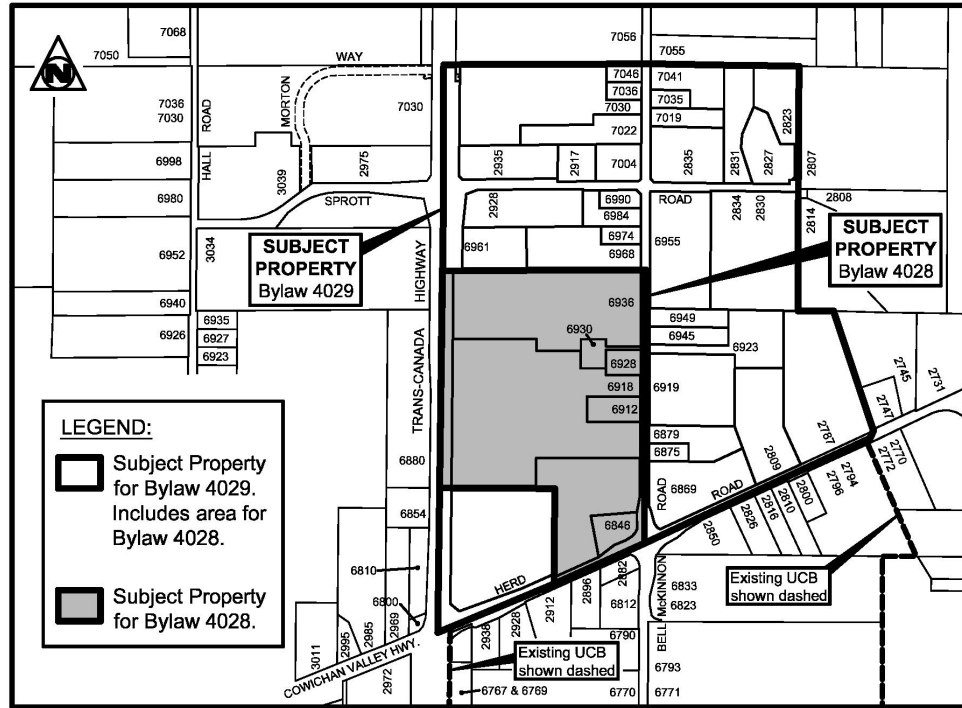


NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held at **7:00 p.m.** on **Wednesday, November 19, 2025** to allow Council to receive public input on **"Official Community Plan Amendment Bylaws No. 4028 and No. 4029, 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.

Official Community Plan Amendment Bylaws No. 4028 and No. 4029 apply to the lands generally located northeast of the intersection of Herd Road and the Trans-Canada Highway, as the map shows. The bylaws propose to amend Official Community Plan Bylaw No. 3900 (OCP) by:

- Amending the OCP mapping to:
 - Expand the Urban Containment Boundary to include the existing "Future Growth" land use designation; and,
 - Change the "Future Growth" land use designation to "Neighbourhood", "Village Residential", "Village Core", and "Commercial", coordinating locations of each designation with the Bell McKinnon Local Area Plan (BMLAP); and
- Amending the OCP text to:
 - Delete the "Future Growth Area Designation" from Section 3.2 [Land Use Designations];
 - Reinstate the BMLAP to make it apply to this area and delete the direction to staff to amend the BMLAP to remove the Future Growth Area.
- The proposed amendments include the application for a 13.4 Ha (33 acres) residential and mixed-use development North of Herd Road which is also known as "West Vista Terrace" (area shown as the Subject Property for Bylaw No. 4028).



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 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 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
- 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 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 proposed 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 **8:30 a.m. to 4:00 p.m.** from **November 3, 2025 to November 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