

PUBLIC HEARING INFORMATION PACKAGE

Zoning Amendment Bylaw No. 4015, 2025 (6759 Considine Ave)

Public Hearing Notice and Bylaw No. 4015

1. Notice of Public Hearing for **November 5, 2025 at 7:00 p.m.**
2. 1st Notification – Municipality's Social Media - Facebook - Publication Date: October 20, 2025
3. 2nd Notification - Cowichan Valley Citizen – Publication Date: October 29, 2025
4. Bylaw No. 4015
5. Map of Subject Property

Planning Staff Reports to Council

1. Report to October 1, 2025 Regular Council – First and Second Readings, Schedule Public Hearing
2. Report to October 15, 2025 Regular Council – Schedule Public Hearing

Council Resolutions

1. Council Resolution from October 1, 2025 Regular Council – First and Second Readings, Schedule Public Hearing
2. Council Resolution from October 15, 2025 Regular Council – Schedule Public Hearing (to be added when published)

Public Comments

[See Written Submissions Package](#)

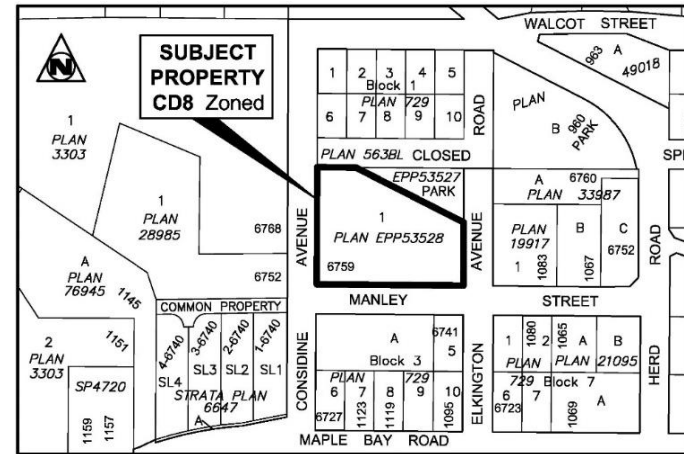


NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held at **7:00 p.m.** on **Wednesday, November 5, 2025** to allow Council to receive public input on **"Zoning Amendment Bylaw No. 4015, 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. 4015 (6759 Considine Avenue) proposes to amend Zoning Bylaw 1997, No. 2950 by repealing and replacing Section 80.8 [Maple Bay School Site Comprehensive Development Zone (CD8)] to include the following amendments:

- Replacing Section 80.8 (1) Permitted Uses with the following permitted uses: Accessory Dwelling Unit, Community Hall, Child Care Centre, Gallery, Mobile Food Service, Museum, Office, Restaurant and Warehouse.
- Under Section 80.8 (4) Density introducing a maximum floor space ratio as follows:
 - a) The maximum permitted floor space ratio is 0.50:1
 - b) The number of accessory dwelling units permitted is two (2)
 - (i) An accessory dwelling unit may not exceed a maximum gross floor area of 105 m²
 - (ii) No accessory dwelling unit shall be located on the parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act* prohibiting registration of a strata plan under the *Strata Property Act*.
- Removing Section 80.8 (5) Maximum Gross Floor Area.
- Increasing the Maximum Lot Coverage from 20% to 30%.
- By changing the Minimum Setbacks to the following: The minimum permitted setbacks in the CD8 Zone are as follows: (a) Yard, Front: 8m (26.25'), (b) Yard, Side: 8m (26.25'), (c) Yard, Rear: 6m (19.68')
- By changing the Maximum Building Height to the following: The maximum permitted building height for the CD8 Zone is 12.5m.
- Replacing Conditions of Use with the following:
 - a) Further to S.80.8(1) all uses, except *mobile food service* and *childcare centre* must be fully contained within a principal building.
 - b) Further to S.80.8(4), a maximum of one principal building is permitted on the subject property.
 - c) Drive-through restaurants are prohibited.
 - d) *Warehouse* and *office* uses must be accessory to *museum* or *gallery* uses.



The purpose of the amendment is to support expansion of the 'Hand of Man' museum located at 6759 Considine Avenue (PID: 029-641-560) as shown in bold outlined 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 by following the instructions provided 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, November 3, 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
- 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 **October 20, 2025** to **November 5, 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

PUBLIC HEARING NOTICE

1ST NOTIFICATION

Social Media Publication Date

October 20, 2025

2nd NOTIFICATION

Newspaper Publication Date

October 29, 2025



The Corporation of the District of North Cowichan
Zoning Bylaw 1997, No. 2950, Amendment Bylaw
BYLAW NO. 4015

A bylaw to amend the Maple Bay School Site Comprehensive Development (CD8) Zone

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. 4015, 2025".

Amendment

- 2 Zoning Bylaw, 1997, No. 2950, Part 5, Division 2 – Zones, Section 80.8 [Maple Bay School Site Comprehensive Zone (CD8)] is repealed and replaced as follows:

Permitted Uses

- (1) The permitted uses for the CD8 Zone are as follows:

Accessory Dwelling Unit
Community Hall
Child Care Centre
Gallery
Mobile Food Service
Museum
Office
Restaurant
Warehouse

Minimum Lot size

- (2) The minimum lot size for the CD8 zone is 6,500 m²

Minimum Frontage

- (3) The minimum permitted frontage for the CD8 zone is 20 m

Density

- (4) The maximum permitted density for the CD8 zone is as follows:
 - (a) the maximum permitted floor space ratio is 0.50:1
 - (b) The maximum number of accessory dwelling units permitted is two (2)

- (i) An accessory dwelling unit may not exceed a maximum gross floor area of 105 m².
- (ii) No accessory dwelling unit shall be located on the parcel unless the owner of such parcel has prior to the issuance of a building permit by the Municipality registered a covenant under Section 219 of the *Land Title Act* prohibiting registration of a strata plan under the *Strata Property Act*.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the CD8 zone is 30%

Minimum Setbacks

- (6) The minimum permitted setbacks for the CD8 Zone are as follows:
- (a) Yard, Front: 8 m (26.25')
 - (b) Yard, Side: 8 m (26.25')
 - (c) Yard, Rear: 6 m (19.68')

Maximum Building Height

- (7) The maximum permitted building height for the CD8 zone is 12.5 m

Conditions of Use

- (8) The conditions of use for the CD8 zone are as follows:
- (a) Further to S.80.8(1) all uses, except mobile food service and child care centre must be fully contained within a principal building.
 - (b) Further to S.80.8(4), a maximum of one principal building is permitted on the subject property.
 - (c) Drive-through restaurants are prohibited.
 - (d) Warehouse and office uses must be accessory to museum or gallery uses.

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 _____.

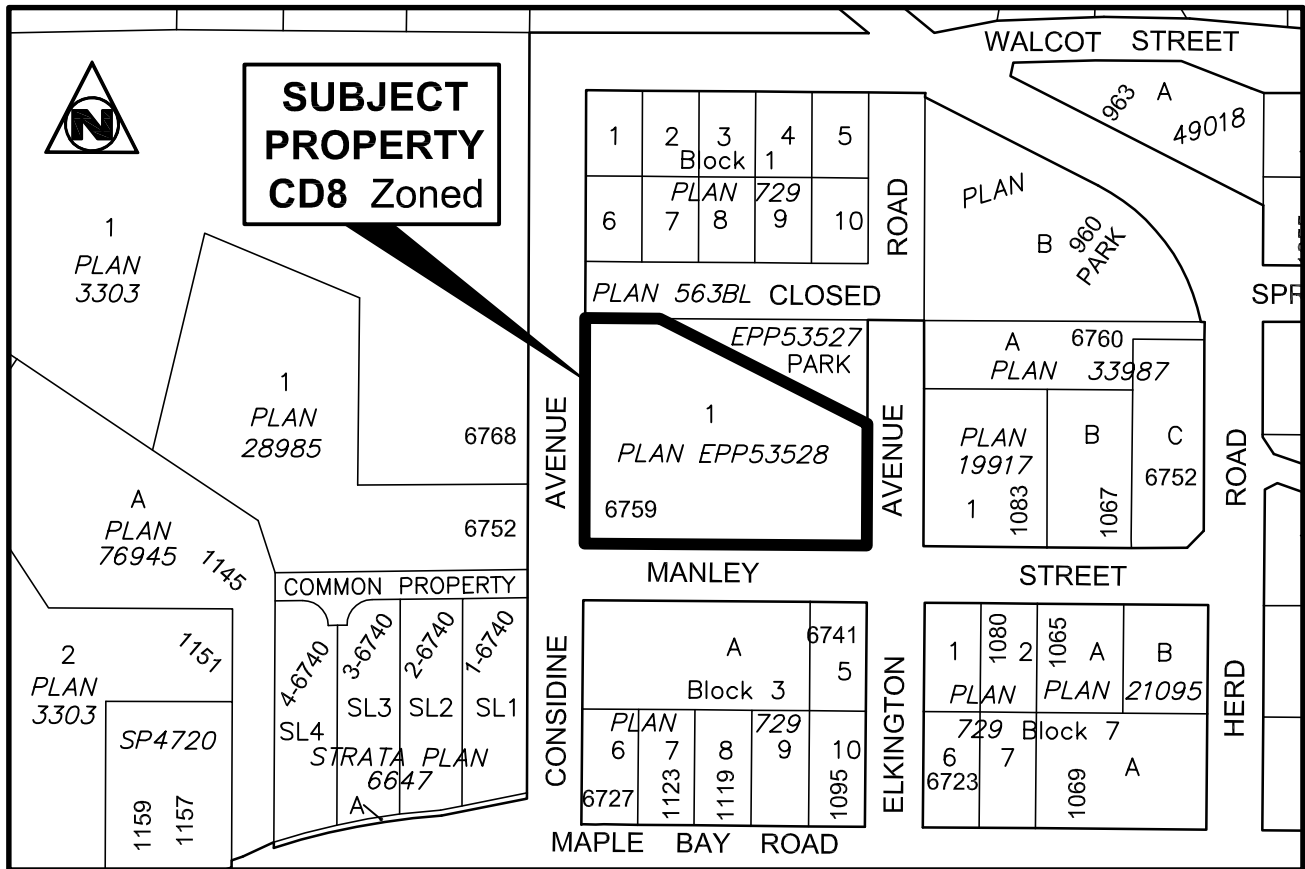
READ a third time on _____.

