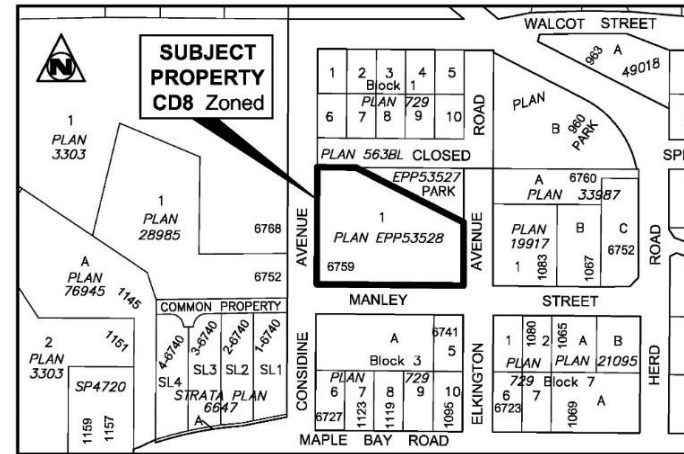


NOTICE OF PUBLIC HEARING

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