

PUBLIC HEARING INFORMATION PACKAGE

Zoning Bylaw Amendment No. 3989, 2025 (Child Care Centres)

Public Hearing Notice and Bylaw No. 3989

1. Notice of Public Hearing for **March 19, 2025 at 7:00 p.m.**
2. 1st Notification – Municipal’s Social Media - Publication Date: March 6, 2025
3. 2nd Notification – Times Colonist – Publication Date: March 13, 2025
4. Bylaw No. 3989

Planning Staff Report

1. Report to March 5, 2025 Regular Council – First and Second Readings of Bylaw No. 3989

Council Minutes

1. Excerpt from March 5, 2025 Regular Council Minutes – First and Second Readings of Bylaw No. 3989, and Authorize Public Hearing

Public Comments

[See Written Submissions Package](#)



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. 3989, 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 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 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. 3989 proposes to amend Zoning Bylaw 1997, No. 2950 by amending the following sections to permit child care centres in several zones throughout the Municipality:

1. Adding a new definition for "child care centre";
2. Amending the definition of "mixed use building" so that it may contain a child care centre;
3. Adding "child care centre" as a permitted use in the following zones:
 - Commercial Local (C1)
 - Commercial General (C2)
 - Commercial Service (C3)
 - Chemainus Commercial (C9)
 - Private Institution (PI)
 - Public Use (PU)
 - Maple Bay School Site Comprehensive Development (CD8)
 - Community Service (Health Care) Comprehensive Development (CD11)
 - Mixed Use Residential (CD15) in Area B
 - Mixed Use Commercial Core (CD16)
4. Replacing "daycare" with "child care", "child care centre" or "day care" as applicable throughout the bylaw to make the terminology consistent; and
5. Adding a new minimum parking provision for child care centre.

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
- 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, North Cowichan, 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.
- 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 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 or Regular Mail: 7030 Trans-Canada Highway, North Cowichan, BC, V9L 6A1

Facebook Preview

Mar 06, 2025 · 9:30 AM PST



Municipality of North Cowichan

March 6 at 9:30 AM

Council will be conducting a Public Hearing in Council Chambers and by video conference using the Cisco Webex platform at 7:00 p.m. on March 19, 2025 to provide all persons who believe that they are affected by Zoning Amendment Bylaw No. 3989 an opportunity to be heard or to present written submissions to Council. Bylaw 3989 proposes to amend Zoning Bylaw 1997, No. 2950 by adding a new definition for "child care centre" and allowing child care facilities in more places throughout North Cowichan.

You can view the public notice and bylaw at <https://loom.ly/kTyZcw4>

Notice of Public Hearing

Zoning Amendment Bylaw No. 3989,
2025

March 19, 2025 at 7PM



Alberta bill seeks to make hunting in wheelchairs legal

JACK FARRELL
The Canadian Press

EDMONTON — New legislation proposed by Alberta's government would make hunting in a wheelchair legal and permit kids as young as 12 to use guns without adults around.

Hunters would also not have to wear high-visibility clothing, although government officials say that requirement hasn't been enforced for years.

The new rules are among two dozen changes in a bill introduced by Parks Minister Todd Loewen to modernize hunting laws under the Wildlife Act.

"As hunting and trapping continue to evolve, it's essential that Alberta's regulations do as well," Loewen said Wednesday.

Hunters cannot hunt from a wheelchair because the chairs are legally defined as a vehicle. The bill will change that.

"We're ensuring that Albertans with disabilities can continue to enjoy this important cultural tradition while using mobility aids," Loewen said.

He said removing the need

for adults to supervise youngsters hunting with guns will bring Alberta in line with federal firearms legislation.

Loewen's bill would also permit hunters to kill black bears and cougars for meat without having to preserve the hides.

He said removing the need for hunters to keep and process the hides made sense considering the same requirement doesn't exist for animals commonly hunted for meat, such as deer or moose.

"If we have somebody that wants to hunt [black bears and cougars] just for the meat, then I think they should be allowed to have that opportunity and not be forced to process a hide that they have no desire to keep," Loewen said.

Sarah Elmeligi, the Opposition NDP environment critic, said the bill fails to address concerns about past government hunting decisions. "[Loewen's] reckless decision to lift restricted trapping and harvesting limits on species like river otters, wolverines, fishers and lynx has put them at risk," she said.