Certified a true copy of Bylaw No. _____ as at third reading.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER



REPORTS TO COUNCIL

Report

Date October 1, 2025

File: ZB000222

Subject Zoning Amendment Bylaw No. 4015, 2025 for first and second readings

PURPOSE

To introduce “Zoning Amendment Bylaw No. 4015, 2025” for first two readings, which proposes to amend the Maple Bay School Site Comprehensive Development (CD8) zone to support expansion of the ‘Hand of Man’ museum.

BACKGROUND

6759 Considine Avenue is a 1.65-acre parcel zoned as “Maple Bay School Site Comprehensive Development Zone” (CD8) in Zoning Bylaw 1997, No. 2950 and designated as Rural Residential in Official Community Plan Bylaw No. 3900, 2022 (Attachments 1, 2 & 3). The property contains one existing building (former Maple Bay School) that is comprised of the ‘Hand of Man’ museum, an office, an accessory dwelling unit (ADU), warehouse space, and a garage (Attachment 4). The parcel is located outside of the Urban Containment Boundary (UCB) and is serviced by the municipal water system and an onsite septic system.

The property is surrounded by Residential Rural (R1) zoned parcels to the east, west, and south, and a Public Use (PU) zoned parcel (Andy Hutchins Park) to the north. The northeastern corner of the lot was dedicated to North Cowichan as an addition to Andy Hutchins Park when the parcel was first rezoned to Maple Bay School Site Comprehensive Development CD8 in 2015.

Proposal

The applicant proposes an amendment to the Maple Bay School Site Comprehensive Development (CD8) Zone to increase the commercial potential of the lot and support new uses that align with the current museum/gallery use. The applicant has provided a summary of their proposal in Attachment 5 and a rationale in Attachment 6.

Proposed Zoning Amendment Bylaw No. 4015, 2025, is included as Attachment 7. A summary and justification for the proposed amendments is outlined below. Bold lettering indicates a new regulation, and strikethrough indicates a regulation that has been removed.

PERMITTED USES

Current Zone	Proposed Amendment
Accessory Dwelling Unit	Accessory Dwelling Unit
Assembly Hall	Assembly Hall
Child Care Centre	Community Hall
Fitness Centre/Gymnasium	Child Care Centre
Gallery	Fitness Centre/Gymnasium
Mini-Warehousing	Gallery

Office Personal Service	Mini-Warehousing Mobile Food Service Museum Office Personal Service Restaurant Warehouse
Reason for Amendment: To better align with the current uses on the lot and introduce supplementary uses to support expansion of the existing business on the property.	

MINIMUM LOT SIZE

Current Zone	Proposed
6,500 m ²	6,500 m ²

MINIMUM LOT FRONTAGE

Current Zone	Proposed
20 m	20 m

DENSITY

Current Zone	Proposed Amendment
Maximum of 2 accessory dwelling units	Maximum Floor Space Ratio: 0.50:1 Maximum of 2 accessory dwelling units • An accessory dwelling unit may not exceed a maximum gross floor area of 105 m² • No accessory dwelling unit shall be located on the parcel unless the owner of such parcel has prior to the issuance of a building permit by the Municipality registered a covenant under Section 219 of the <i>Land Title Act</i> prohibiting registration of a strata plan under the <i>Strata Property Act</i>.
Reason for Amendment: To introduce a maximum floor space ratio to replace the following Section of the Zone: "Maximum Gross Floor Area" and to align ADU regulations with other zones.	

MAXIMUM GROSS FLOOR AREA

Current Zone	Proposed Amendment
The maximum gross floor area is 1,800 m ² for all buildings, including a maximum of: (a) 225 m ² for an Assembly Hall, Fitness Centre/Gymnasium, Gallery, or combination of Assembly Hall, Fitness Centre/Gymnasium and Gallery; (b) 160 m ² for Mini-Warehousing, or six (6) individual Mini-Warehousing units, whichever results in a lesser gross floor area; (c) 105 m ² for an Accessory Dwelling Unit; and, (d) 280 m ² for a Retail Store.	Section Removed
Reason for Amendment: To provide better flexibility for commercial development by removing gross floor area requirements based on use. A maximum Floor Space Ratio was introduced to the Density section.	

MAXIMUM LOT COVERAGE

Current Zone	Proposed Amendment
20%	30%
Reason for Amendment: To increase building potential on the property and support the expansion of a local business.	

MINIMUM SETBACKS

Current Zone	Proposed
8 m from any lot line	(a) yard, front: 8 m (b) yard, side: 8 m (c) yard, rear: 6 m
Reason for Amendment: to accommodate a proposed addition to the existing primary building.	

MAXIMUM BUILDING HEIGHT

Current Zone	Proposed Amendment
(a) Principal Buildings, 12.5 m (b) Accessory Buildings and Structures, 5.0 m	(a) 12.5 metres
Reason for Amendment: All uses must be fully contained in the principal building, excluding a childcare centre and a mobile food service. Staff do not wish to limit the building height of a childcare centre.	

CONDITIONS OF USE

Current Zone	Proposed Amendment
All permitted uses in the CD8 zone must be fully located within the principal building.	(a) Further to S.80.8(1) all uses, except mobile food service and childcare centre must be fully contained within a principal building. (b) Further to S.80.8(4), a maximum of one principal building is permitted on the subject property. (c) Drive-through restaurants are prohibited. (d) Warehouse and office uses must be accessory to museum or gallery use.
Reason for Amendment: To provide more flexibility for the development of childcare centres, ensure that restaurant use will not substantially increase vehicle traffic, and ensure that warehouse and office uses are not the sole uses in the zone.	

DISCUSSION

Official Community Plan

The proposed amendments to the Maple Bay School Site CD8 zone align with the objectives of the OCP by enhancing community character and commercial opportunities while limiting density outside of the UCB. The following OCP guidelines apply and are satisfied by the proposed amendment:

- **3.1.3 Growth Centres - Objectives:**

"Manage growth and designate a variety of land and water uses that strengthen our community, maintain individual character, preserve natural and rural areas and foster climate-friendly and active ways to move around."

The proposed amendments will not increase the permitted residential density on the lot. The increase in maximum lot coverage will allow for an expansion of the Hand of Man Museum, a popular tourist destination in Maple Bay.

- **3.1.4 Growth Centres – The Municipality will strive to:**

- *"e. Encourage development that creates compact communities and provides active climate-friendly ways to move around, social interactions, and a sense of community."*
- *"k. Consider permitting childcare facilities within all residential and commercially zoned parcels."*

The Hand of Man Museum generates tourism on a regional scale and offers an educational opportunity within the Maple Bay area. The proposed restaurant and mobile food cart use would also benefit the utilization of the abutting Andy Hutchins Park, supporting a greater sense of community and social interaction. While the current owner does not propose childcare facilities, the OCP supports this use in all commercially zoned parcels.

- **3.1.5 Growth Centres - The Municipality will ask developers to:**

- *"a. Develop land in a low-impact, site-adapted manner, integrating natural features and ecological systems."*
- *"c. Contribute to improve quality of life in North Cowichan as part of rezoning approval for commercial or higher density residential use (e.g. community amenity contributions as may be beneficial and appropriate)."*

The CD8 Zone was developed specifically to support the Hand of Man Museum. Amendments to the zone allow for site-specific development. The proposed rezoning is subject to the Interim Community Amenity Contribution (CAC) Policy, which is included as Attachment 8. The requested CAC contribution is equal to three times the amount established in the Development Cost Charges (DCC) Bylaw Phase 3 (July 1, 2015, onwards), approximately \$38,489.82, and would be secured by covenant prior to adoption of the proposed Zoning Amendment Bylaw. Building schematics with accurate square footage increases will be required to confirm the CAC amount.

- **3.2.18 Rural Residential Designation - Objective:**

"Very little housing growth is anticipated in these areas, although there may be some limited context-specific opportunities. There may also be potential to accommodate neighbourhood commercial uses, such as convenience stores, cafes, neighbourhood pubs or community halls. Subdivision and stratification are not encouraged and significant mature tree and vegetation cover is maintained throughout these areas."

The proposed amendment will not increase the permitted residential density in the CD8 zone. The primary use of the subject site will continue to be the Hand of Man Museum, as was supported in the original development of the CD8 Zone. The amendment proposes to replace the assembly hall use with community hall use to better align with OCP objectives.

- **3.2.19 Rural Residential Designation - The Municipality will strive to:**

- *"g. Develop neighbourhood plans (or consider plans developed by resident groups) for specific areas where particular community or development goals are identified by local residents. These will not necessarily imply significant amounts of new development or housing growth, and may be focused instead on improving a neighbourhood's quality, safety or character."*
- *"h. Require new dwellings or commercial buildings to incorporate rainwater storage systems."*

The CD8 Zone was developed specifically to incorporate the Hand of Man Museum located on 6759 Considine Avenue. The proposed amendments are designed to support further expansion of the museum while retaining the neighbourhood character and function of the existing development. A development permit for the commercial form and character will be required prior to the issuance of a building permit for the future expansion of the museum. A landscaping plan and a rainwater management plan will be required prior to the issuance of a building permit.

- **8.4.1 Rural-Based Economic Opportunities - Objectives:**
"Encourage and promote economic activities that fit with the values of rural communities and a thriving natural environment."
- **8.4.2 The Municipality will strive to:**
"Allow some commercial uses and home-based businesses in rural areas, consistent with maintaining rural character. Focus on local products and small-scale services (including childcare facilities) and carefully assess proposals for assembly uses (such as wedding venues and fêtes) on a case-by-case basis to ensure acceptable levels of noise, disturbance and traffic are maintained."
- **8.4.3 The Municipality will work with others to:**
 - *"a. Support and encourage the development of rural businesses, especially those that enhance the productivity of the natural environment and link climate change strategies to economic opportunities."*
 - *"b. Support business and tourism development that sensitively celebrates our natural assets and rural character including agri-tourism, sports-tourism and ecotourism at levels that do not compromise those assets."*

The proposed amendments will support the growth and economic viability of an existing local business, while also further encouraging tourism in a manner that aligns with the rural character of the neighbourhood. The increase in maximum lot coverage from 20% to 30% will provide additional flexibility for the property owner while ensuring that existing tree canopy cover and landscaping is retained on the lot.

Community Amenity Contributions

The proposed rezoning is subject to the Interim CAC Policy included as Attachment 8. The requested CAC contribution is equal to three times the amount established in the DCC Bylaw Phase 3 (July 1, 2015, onwards), approximately \$38,489.82, and would be secured by covenant prior to adoption of the proposed Zoning Amendment Bylaw. Building schematics with accurate square footage will be required to confirm the CAC amount.

