hotel and seafood market.
  - Unnamed parcel on Kingsview Road (PID: 029-172-667) from A2\_LUC to C1 to permit a range of neighbourhood commercial uses.
  - Unnamed parcel on Arthur Street (PID: 000-253-073) from A2 to R3 to remove some commercial uses and permit small scale residential uses.
  - 6223 Somenos Road (PID: 000-681-041) from A1 to R3 to remove some commercial uses permit small scale residential uses.
  - 6679 Trans-Canada Highway (PID: 004-253-582) from I1 to C2 shown in Schedule "6", to remove industrial uses and permit a range of commercial uses.
  - Unnamed parcel on Kingsview Road and Donnay Drive (PID: 001-284-428) from A2\_LUC to PU to permit a range of public uses.
  - Unnamed parcels (PID: 009-921-958) and (PID: 009-925-431) from I2 to A2 to prevent heavy industrial uses and allow rural uses.
  - 1698 Maple Bay Road (PID: 002-647-842) from CD7 to A2 to prevent subdivision and remove intensive residential use of the site.
  - Unnamed parcel on Donnay Drive (PID: 028-874-617) from CD7 to A2 to prevent subdivision and remove intensive residential use of the site.
  - Unnamed parcel on Bare Point Road (PID: 010-798-587) from I1 to C9 to remove industrial uses and permit a range of neighbourhood commercial uses, including a commercial laundry.
  - That portion of 2011 University Way (PID: 027-694-925) from C2 to PU to remove commercial uses and permit public uses.
  - That portion of 3035 River Road (PID: 028-367-502) from CD4 to A2 to remove intensive residential use and permit rural commercial uses.
  - That portion of 5951 Lakes Road (Strata Plan 267 Common Property) from A2 to PU to remove rural commercial uses and permit public uses.
  - Those portions of 9367 Trans-Canada Highway (PID: 024-993-093) from I1 and R1 to I2 to remove residential use and permit heavy industrial uses.
  - Unnamed parcel on Boys Road (PID: 001-099-825) from C2, R5 and A2 to PU to remove rural commercial uses and permit public uses.
  - That portion of unnamed parcel on Cottonwood Road (PID: 013-178-202) from A1 to PU to remove rural commercial uses and permit public uses.
  - Unnamed parcel on Herons Place (PID: 028-630-556) from A1 and R3-S to PC shown to remove most permitted uses and allow for nature sanctuary.
  - Unnamed parcel on Herons Way (PID: 026-010-470) from A1 to PC to remove most permitted uses and allow for nature sanctuary.
  - Park space at Ambleside Place and Maple Bay Road (Plan 39799 "park" dedication) from A1 and R3-S to PU to remove rural commercial uses and permit public uses.
  - Unnamed parcels on Maple Bay Road (PID: 028-878-973 and PID: 020-878-981) from R1 to PU to remove residential use and permit public uses.

## **PUBLIC INPUT**

If you believe your interests in land will be affected by the proposed bylaw, you are encouraged to submit your comments by following the instructions below:

### **1. In Writing in Advance of the Public Hearing:**

Submit your comments in writing to Mayor and Council until **1:00 p.m.** on **Monday, March 17, 2025** by:

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

### **2. Verbally or in Writing at the Public Hearing:**

- In Person by attending Council Chambers at Municipal Hall, 7030 Trans-Canada Highway, Duncan BC.
- Virtually by logging in electronically, details and instructions will be available at least one week prior to the Hearing at [www.northcowichan.ca/PublicHearings](http://www.northcowichan.ca/PublicHearings).
- Written submissions may be submitted during the Public Hearing by presentation to the Corporate Officer or her designate.

**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, phone numbers and signatures). Written submissions will not be accepted after the conclusion of the Public Hearing.

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. The documents may also be inspected in the Planning Department at the Municipal Hall, Monday to Friday (excluding statutory holidays) between **8:30 a.m. to 4:00 p.m.** from **March 6, 2025 to March 19, 2025**.

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