Volunteer firefighters work to put out a blaze at the Tagish Community Centre in Tagish, Yukon, on Wednesday. GOVERNMENT OF YUKON VIA THE CANADIAN PRESS

Fire destroys Yukon community centre

The Canadian Press

TAGISH, Yukon — A community centre in Tagish, Yukon, has been destroyed by fire, leaving the small community without its central hub, which included recreation facilities, meeting rooms, library services and an outdoor ice rink.

The Yukon government said teams from five volunteer fire departments helped to put out

the blaze on Wednesday.

A joint statement from Premier Ranj Pillai, Community Services Minister Richard Mostyn and John Streicker, the legislature member for the region, said the government is committed to rebuilding a new space for the community.

It said the fire is a "devastating loss to the community."

The statement said they know how much the Tagish Commu-

nity Centre meant to residents, as a place to gather and support one another.

"From community dinners to pancake breakfasts, from fitness classes and youth programs, the centre was at the heart of life in Tagish," they said.

"It was a space where friends met for coffee, families celebrated milestones and neighbours came together to support one another in times of need."

YouTuber sues B.C. conservation officer and government over alleged losses

VANCOUVER — A hunter who appeared on a YouTube channel is suing B.C.'s Conservation Officer Service, alleging one of its officers defamed and targeted him in a "malicious, obsessive and compulsive fashion," causing him to lose sponsorship deals.

The B.C. Supreme Court lawsuit says in May 2020, Michel

Beaulieu gave a hunting tag to his wife who killed a black bear, believing the "prerequisite tag" could be shared. The lawsuit says conservation officer Wyatt Pile charged the couple with hunting without proper tags. Both pleaded guilty and were fined and given a one-year suspension of their hunting licences in B.C.

The lawsuit alleges Pile "seemed obsessed" and targeted Beaulieu in "all aspects of his life," including telling his sponsors Beaulieu "was a poacher."

The lawsuit says that in September 2024, Pile attempted to get "unlawful" and "unwarranted" access to Beaulieu's home by making "false state-

ments" to Beaulieu's Realtor and posing as a potential buyer.

The allegations have not been tested in court and the Ministry of Environment, which oversees the conservation service, declined to comment because the matter is before the courts.

The lawsuit alleges that the alleged defamation caused spon-

sors to cut business ties with Beaulieu, and his YouTube channel to be shut down, while he faced public derision.

The lawsuit alleges Beaulieu suffered financial losses of at least \$150,000 due to his YouTube channel closing, and cancellation of internet sponsorship deals worth \$120,000. — CP

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that Public Hearings will be held at **7:00pm on Wednesday, March 19, 2025**, to allow Council to receive public input on "Zoning Amendment Bylaw No. 3989, 2025" and "Zoning Amendment Bylaw No. 4002, 2025." As authorized by the *Local Government Act*, these hearings 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 hearings. These hearings 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 for instructions on how you can join the meeting and find the link to join. 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.

Zoning Amendment Bylaw No. 3989 proposes to amend Zoning Bylaw 1997, No. 2950 by amending the following sections to permit child care centres in several zones throughout the Municipality:

- Adding a new definition for "child care centre";
- Amending the definition of "mixed use building" so that it may contain a child care centre;
- Adding "child care centre" as a permitted use in the following zones:
 - Commercial Local (C1)
 - Commercial General (C2)
 - Commercial Service (C3)
 - Chemainus Commercial (C9)
 - Private Institution (PI)
 - Public Use (PU)
 - Maple Bay School Site Comprehensive Development (CD8)
 - Community Service (Health Care) Comprehensive Development (CD11)
 - Mixed Use Residential (CD15) in Area B
 - Mixed Use Commercial Core (CD16)
- Replacing "daycare" with "child care", "child care centre" or "day care" as applicable throughout the bylaw to make the terminology consistent; and
- Adding a new minimum parking provision for child care centre.

PUBLIC INPUT

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

1. In writing in advance of the Public Hearings:

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

- Email to 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 Hearings:

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

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 3 below into greater consistency with the Official Community Plan, generally described as:

- Adding a definition for "commercial laundry".
- 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).
- 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 Donnan 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 Donnan 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.

PLEASE NOTE: Submissions should reference the bylaw numbers 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.

Copies of the bylaws and related documents, including public comments received in writing, will be available to inspect online at 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 **8:30am to 4:00pm 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 or regular mail: 7030 Trans-Canada Highway, North Cowichan, BC, V9L 6A1



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 3989

A bylaw to amend Zoning Bylaw 1997, No. 2950 to permit child care centres in more locations

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

1 This Bylaw may be cited as "Zoning Amendment Bylaw No. 3989, 2025".

Amendment

2 Zoning Bylaw 1997, No. 2950, is amended by:

(a) Section 12 (Definitions) is amended by:

(i) adding a new definition as follows:

"child care centre" means a facility providing non-residential care for children in accordance with the *Community Care and Assisted Living Act*.