Impact on Surrounding Community

The proposed amendments to the CD8 Zone are unlikely to have a negative impact on surrounding properties or the broader Maple Bay community. Any future commercial expansion on the lot will be subject to a development permit for commercial form and character (DPA-2), which will allow staff to review proposed landscaping and building design. The proposed addition to the museum is unlikely to cause a significant increase in local traffic or increase water usage. Off-street parking must be proven out prior to building permit issuance to ensure the potential increase in visitors can be accommodated on the property.

Public Hearing Requirements

Section 464 (2) of the *Local Government Act* provides that a local government is not required to hold a public hearing if the zoning amendment is consistent with the OCP. Staff's assessment of the application found a sufficient level of policy support within the OCP to deem the application to be not in conflict with the OCP.

The *Local Government Act* does not require the Municipality to hold a public hearing; however, it may still choose to do so. North Cowichan does not currently have an adopted policy that addresses when it may or may not consider waiving a public hearing, once it has determined that one is not required. Given the potential public interest in this proposal, staff recommend holding a public hearing for the proposed bylaw amendment.

OPTIONS

1. **(Recommended Option)** THAT Council:
 1. Gives first and second readings to Zoning Amendment Bylaw No. 4015, 2025, and,
 2. Directs staff to schedule a public hearing.
2. THAT Council:
 1. Gives first and second readings to Zoning Amendment Bylaw No. 4015, 2025, and,
 2. Waives the public hearing.
3. THAT Council defeat Zoning Amendment Bylaw No. 4015, 2025.

IMPLICATIONS

If the proposed Zoning Bylaw Amendment is approved by Council, the current and proposed uses on 6759 Considine Avenue will comply with the CD8 Zone.

If the bylaw is defeated, the applicant will be unable to proceed with their proposed development and business expansion plans.

ANALYSIS & RATIONALE

Staff recommend approval of Zoning Bylaw Amendment No. 4015 due to the limited impact on surrounding properties and alignment of the zone with the existing uses on the property. The Hand of Man Museum is an established business that generates tourism in both local and regional contexts. If the application is approved, a development permit and building permit application will be submitted to expand the existing building. While additional secondary uses (such as a mobile food cart) are proposed to be added to the parcel, the primary *museum* use will remain.

RECOMMENDATION

THAT Council:

1. Gives first and second readings to Zoning Amendment Bylaw No. 4015, 2025, and,
2. Directs staff to schedule a public hearing.

Report prepared by:



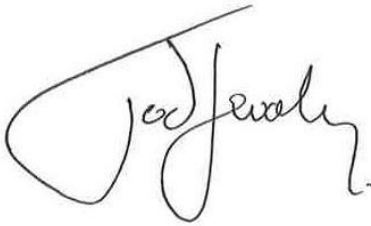
Amanda Habkirk
Development Planner

Report reviewed by:



Amanda Young
Director, Planning and Building

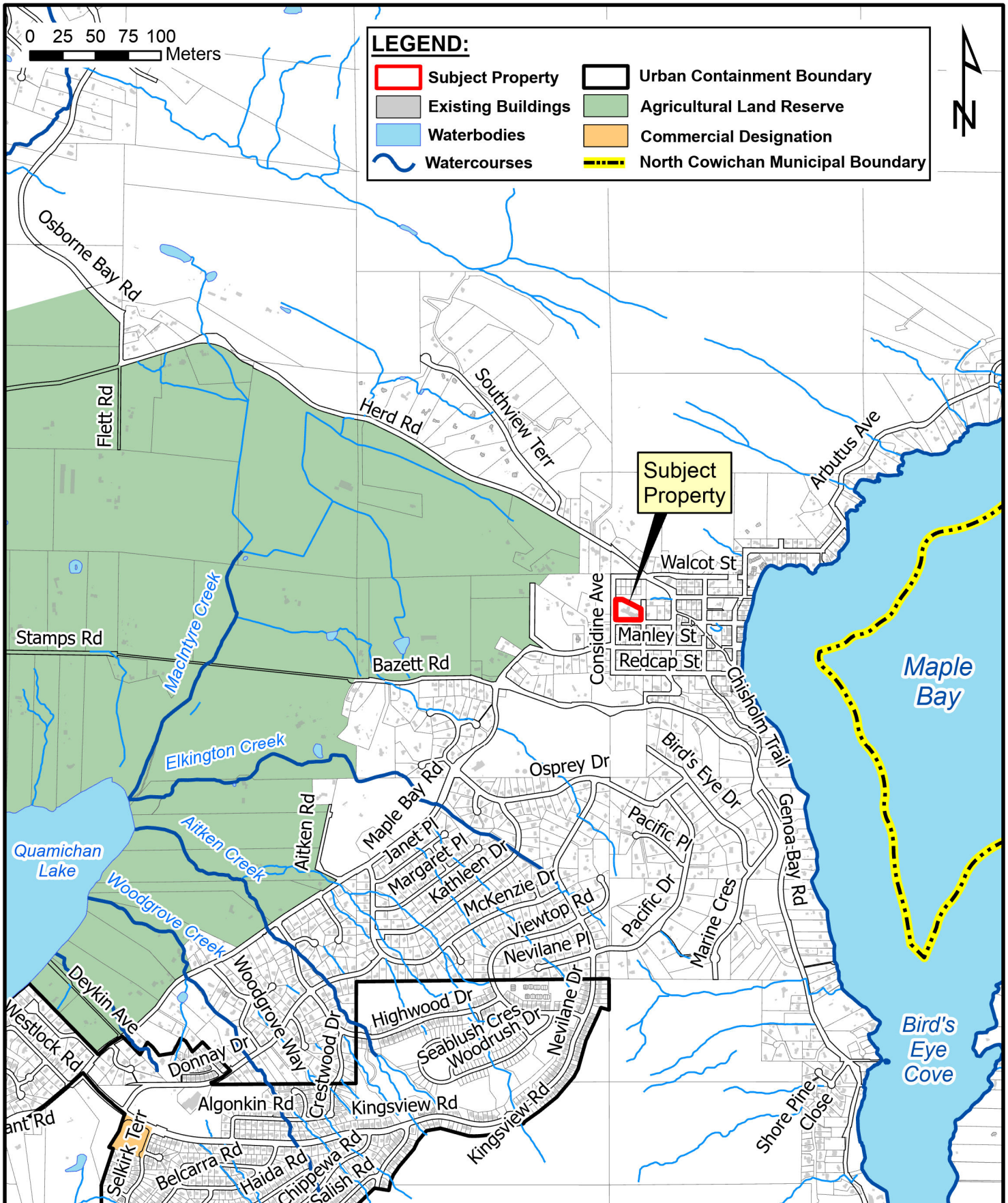
Approved to be forwarded to Council:



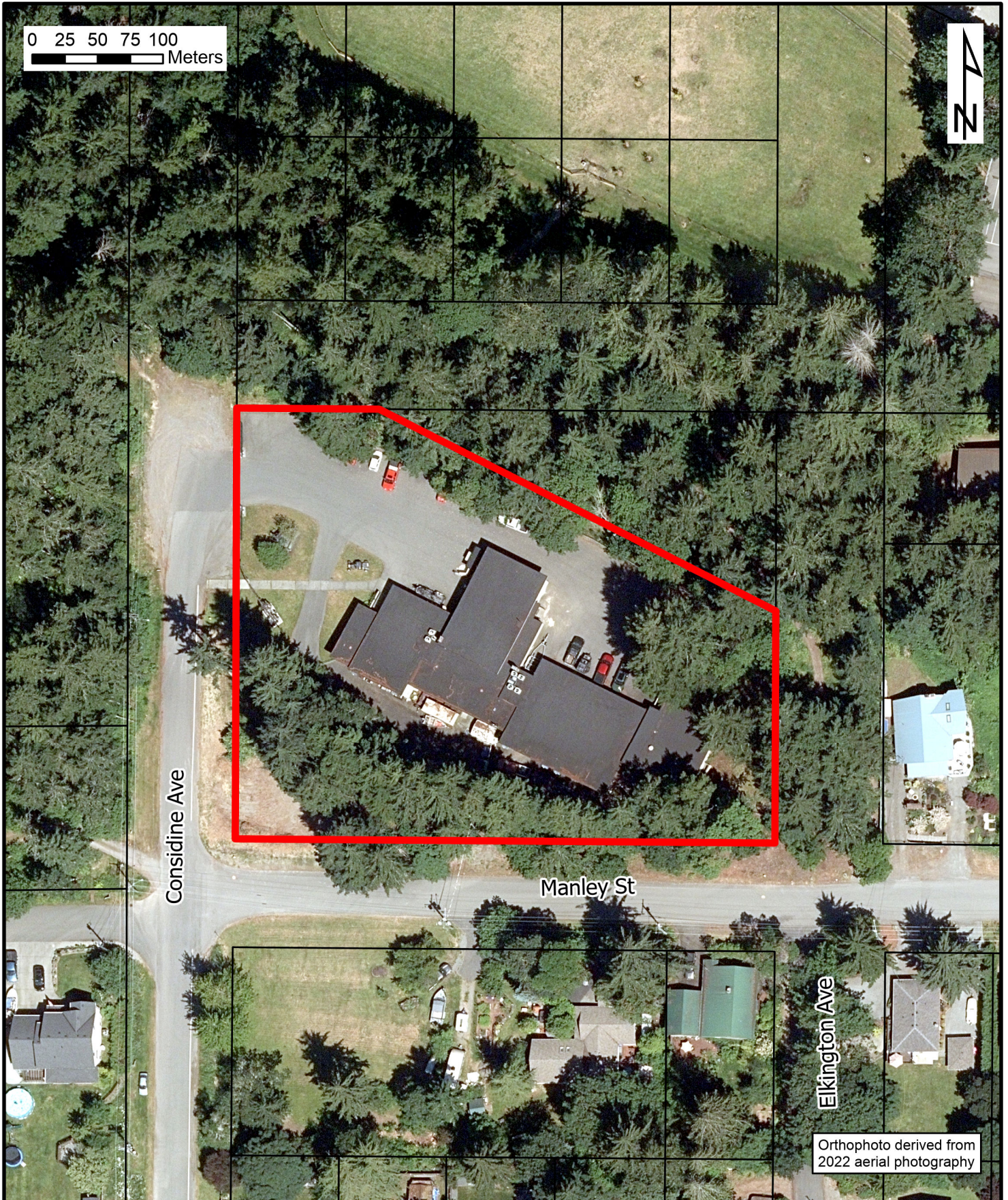
Ted Swabey
Chief Administrative Officer

Attachments:

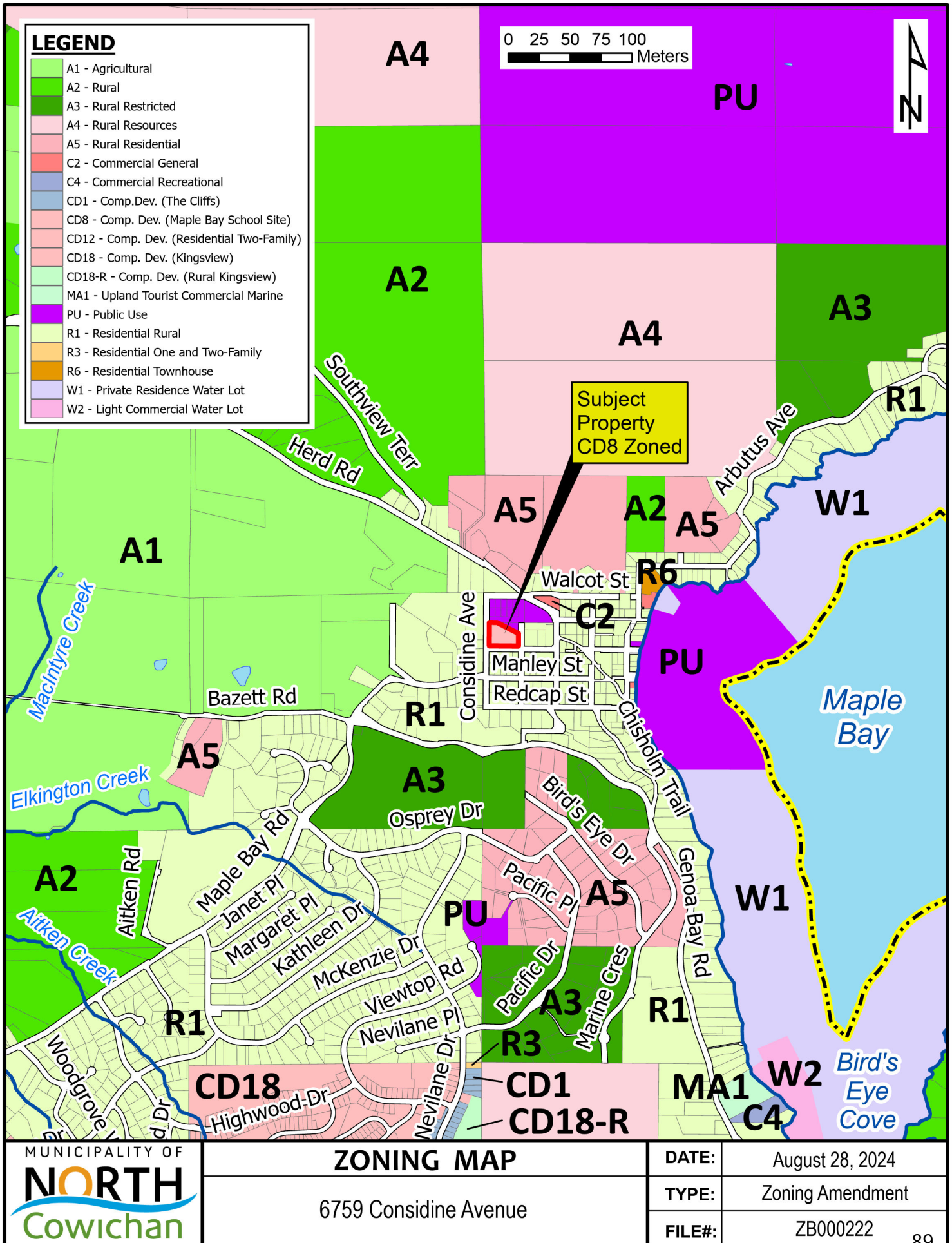
- (1) Location Map
- (2) Orthophoto
- (3) Zoning Map
- (4) Site Plan
- (5) Proposal Summary
- (6) Letter of Rationale
- (7) Bylaw No. 4015, 2025
- (8) Interim Community Amenity Contribution Policy



	LOCATION MAP		DATE:	August 28, 2024
	6759 Considine Avenue		TYPE:	Zoning Amendment
			FILE#:	ZB000222



	ORTHOPHOTO MAP		DATE:	August 28, 2024
	6759 Considine Avenue		TYPE:	Zoning Amendment
			FILE#:	ZB000222





6759 Considine Ave

Zoning Amendment Proposal

December 20, 2023

Municipality of North Cowichan
7030 Trans-Canada Highway
Duncan, BC V9L 6A1

Attention: Caroline von Schilling

Contact

Makayla Berger
778-560-2011
mberger@mcelhanney.com





Project Information

6759 Considine Ave

Project Concept & Intent

On behalf of our client, we are writing to formally introduce and outline the project concept and intent for the proposed amendment to the Comprehensive Development 8 (CD8) zone for 6759 Considine Ave.

6759 Considine Ave is the location that hosts the Hand of Man Museum, a museum of natural history, cultural arts, and conservation. Many years ago, the property had previously undergone a rezoning process to accommodate its transformation into a museum and now seeks further refinement to optimize community benefits and ensure long-term success. Our client envisions not only preserving the rich cultural heritage within the museum's walls but also expanding its impact on the community at large. Additionally, the client has established a trust, so that the museum, which is the client's life's purpose and impressive personal collection, will remain operational indefinitely.

Key Objectives:

Preservation of Natural History, Cultural Arts and Conservation: The amendment aims to uphold and celebrate the historical significance of the site, recognizing its evolution from an educational institution to a vital hub for the community and providing an unmatched experience for its visitors from all over the world.

Optimizing Land Use for Community Benefit: We propose amendments to the CD8 zone that will support the museum's current and future programming, allowing for adaptive use of the space that benefits the community through educational outreach, events, and collaborations.

Community Engagement: We are committed to fostering a collaborative and transparent dialogue with the local community and neighbours.

Economic and Social Impact: The proposed changes aim to enhance the economic and social fabric of the community by providing educational opportunities, unique experiences, and creating a one-of-a-kind experience for civic engagement.

We thank you for your consideration of our proposal.



Zoning Bylaw Amendment Application Package

6759 Considine Ave

To support our application proposal to amend the CD8 Zone, attached is the complete application package as discussed during pre-application discussions with Caroline von Schilling, Development Planner.

As per the development application form, the following documents have been attached:

1. **Letter of Rational for Development Proposal** (*this document*)
2. **Property Title & Covenants**
3. **Zoning Compliance Table** (*within this document*)
4. **Completed Application Form**
5. **Corporate Summary**
6. **Site Plan**

These documents have been provided as separate electronic versions for ease of use and review.

We look forward to your review of the application, and to collaborate making the Hand of Man Museum a world-renowned place to gather, learn and connect within the Cowichan Valley. Please do not hesitate to reach out for any further information required for this application, we will be happy to assist.

Thank you for considering this proposal.

Sincerely,

McElhanney Ltd.



Makayla Berger, FIT, BSF, MCP

mberger@mcelhanney.com

D 778-560-2011



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6759 Considine Ave – Zoning Amendment Proposal

LOT 1, PLAN EPP53528, SECTION 7, RANGE 5, COMIAKEN LAND DISTRICT

Intent of Proposal

The intent of this proposal is to amend the CD8 zone to better suite the site and refine the permitted uses and siting requirements in such a way that will be enhancing and complimentary to the museum. Additionally, the proposed amendments support the future opportunity for constructing two additional garages, an office, storage, and an accessory dwelling unit (as seen in **Figure 7**). It is important to highlight that the additions that will be considered in the future align with the current uses of the zone. The amendments to support future addition(s) are related to maximum gross floor area, parcel coverage and siting. The proposal also suggests a list of uses that better align with the site, with the only new use being the addition of food truck/cart which will be a great service to provide on the site.

Figure 1 represents an ortho photo of the site for context.

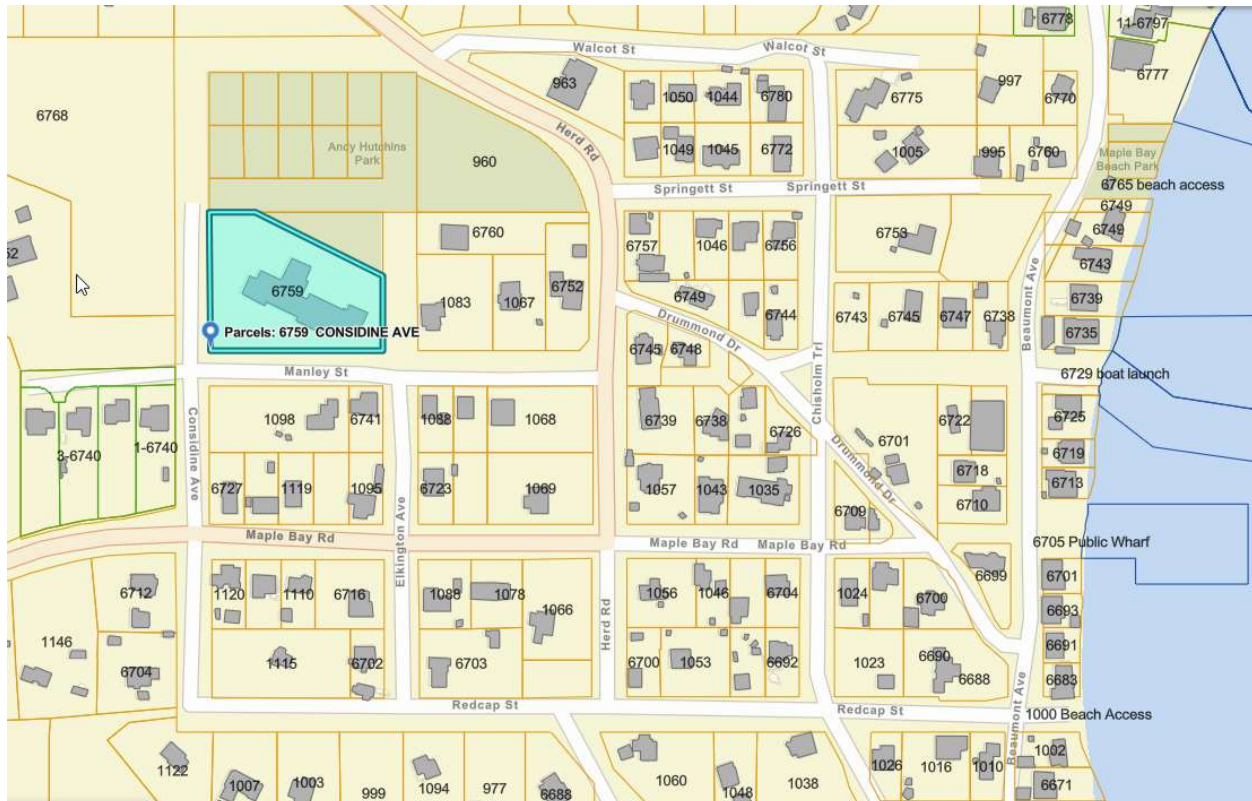
Figure 1: Site Ortho Photo



Context

The subject property is 1.65 acres in size and is located on the corner of Considine Ave and Manley Street. All the property to the east, south and west is zoned R1 and the property adjacent-north is zoned PU and is known as the Andy Hutchins Park. During the last rezoning of this parcel, the owner donated the northeastern corner of the parcel to be dedicated land to the park. The parcel is within the Rural Residential land use designation and is zoned CD8.

