

NOTICE OF PUBLIC HEARING

Tuesday, October 29, 2024 at 5:00 p.m.

Electoral Area C – Cobble Hill

Official Community Amendment Bylaw No. 4602

Zoning Amendment Bylaw No. 4603



Notice is hereby given by the Cowichan Valley Regional District that a Public Hearing will be held on Tuesday, October 29, 2024, at 5:00 p.m. to consider Official Community Plan Amendment Bylaw No. 4602 and Zoning Amendment Bylaw No. 4603 applicable to Electoral Area C. This Public Hearing will be conducted in a hybrid format. Persons who believe their interest in property is affected by the proposed bylaws may participate in person, by the electronic means or submit written submissions.

PURPOSE OF THE PROPOSED BYLAWS

Official Community Plan Amendment Bylaw No. 4602

Subject Property:

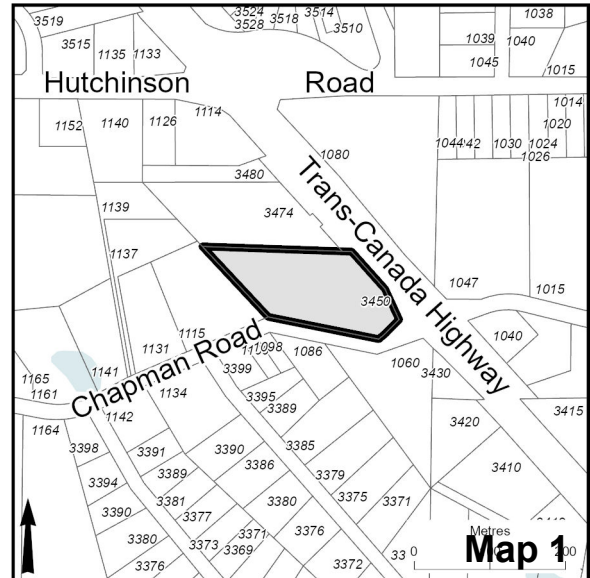
3450 Trans-Canada Highway (shown on map 1)

Legal Description:

LOT 1, SECTION 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 7158, EXCEPT PLAN VIP71050 (PID: 000-033-057)

The purpose of proposed Bylaw No. 4602 is to amend Official Community Plan for Electoral Areas Bylaw No. 4270, 2021 by:

- Re-designating the subject property from Regional: Residential and Local Area Plan: Rural Residential to Regional: Commercial and Local Area Plan: Highway Commercial
- Include the subject property in DPA 11 – Commercial and Mixed-use Development.



Zoning Amendment Bylaw No. 4603

Subject Property: 3450 Trans-Canada Highway (shown on map 1)

Legal Description: LOT 1, SECTION 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 7158, EXCEPT PLAN VIP71050 (PID: 000-033-057)

The purpose of proposed Bylaw No. 4603 is to amend the South Cowichan Zoning Bylaw No. 3520, 2013 by:

- Rezoning the subject property from Rural Residential 2 (RR-2) to Rural Comprehensive Development 3 – Chapman Road (CD-3) to facilitate the expansion of the Arbutus RV & Marine Sales Mill Bay/Cobble Hill location
- Removing Section 11.3.1.h. in its entirety and replaced with the following text:
 - h. Tourist accommodation, mini golf and accessory gift shop only on LOT 1, SECTION 10 AND 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 20128 and THAT PART OF THE WEST 40 ACRES OF SECTION 11, RANGE 8, SHAWNIGAN DISTRICT, LYING TO THE SOUTH WEST OF THE ISLAND HIGHWAY AS SAID HIGHWAY IS SHOWN ON PLAN 1288 O.S., EXCEPT PART IN PLANS 46300 AND VIP71053.
- Add Section 11.3.9 with the following text:

9. Special Regulations

a. Servicing of recreational vehicles, boats or farm equipment, or parts thereof, shall take place only within wholly enclosed buildings equipped with an oil/water separator and adequate stormwater management.

INSTRUCTIONS ON HOW TO PARTICIPATE

SUBMIT WRITTEN COMMENTS:

Written submissions can be delivered to the CVRD as follows:

Email: PublicHearings@cvrld.bc.ca

Drop-Off: 1st Floor (Reception), 175 Ingram Street, Duncan, BC

Mail: Land Use Services Department, Cowichan Valley Regional District, 175 Ingram Street, Duncan, BC, V9L 1N8

The deadline for written submissions is 4:30 pm on Tuesday, October 29, 2024. Please include your name and address in your submission. Prior to the Public Hearing, all submissions are placed in the Public Hearing Binder located at the Cowichan Valley Regional District Land Use Services Department front counter, and posted online at www.cvrld.bc.ca/PublicHearings, for viewing. All submissions will form part of the Public Hearing record. Please note that personal information, including phone numbers and email addresses should not be included in your submission, and other information protected under the *Freedom of Information and Protection of Privacy Act*, will be redacted before being published online by the CVRD.

ATTEND THE PUBLIC HEARING:

There are two ways to attend the electronic Public Hearing event:

Online: **Registration is required for online participation.** It is recommended that you register several days in advance to ensure device and audio compatibility.

To register go to <https://cowichanvalleyrd.webex.com> and enter the meeting information: **2772 871 2501**. On the following page, use the 'Register' button to complete your registration. Once registered you will receive an email confirmation with a link for joining the meeting.

Phone: Join the meeting by calling **1.833.311.4101**, when prompted enter the meeting information: **2772 871 2501** followed by the pound key (**#**), and when prompted enter Password: **48984587** followed by the pound key (**#**). Calling in does not require pre-registration.

In Person: 175 Ingram Street, Duncan, BC, Boardroom

For more details on Public Hearings, please visit our website: www.cvrld.bc.ca/PublicHearings.

On the day of the Public Hearing, if you experience technical difficulties joining or participating in the hearing, please call 250.746.2500, extension 2222. A CVRD staff person will be available to provide technical assistance starting from 4:30 p.m. on the day of the hearing until the close of the hearing.

FURTHER INFORMATION

Please note the Public Hearing is not a question and answer session. The purpose of the Public Hearing is for members of the public to state their opinions on the proposed bylaws. A copy of the proposed bylaws, reports, and other documents that may be considered by the Board in determining whether to adopt the Bylaws, are available for public inspection online at www.cvrld.bc.ca/PublicHearings; and at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from **October 15, 2024 to October 29, 2024**, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding statutory holidays.

Decisions concerning the adoption of the proposed bylaws will not be made until the record of Public Hearing is received and considered by the CVRD Board. Please be advised that the CVRD Board cannot receive public submissions following the close of the Public Hearing.

FOR MORE INFORMATION, PLEASE CONTACT

Development Services Division, Land Use Services Department,
Telephone: 250.746.2620 or 1.800.665.3955 | Email: publichearings@cvrd.bc.ca