(ii) replacing "daycare" with "child care" in the definition of "church"

(iii) replacing "daycare" with "day care" in the definition of "home-based business"

(iv) replacing "daycare" with "child care centre" in the definition of "live-work studio"

(v) replacing the definition of "mixed use building" with the following:

"mixed use building" means a building wherein there are two or more dwelling units and at least the entire bottom floor of the building is used for a commercial use, a child care centre, and/or another non-residential use permitted in the zone.

(b) Adding a new row to section 21 (2) (off-street parking spaces - Institutional) as follows:

Child Care Centre	1.5 spaces per classroom plus 2 additional spaces designated for short-term parking
-------------------	---

(c) Replacing "daycare" with "day care" throughout Section 30 (Home-based business)

(d) Adding "child care centre" as a permitted use under clause (1) in Sections 68 (C1), 69 (C2), 75 (C9), 78 (PI), 79 (PU), 80.8 (CD8), 80.11 (CD11), 80.16 (CD16).

(e) Adding "child care centre" as a permitted use in Section 80.15 (CD15) under clause (1) subclause (b).

- (f) Replacing "daycare" with "child care centre" as a permitted use in Sections 80.6 (CD6) and 80.22 (CD22), and in 80.19 (CD19) under subclauses (a) and (c).

READ a first time on _____

READ a second time on _____

This bylaw was advertised on the municipality's _____ site on _____, in the Cowichan Valley Citizen and the Chemainus Valley Courier on _____, and was posted to the municipality's public notice places on _____.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

RECEIVED the approval of the Minister of Transportation on _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

PLANNING REPORT

Report

Date March 5, 2025
Subject Zoning Bylaw Amendment – Child Care Centres

File: SPP00082

PURPOSE

To present for first and second reading a zoning amendment bylaw that will allow child care facilities in more places throughout North Cowichan.

BACKGROUND

Small (generally in-home) child care facilities are permitted in all zones.¹ Larger child care centres that accommodate more than eight children are currently only permitted as follows:

- As part of an accessory to a school or “church,” and,
- In these three comprehensive development zones:
 - Chemainus Artisan Village Comprehensive Development (CD6)
 - University Village Mixed Commercial/Residential Comprehensive Development (CD19)
 - Paddle Road North Comprehensive Development (CD22)

Due to these provisions, larger commercial child care facilities, a common model for child care delivery, cannot generally be established in North Cowichan without a zoning amendment. This is a barrier to opening either public or commercial child care facilities.

DISCUSSION

The [2020 Cowichan Region Child Care Plan](#) identified a significant shortage of child care spaces in the Cowichan Valley Regional District, to the extent that the region overall qualifies as a “child care desert” with spaces available for less than 33% of infants and toddlers. Providing quality early childhood education is associated with many social and economic benefits for children, their families, and the community.

One of the goals of the Official Community Plan (OCP) is to “build resilient, supportive, inclusive communities.” A stated target related to this goal is to increase the number of quality, affordable child care centres. The current restrictions in the zoning bylaw are inconsistent with this OCP goal, acting as a barrier to opening new child care centres in reasonable locations within North Cowichan.

The proposed zoning bylaw amendment allows larger child care centres in public, commercial, and mixed-use zones by adding “child care centre” as a permitted use to the following zones:

- Commercial Local (C1)
- Commercial General (C2)

¹ The zoning bylaw permits a day care for up to 8 persons in all zones (Section 48(5)(a)).

- Commercial Service (C3)²
- Chemainus Commercial (C9)
- Private Institution (PI)
- Public Use (PU)
- Maple Bay School Site Comprehensive Development (CD8)
- Community Services (Health Care) Comprehensive Development (CD11)
- Mixed Use Residential (CD15) in Area B
- Mixed Use Commercial Core (CD16)

The proposed zoning amendment also adds a minimum parking requirement for child care centres, a definition of “child care centre,” and updates the definition of “mixed-use building” for clarification and to permit child care centres in zones where “mixed-use building” is permitted use.³

Relative to the benefits they provide, the land use impacts associated with child care centres are minimal (e.g., traffic for short periods associated with drop/off and pick up, the noise of children playing), compared favourably with the impacts of many other commercial uses, and are not incompatible with the zones where the use is proposed to be added. Child care centres are highly regulated by the Province, including rules associated with the amount of indoor and outdoor space required per child. There is no apparent need for North Cowichan to provide additional density restrictions or oversight through the zoning bylaw in a general sense.