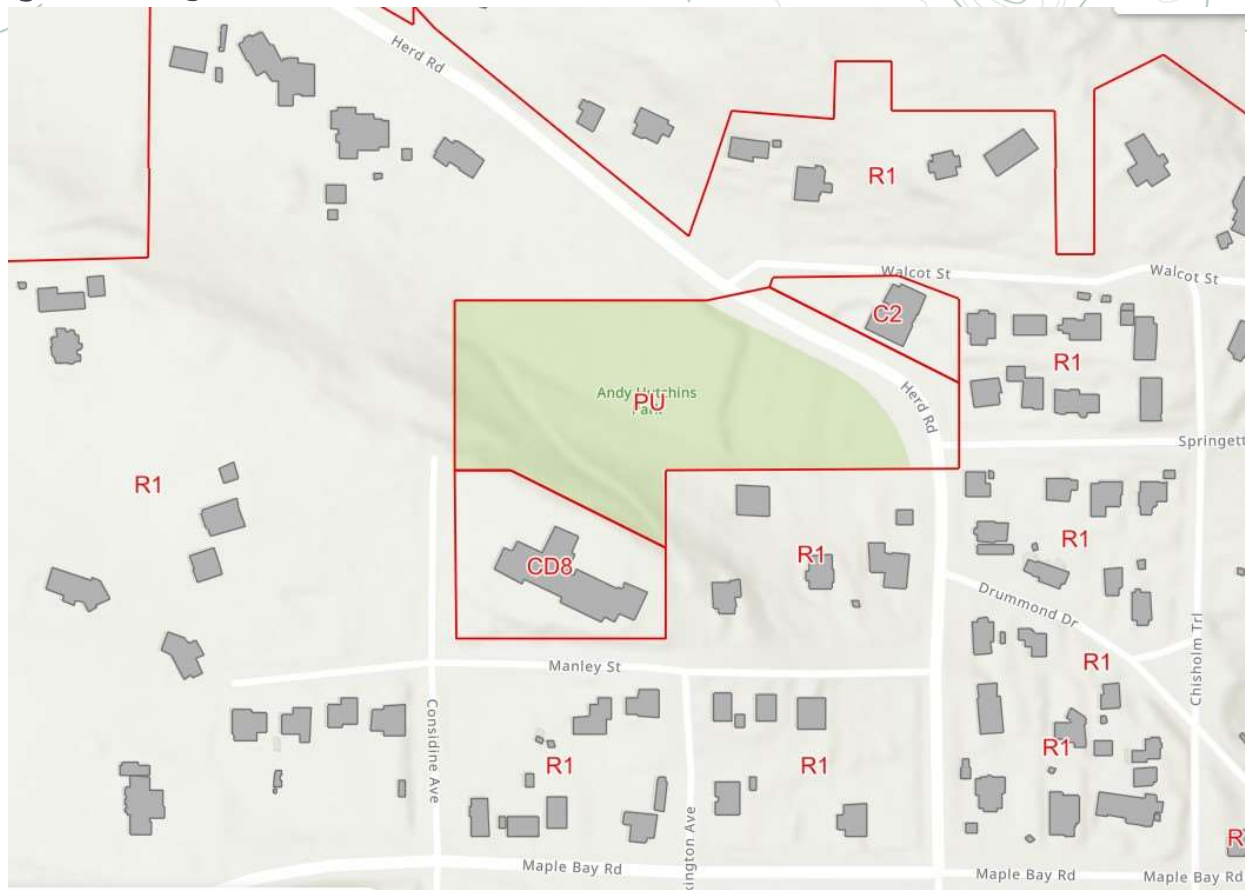
Figure 2: Area Context



Rationale

While the spirit of the current zone has supported the museum site thus far, additional uses and siting adjustments are required for the museum to develop in a mature fashion. Due to the high success of the museum, the floor area of the museum is at its capacity, and the owner would like to be able to provide additional storage, office and garage space, so current rooms can be dedicated to displaying the precious museum monuments. Additionally, the owner would like to construct a second dwelling unit as his personal residence. It is key to note that the addition of a second accessory dwelling unit, is currently permitted on the site. After a handful of years in operation, we are proposing a path forward to clean up the zone to support long-term operation of the museum.

Figure 4: Zoning Context



Zoning Compliance Table

The Zoning Compliance Table below provides a review of the existing and proposed zone:

Table 1: Zoning Compliance Table

	CD8	Proposal	Comments
Permitted Uses	Accessory Dwelling Unit Assembly Hall Fitness Centre / Gymnasium Gallery Mini-Warehousing Office Personal Service Retail Store	Accessory Dwelling Unit Assembly Hall Artisan Studio Food Truck Food Cart Gallery Office accessory	After careful review of the definitions of all uses, we suggest the following uses as they capture intent and operation of the museum. While the intent (indefinitely) is to remain a museum, this amendment eliminates the

		Warehouse use (*Condition of use must be accessory to gallery use)	opportunity for mini-warehousing at a larger scale.
Minimum Lot Size	The minimum lot size for the CD8 zone is 6,500 m ² (1.61 ac).	The minimum lot size for the CD8 zone is 6,500 m ² (1.61 ac).	No proposed amendment to the minimum lot size.
Minimum Frontage	The minimum permitted frontage for the CD8 zone is 20 m (65.62').	The minimum permitted frontage for the CD8 zone is 20 m (65.62').	No proposed amendment to the minimum frontage requirement.
Density	The maximum number of Accessory Dwelling Units permitted is two (2).	The maximum number of Accessory Dwelling Units permitted is two (2). (105 sq m)	No proposed amendment to density.
Maximum Gross Floor Area	The maximum gross floor area for the CD8 zone is 1,800 m ² (19,375.04 sq. ft.) for all buildings, including a maximum of: (a) 225 m ² (2,421.88 sq. ft.) for an Assembly Hall, Fitness Centre/Gymnasium, Gallery, or combination of Assembly Hall, Fitness Centre/Gymnasium and Gallery; (b) 160 m ² (1,722.23 sq. ft.) for Mini-Warehousing, or six (6) individual Mini-Warehousing units,	The maximum gross floor area for the CD8 zone is 2,150 m ² (23,142.41 sq. ft.) for all buildings, including a maximum of: 105 m ² (1,139.21) for an Accessory Dwelling Unit; and 165 m ² (1,776.05 sq. ft) for an Assembly Hall 690 m ² (7,429.16 sq. ft) for a Gallery; and 80 m ² (861.11 sq. ft) for an office 165 m ² (1,778.58 sq. ft) for a warehouse	Please See Table 3 for gross floor area calculations to support the proposed amendments,

	whichever results in a lesser gross floor area; (c) 105 m² (1,130.21 sq. ft.) for an Accessory Dwelling Unit; and (d) 280 m² (3,013.89 sq. ft.) for a Retail Store.		
Maximum Lot Coverage	The maximum permitted lot coverage for the CD8 zone is 20% of the lot area.	The maximum permitted lot coverage for the CD8 Zone is 25% of the lot area.	We are proposing a 5% increase in parcel coverage. This is to accommodate the food truck and food cart use as well as provide opportunity for future development of the garage(s). See Table 6 for calculation and Figure 8 for a visual representation of parcel coverage increase.
Minimum Setbacks	The minimum permitted setback for Principal Buildings and Accessory Buildings and Structures from any lot line in the CD8 zone is 8.0 m (26.25').	The minimum permitted setback for Principal Buildings and Accessory Buildings and Structures from all lot lines, except the Yard, Rear in the CD8 zone is 8.0 m (26,25'). The Yard, Rear lot line in the CD8 zone is 6.0 m.	We proposed that the rear yard setback be decreased to 6.0 meters, to accommodate the feasibility of a future garage. It appears that the adjacent land is a 20m wide road dedication with a trail connecting to Andy Hutchins Park and is not residential. There would be no impact for either adjacent property owners or the owner of this site.

			For a visual representation of this setback, please see Figure 9. ****May be a separate variance application****
Maximum Building Height	The maximum permitted building heights for the CD8 zone are as follows: (a) Principal Buildings, 12.5 m (41.0') (b) Accessory Buildings and Structures, 5.0 m (16.4')	The maximum permitted building heights for the CD8 zone are as follows: (a) Principal Buildings, 12.5 m (41.0') (b) Accessory Buildings and Structures, 5.0 m (16.4')	****Note, variance may be required in the future to accommodate height of the 2nd ADU****
Condition of Use	All permitted uses in the CD8 zone must be fully located within the Principal Building.	All permitted uses in the CD8 zone except Food Truck and Food Cart must be fully located within the Principal Building. Warehouse use must be accessory to Gallery Use.	Condition of use amended to permit Food Truck/Food Cart on the site and to ensure that the warehouse use is accessory to gallery use.

Gross Floor Area Calculations

When the original rezoning occurred to transition the site's use from institutional to permit the museum, the floor area was calculated, which was also to consider the parking requirement provision in the bylaw.

Table 2 below represents the proposed list of uses and it's associated floor area. As well, **Figure 5** represents a visual aid to better understand the uses within the building. The following section references the parking requirements specifically and how this proposal can still support the required parking requirements. The tables below capture the area of the uses that require specific parking requirements.

Parking Calculations

To illustrate compliance with the parking provisions in *Bylaw No. 2590* please refer to **Table 5** which calculates the parking requirements. **Table 2** below represents the calculated gross floor area by use.