The existing limit of eight spaces for child care uses permitted in all zones is tied to the maximum number of children that can generally be under the care of one adult and is reasonable for most zones (e.g., residential, agricultural, and industrial zones). Maintaining this size limit ensures that these facilities are an “accessory” type use in zones where the parcel sizes, built form and/or other permitted uses may not be compatible with larger child care facilities. On residential, agricultural, and industrial zoned parcels, requiring a zoning bylaw amendment is reasonable to allow for a site-specific review of the impacts and site-suitability in context before permitting a larger child care centre. However, in areas zoned for commercial or public use, the size limit on child care facilities is an unnecessary restriction that counters the broader OCP goals relating to child care.

OPTIONS

1. **(Recommended Option)** THAT Council:
 1. gives first and second reading to Zoning Amendment Bylaw No. 3989, 2025; and,
 2. directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 3989, 2025.
 - Currently, establishing daycares which have more than eight children often requires a zoning bylaw amendment.
 - The proposed bylaw would significantly expand the locations where larger child care centres are permitted.
2. THAT Council directs staff to provide further information related to the proposed zoning

² Note that the C3 zone permits “All Uses Permitted in the C2 Zone”.

³ The following zones permit “mixed use building” but do not permit stand alone commercial uses: CD17, CD18 (Area 5), CD19 (Area 2).

amendments as follows: *[Council to provide direction]*.

- Council may direct amendments to the proposed bylaw or request additional information to support this decision.
3. (No resolution is required if Council does not wish to proceed with the proposed Zoning Amendment Bylaw No. 3989.)

IMPLICATIONS

The proposed amendment bylaw will allow larger child care facilities to be established in more locations without requiring a zoning amendment. The change responds to OCP policies regarding expanding child care provisions in North Cowichan while maintaining a size limit on such uses in areas where site-specific review is warranted before allowing a larger facility. The proposed amendment supports the "economy" and "community" pillars of the strategic priorities outlined in the Council Strategic Plan.

The proposed changes will remove a significant barrier for new private/commercial daycare proponents. The proposed amendments will also make it easier for North Cowichan to support new child care projects as a partner/land owner, in line with the OCP's policies 4.1.8(a) & (c), which recommend North Cowichan is proactive and participative in childhood development initiatives. Where funding is sought from other levels of government to support creating new child care spaces, projects that are "shovel ready" are typically prioritized. Needing to rezone property can count against requests for funding; this is true whether or not North Cowichan is a partner.

If Council does not wish to read the bylaw as proposed, staff can be directed to prepare a zoning amendment that adds child care facilities as a permitted use only to the Public Use and Private Institutional zones or to allow child care facilities on a site-specific basis on properties with existing or planned child care facilities.

There are no financial implications anticipated with any of the options presented.

RECOMMENDATION

THAT Council:

1. gives first and second reading to Zoning Amendment Bylaw No. 3989, 2025; and,
2. directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 3989, 2025.

Report prepared by:




Christina Hovey, RPP, MCIP
Project Planner

Report reviewed by:



Amanda Young, RPP, MCIP
Director, Planning and Building

Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachment:

- (1) Zoning Amendment Bylaw No. 3989, 2025



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 3989

A bylaw to amend Zoning Bylaw 1997, No. 2950 to permit child care centres in more locations

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Citation

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Amendment

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(a) Section 12 (Definitions) is amended by:

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"child care centre" means a facility providing non-residential care for children in accordance with the *Community Care and Assisted Living Act*.

(ii) replacing "daycare" with "child care" in the definition of "church"

(iii) replacing "daycare" with "day care" in the definition of "home-based business"

(iv) replacing "daycare" with "child care centre" in the definition of "live-work studio"

(v) replacing the definition of "mixed use building" with the following:

"mixed use building" means a building wherein there are two or more dwelling units and at least the entire bottom floor of the building is used for a commercial use, a child care centre, and/or another non-residential use permitted in the zone.

(b) Adding a new row to section 21 (2) (off-street parking spaces - Institutional) as follows:

Child Care Centre	1.5 spaces per classroom plus 2 additional spaces designated for short-term parking
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(c) Replacing "daycare" with "day care" throughout Section 30 (Home-based business)

(d) Adding "child care centre" as a permitted use under clause (1) in Sections 68 (C1), 69 (C2), 75 (C9), 78 (PI), 79 (PU), 80.8 (CD8), 80.11 (CD11), 80.16 (CD16).