Table 2. Building Total Gross Floor Area Breakdown

Space #	Area (sq. ft)	Use Specific
00A	16.83	n/a
01	826.33	Gallery
02	814.41	Gallery
03	818.63	Gallery
04	806.82	Gallery
05/07	361.4	n/a
06	144.69	n/a
08	103.25	n/a
09/09A	209.53	n/a
10	75.27	n/a
11	20.6	n/a
12	75.27	n/a
13	269.78	Office
14	1758.1	Principal: Gallery Accessory: Assembly Hall
14A	140.47	Gallery
14B	116.6	Gallery
14C	90.13	Gallery
14D	264.35	Gallery
15	820.57	Gallery
16	47.86	n/a
16A	11.26	n/a
17	136.26	Gallery
17A	106.53	Office

18	808.71	Gallery
19	578.58	Storage
19A	349.3	n/a
19B	1434.75	n/a
20	1097.97	Accessory Dwelling Unit
21	1570.13	Gallery
22	1542.88	n/a
23	215.75	Gallery
Proposed Additions		
P1 - Office	450	Office
P2 - Garage 1	2100	n/a
P3 - Garage 2	800	n/a
P4 - Accessory Dwelling Unit	1130	Accessory Dwelling Unit
P5 - Storage	1200	Storage

Figure 5: Interior Use Layout

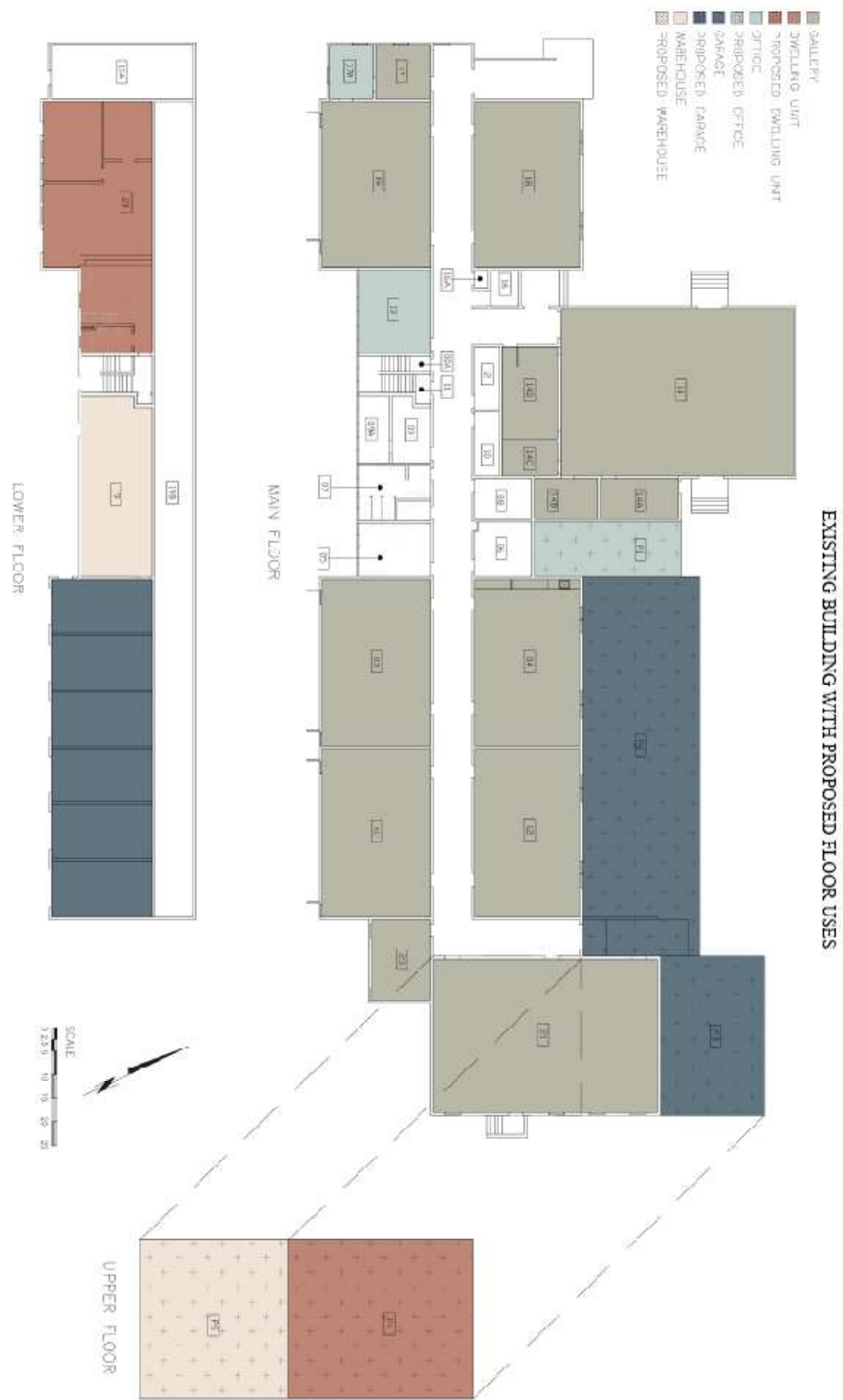


Table 3 below is a breakdown of the floor area by permitted use. The *Gallery* use takes up the most amount of floor space, which is expected as that is the primary use of the site.

Table 3. Gross Floor Area Breakdown by Use

Use	Space #	Total Gross Floor Area (sq. ft)
Gallery	01, 02, 03, 04, 06, 14, 14A, 14B, 14C, 14D, 15, 17, 18	9187.26
Accessory Dwelling Unit	20, P4	2228.18
Office	13, P1	826.31
Warehouse	19, P5	1778.58
Assembly Hall	14 (Already captured in <i>Gallery</i>)	1758.1

Table 4. Vehicle Parking Calculation

Use	Total Gross Floor Area (sq. ft)	Parking Requirement (<i>Bylaw 2950</i>)	Calculation	Stalls Required	Stalls Available (see Figure 6 for Parking)
Gallery	9187.26	1 per 30 m ²	9187.26 / 322.917	28	Yes
Accessory Dwelling Unit	2228.18	2 per ADU	2 X 2	4	Yes
Office	826.31	1 per 37 m ²	826.31 / 398.265	2	Yes
Warehouse	1778.58	1 per 185 m ²	1778.58 / 1991.32	1	Yes
Assembly Hall	1758.1	1 per 20 m ²	1758.1 / 215.278	8*	Yes
Total	--	--	--	35**	Yes

* *Assembly hall* has already been captured for parking as it is principally used as a *Gallery*.

Calculation is available to represent that the site can accommodate the uses concurrently.

**The total is 35 not 38 because the total gross floor area for *Assembly Hall* was already captured in the *Gallery* gross floor area calculation.

Figure 6 below shows the existing building as well as the future proposed amendments to the main floor as well as the parking capacity.

Figure 6: Existing and Proposed - Main Level

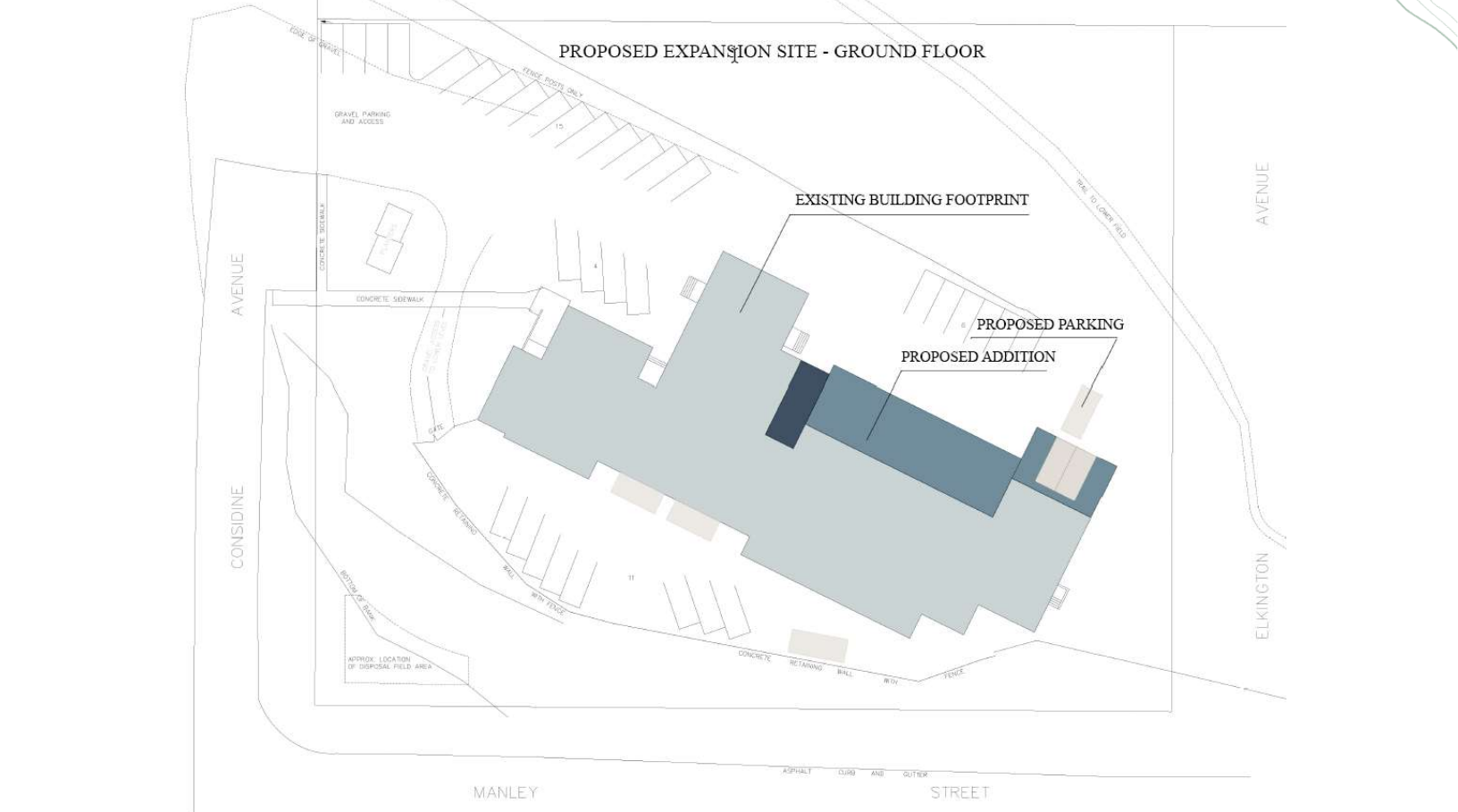


Figure 7 below is like the figure above, however this one shows the intent of the second future dwelling unit as well as additional storage/warehouse space.

Figure 7: Existing and Proposed – Upper Level



Table 5. Total Gross Floor Area Breakdown

Permitted	19,375.04 sq. ft
Existing	17,058 sq. ft
Proposed Addition	5,680 sq. ft
Total	22,738 sq ft

The proposed parcel coverage is significantly less than the proposed gross floor area calculation. This is because the museum currently has two stories, where floor area overlaps and is not calculated as parcel coverage. The owner has continued to consider ways which takes up the least amount of parcel coverage and using the existing building to it's fullest capacity.

Table 6. Parcel Coverage Breakdown

Permitted	20% => 14,423.64 sq ft
Existing	18% => 13,475.00 sq ft
Proposed Parcel Coverage	25% => 18,029.06 sq ft

Please see **Figure 8** to break down the parcel coverage proposal. Although the proposed additions to the museum do not equal 25% (which is what we are proposing) the additional buffer provides flexibility and opportunity to shift things as needed while not having an extreme limitation on the site. It also allows to have a food truck/cart on site and even though that use would be temporary, it would not create a non-conformance for parcel coverage.

Figure 8 Parcel Coverage

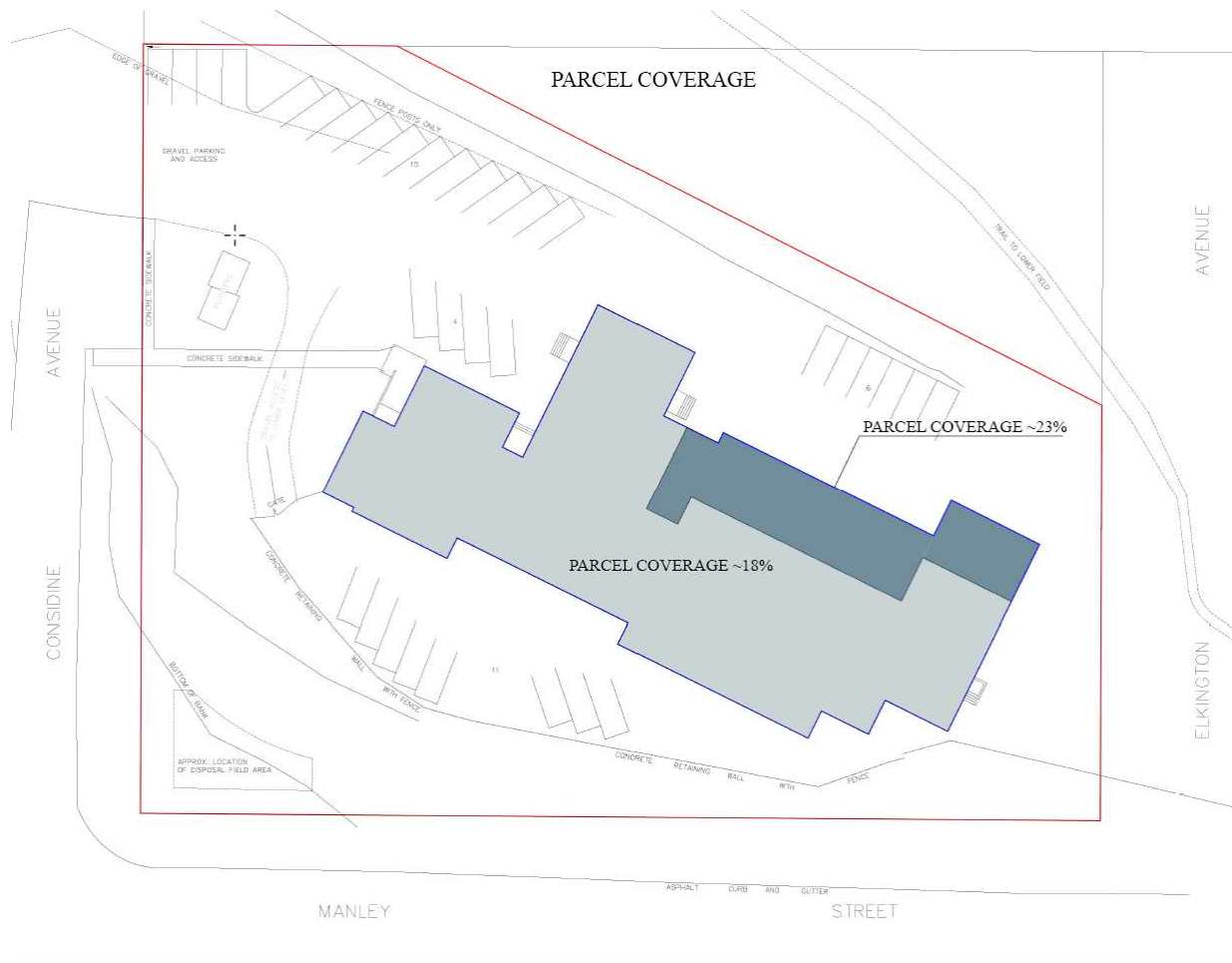
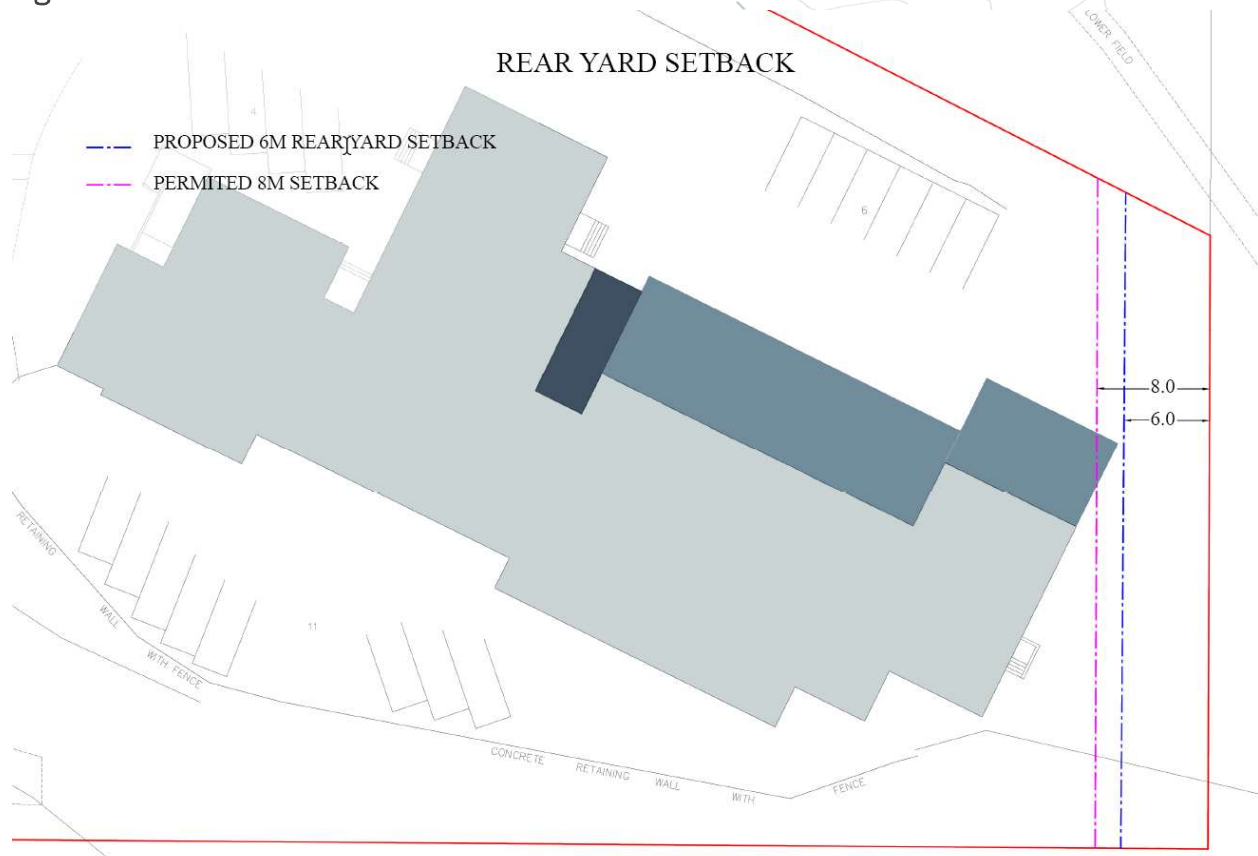


Figure 9 below illustrates the permitted setback (8m) and the proposed setback of 6m.

Figure 9: Rear Yard Setback



Project Summary

The proposed zoning amendment remains consistent with the current CD8 zone and gently refines the zone to be able to accommodate the site and future proposed enhancements.

Our team is prepared to work closely with North Cowichans Planning Department to navigate the regulatory process and address any concerns that may arise. We believe that the amended CD8 zone will not only contribute to the continued success of the Hand of Man Museum but also serve as a model for responsible and community-centric development.

Thank you for your time and consideration.

We look forward to the opportunity to discuss this project further and collaborate in making the Hand of Man Museum a beacon of cultural and community enrichment.

Thank you in advance for considering our proposal.

Sincerely,

Prepared by:



Makayla Berger, Planner

mberger@mcelhanney.com

778-560-2011

Reviewed by:



Kevin Brooks, Division Manager - Planning

kbrooks@mcelhanney.com

778-560-2371

Thank You

For considering our proposal.





Memorandum

To: North Cowichan Council

From: Jim & Louise Shockey Foundation

Date: Dec 30th, 2024

Subject: Hand of Man Museum

The Jim and Louise Shockey Foundation is operating the “Hand of Man” Museum with the goal of advancing education in relation to natural history, culture arts and conservation. The “Hand of Man” Museum attracts not only the local community in the Cowichan Valley, but also national and international tourists, contributing to our Cowichan Valley as a Vancouver Island destination.

There were over 30,000 visitors to this museum in 2024, including dozens of local and provincial school groups on field trips. Entry is by donation, so any and all can visit, regardless of their economic situation. Loved by young and old alike, as shown by the 4.7 stars and over 1000 reviews on Google, the “Hand of Man” Museum presents wonderful and exciting exhibits, including the authentic Ice Age skeletons of an extinct woolly mammoth, woolly rhino, and cave bear. The world class Library Exhibit, contains books on natural history and exploration, dating back to 1507, including ultra rare First Edition works by famed explorers such as Alexander Mackenzie, Lewis and Clark, Captain James Cook and the original three volumes and atlas of Captain George Vancouver, all of which are the only examples on display anywhere in British Columbia. The cultural arts from indigenous peoples around the world are represented in this museum, including the largest collection of First Nations “made for sale” model totem poles on display in Western Canada. Mr. Shockey is a vetted member of the highly respected, world-renowned Explorers Club and is international, bestselling author and television producer. He presently produces two television series for the Aboriginal People’s Television Network (APTN), including the BC Television multi-Leo-Award winning *Yukon Harvest* series and *Coastal Carvers*. Through the Jim and Louise Shockey Foundation, it is his sincere desire, and was the desire of his late soulmate, Louise, to give back to the Cowichan Valley community, to share a passion for the natural history, people of this world and conservation and pass on this love to future generations.