(e) Adding "child care centre" as a permitted use in Section 80.15 (CD15) under clause (1) subclause (b).

- (f) Replacing "daycare" with "child care centre" as a permitted use in Sections 80.6 (CD6) and 80.22 (CD22), and in 80.19 (CD19) under subclauses (a) and (c).

READ a first time on _____

READ a second time on _____

This bylaw was advertised on the municipality's _____ site on _____, in the Cowichan Valley Citizen and the Chemainus Valley Courier on _____, and was posted to the municipality's public notice places on _____.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

RECEIVED the approval of the Minister of Transportation on _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

COUNCIL

RECOMMENDATIONS

5. PUBLIC INPUT ON AGENDA ITEMS

Council received public input from 1 member of the public regarding agenda item 9.1.

6. PRESENTATIONS AND PETITIONS

6.1 Delegations

6.1.1 Cowichan Green Community

Judy Stafford, outgoing Executive Director and Vanessa Daether, incoming Executive Director of Cowichan Green Community presented Council with an overview of their 2024 annual year in review.

7. BYLAWS

7.1 Revenue Anticipation Borrowing Bylaw No. 3998, 2025 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt Revenue Anticipation Borrowing Bylaw No. 3998, 2025. CARRIED

7.2 Fees and Charges Bylaw Amendment Bylaw No. 4001, 2025 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt Fees and Charges Bylaw Amendment Bylaw No. 4001, 2025. CARRIED

7.3 Zoning Amendment Bylaw No. 3992, 2025 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt Zoning Amendment Bylaw No. 3992, 2025. CARRIED

7.4 2025 – 2029 Financial Plan Bylaw No. 3996 for first three readings

IT WAS MOVED AND SECONDED:

THAT Council gives first, second and third readings to 2025 – 2029 Financial Plan Bylaw No. 3996, 2025 (Option 2). (Opposed: Findlay, Manhas) CARRIED

7.5 Zoning Bylaw Module 2: Legacy Zones for first and second readings

IT WAS MOVED AND SECONDED:

THAT Council:

1. Gives first and second readings to Zoning Amendment Bylaw No. 4002, 2025; and,
2. Directs that a public hearing be scheduled. CARRIED

7.6 Zoning Bylaw Amendment No. 3989, 2025 (Child Care Centres) for first and second readings

IT WAS MOVED AND SECONDED:

THAT Council:

1. gives first and second readings to Zoning Amendment Bylaw No. 3989, 2025; and,

2. directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 3989, 2025. CARRIED

7.7 Fees and Charges Bylaw Amendment No. 4007, 2025 for first three readings

IT WAS MOVED AND SECONDED:

THAT Council gives first, second, and third readings to Fees and Charges Bylaw Amendment Bylaw No. 4007, 2025. CARRIED

8. REPORTS

8.1 State of Land Development and Servicing Constraints

IT WAS MOVED AND SECONDED:

THAT Council receive for information the State of Land Development and Servicing Constraints report. CARRIED

8.2 Cancellation of Fire Department Staffing Pilot Project

IT WAS MOVED AND SECONDED:

THAT Council direct staff to delay the fire department staffing pilot project in 2025 and remove the \$400,000 in the 2025 – 2029 Financial Plan and include the implementation of the fire service engine staffing pilot in the 2026 Business planning process. CARRIED

8.3 Crofton Outdoor Pool Repair

IT WAS MOVED AND SECONDED:

THAT Council directs staff to proceed with the design and tendering process for the repairs to the Crofton outdoor pool, increase the project budget to \$360,000 and that the Crofton outdoor pool remain open for the majority of the 2025 season with the completion of repairs to take place after August 1, 2025. CARRIED

8.4 Interim Housing Target Order Progress Report Form: August 1, 2024 – January 31, 2025

IT WAS MOVED AND SECONDED:

THAT Council accepts the interim Housing Target Progress Report Form for the interim reporting period 1.1 attached to the March 5, 2025 report from the Manager, Planning. CARRIED

8.5 Disposal of 2002 Superior E-One Fire Engine

IT WAS MOVED AND SECONDED:

THAT Council direct staff to donate the used 2002 surplus Superior E-One fire engine to the Penelakut Fire Rescue. CARRIED

9. NEW BUSINESS

9.1 Exploration of Surplus Properties for Potential Sale

IT WAS MOVED AND SECONDED:

THAT

1. Staff be directed to conduct a review of municipally owned properties to identify those that are surplus to the needs of the municipality.