The zoning amendments to council will allow the “Hand of Man” Museum to continue to benefit the community, both through embracing cultural diversity and education, and by helping put our Cowichan Valley on the Map as a Vancouver Island destination.



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4015

A bylaw to amend Zoning Bylaw 1997, No. 2950 to amend the Maple Bay School Site Comprehensive Development (CD8) Zone to support expansion at 6759 Considine Avenue.

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. 4015, 2025".

Amendment

- 2 Zoning Bylaw, No. 2950, 1997, Part 5, Division 2 – Zones, Section 80.8 [Maple Bay School Site Comprehensive Zone (CD8)] is repealed and replaced as follows:

Permitted Uses

- (1) The permitted uses for the CD8 Zone are as follows:

Accessory Dwelling Unit
Community Hall
Child Care Centre
Gallery
Mobile Food Service
Museum
Office
Restaurant
Warehouse

Minimum Lot size

- (2) The minimum lot size for the CD8 zone is 6,500 m²

Minimum Frontage

- (3) The minimum permitted frontage for the CD8 zone is 20 m

Density

- (4) The maximum permitted density for the CD8 zone is as follows:
- (a) the maximum permitted floor space ratio is 0.50:1
 - (b) The maximum number of accessory dwelling units permitted is two (2)

- (i) An accessory dwelling unit may not exceed a maximum gross floor area of 105 m².
- (ii) No accessory dwelling unit shall be located on the parcel unless the owner of such parcel has prior to the issuance of a building permit by the Municipality registered a covenant under Section 219 of the *Land Title Act* prohibiting registration of a strata plan under the *Strata Property Act*.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the CD8 zone is 30%

Minimum Setbacks

- (6) The minimum permitted setbacks for the CD8 Zone are as follows:
 - (a) Yard, Front: 8 m (26.25')
 - (b) Yard, Side: 8 m (26.25')
 - (c) Yard, Rear: 6 m (19.68')

Maximum Building Height

- (7) The maximum permitted building height for the CD8 zone is 12.5 m

Conditions of Use

- (8) The conditions of use for the CD8 zone are as follows:
 - (a) Further to S.80.8(1) all uses, except mobile food service and child care centre must be fully contained within a principal building.
 - (b) Further to S.80.8(4), a maximum of one principal building is permitted on the subject property.
 - (c) Drive-through restaurants are prohibited.
 - (d) Warehouse and office uses must be accessory to museum or gallery uses.

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 _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

INTERIM COMMUNITY AMENITY CONTRIBUTION POLICY

1. PURPOSE

The purpose of this policy is to provide guidance for developers, staff, and Council in negotiating appropriate community amenity contributions at the time of application for zoning bylaw amendment in the short term. The community amenity contributions will generally be secured by covenant prior to adoption of the zoning amendment bylaw.

This policy is intended to be temporary, and sections will become obsolete as various bylaws are updated and adopted.

2. SCOPE

North Cowichan staff will consider this policy when reviewing any applications for zoning bylaw amendments. Staff will communicate this policy to the development industry, property owners, and the public.

In considering applications for zoning bylaw amendments, North Cowichan Council will consider this policy. However, nothing in this policy fetters Council's discretion in considering applications for zoning bylaw amendments.

3. ACRYNOMS & DEFINITIONS

3.1. Acronyms

The following acronyms are used in the place of the full term.

Acronym	Full term
CAC	Community Amenity Contribution
DCC	Development Cost Charge

3.2. Definitions

The following defined terms are italicized when used in this policy.

"DCC Bylaw" is Development Cost Charges Bylaw No. 3460, 2012.

"Subject Property" means the property that is the subject of an application for a zoning amendment application.

4. SHORT-TERM INFRASTRUCTURE FUND

The DCCs established in the *DCC Bylaw* are based on infrastructure costs that were established in 2011. A project is underway to update the DCCs, however, infrastructure modelling projects have revealed that several major infrastructure upgrades are required in the near-term before adequate funds can be collected under new DCC rates.

- 4.1. All applications for zoning amendment that will allow for an increase in density on the *subject property* are asked to contribute to a fund to support near-term development of infrastructure. The amount of the requested contribution is:
 - a) Equal to three times the amount established in the *DCC Bylaw* Phase 3 (July 1, 2015 onwards), and
 - b) Payable at the time of issuance of a Subdivision or Building Permit as applicable.
- 4.2. The contribution to the short-term infrastructure fund may be reduced or waived where a developer is required to build off-site infrastructure, in addition to the required services established by the Subdivision Bylaw as a condition of their development (e.g., when system-level infrastructure upgrades must be completed as a precondition of the development).
- 4.3. After the date when the *DCC Bylaw* is repealed or amended, the developer may waive their contribution to the short-term infrastructure fund by agreeing in writing to pay the new DCC charges established.
- 4.4. As of one year after the date when new DCC charges are established, contributions towards the short-term infrastructure fund will no longer be requested and any covenant requirement for provision of short-term infrastructure contributions will be written to expire upon the new DCC Charges becoming payable.

5. AFFORDABLE HOUSING FUND

The Municipality is working to adopt an affordable housing policy which may include targets for provision of affordable housing units or contributions as CACs. In the meantime, establishing a token CAC amount payable towards the Affordable Housing Reserve Fund will support staff and developers in determining appropriate CAC contributions and may accumulate sufficient funds to provide modest support to affordable housing projects.

- 5.1. All applications for zoning amendment that that will allow for an increase in residential density on the *subject property* are asked to contribute to the Affordable Housing Reserve Fund. The amount of the requested contribution is equal to \$4,000 per additional single detached lot, \$2,000 per additional ground-oriented unit, and \$1,000 per additional apartment/condo unit.
- 5.2. The contribution to the Affordable Housing Reserve Fund and/or the Short-Term Infrastructure Fund may be reduced or waived where a project directly provides affordable housing (e.g., projects built under the CMHC Apartment Construction Loan Program, where a housing agreement is in place).

RELATED POLICIES & PROCEDURES

Development Cost Charges Bylaw No. 3460, 2012

APPROVAL HISTORY

WRITTEN BY: Bell McKinnon Local Area Plan Technical Steering Committee	APPROVED BY:	DATE: Click here to enter a date.
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DRAFT

Report

Date 10/15/2025

File: n/a

Subject Scheduling of a Public Hearing

PURPOSE

To request that Council schedule a Public Hearing for November 5, 2025.

BACKGROUND

There could be as many as six Public Hearings scheduled for November 19, 2025, several of which are anticipated to garner significant public interest. There is a concern that the Council Chambers and available overflow space may be inadequate to accommodate the anticipated number of public members who may want to attend these meetings. Additionally, it is anticipated that if these public hearings are all held at the same time, the hearing will be quite lengthy, and it is imperative that everyone who wishes to speak to the proposed bylaws be given that opportunity.

DISCUSSION

The Council Procedures Bylaw section 4.1 states, "meetings for conducting a Public and Statutory Hearing Meeting shall be held on the third Wednesday of each month at 7:00 p.m., unless otherwise resolved by Council."

Due to space constraints within Council Chambers and to respect the time of members of the public wishing to participate in the Public Hearings as well as Council and staff time, it is proposed that Council resolve to hold a Public Hearing at 7:00 p.m. on November 5, 2025, for Zoning Amendment Bylaw No. 4015, 2025 (Hand of Man Museum), and Official Community Plan (OCP) Amendment Bylaw No. 4033 and Zoning Amendment Bylaw No. 4034 (1673 Grant Road).

Statutory notice of the Public Hearing will be provided in accordance with the requirements of the *Local Government Act*.

OPTIONS

1. **(Recommended Option)** THAT Council directs staff to schedule a public hearing for November 5, 2025, at 7:00 p.m., for Bylaw No. 4015, Bylaw No. 4033 and Bylaw No. 4034.

This would allow these three bylaws to proceed to Public Hearing on November 5 rather than November 19.

2. THAT Council declines to schedule a public hearing for November 5, 2025.
 - All bylaws anticipated to be ready for public hearing will go to public hearing on November 19, 2025, or some will need to be delayed to December 17.

COUNCIL RESOLUTIONS

6.1.2 Proposed Kingsview/Donnay Drive Childcare Facility

Sheila Leadbetter provided a presentation regarding concerns about the proposed Kingsview/Donnay Drive Childcare facility.

6.2 Petitions

6.2.1 Petition against - OCP Amendment for a portion of 1673 Grant Road

Catherine Worthingham provided a presentation and submitted a petition containing 68 signatures *"to oppose the proposed OCP amendment OCP00021 which would rezone 1673 Grant Rd from R1 to R2 and move it into the Urban Containment Area, thus allowing for an increased number of lots to be added the current proposed subdivision and opening it up to the building allowances in Bill 44."*

7. BYLAWS

7.1 Zoning Amendment Bylaw No. 4015, 2025 for first and second readings

IT WAS MOVED AND SECONDED:

THAT Council:

1. Gives first and second readings to Zoning Amendment Bylaw No. 4015, 2025, and,
2. Directs staff to schedule a public hearing. CARRIED

7.2 OCP Amendment Bylaw No. 4033 and Zoning Amendment Bylaw No. 4034 for first and second reading

IT WAS MOVED AND SECONDED:

THAT Council denies

- a. Application OCP00021 to amend Official Community Plan No. 3900, 2022, to redesignate a 1.24 ha (3.1 acre) portion of 1673 Grant Road from *Rural Residential* to *Residential Neighbourhood* and extend the Urban Containment Boundary accordingly; and,
- b. Application ZB000197 to amend Zoning Bylaw No. 2950, 1997, to reclassify the same 1.24 ha (3.1 acre) portion of 1673 Grant Road from Residential Rural (R1) to Residential Restricted (R2) zone. (Opposed: Findlay, Hogg, Manhas and Caljouw)

DEFEATED

IT WAS MOVED AND SECONDED:

(1) THAT Council has:

- (a) considered the Interim Housing Needs Report 2024 for the Municipality of North Cowichan in relation to Official Community Plan Amendment Bylaw No. 4033, 2025;
- (b) considered consultations under Section 475 of the *Local Government Act* in relation to Official Community Plan Amendment Bylaw No. 4033, 2025 and determine that the interests of School District 79 may be affected and should receive a written request for consultation;
- (c) considered consultations under Section 475 of the *Local Government Act* in relation to Official Community Plan Amendment Bylaw No. 4033, 2025, and