

NOTICE OF INTENT TO AMEND ZONING BYLAW NO. 1840

Wednesday, February 12, 2025 at 1:30 p.m.
Electoral Area E – Cowichan Station/Sahtlam/Glenora
Zoning Amendment Bylaw No. 4622



Notice is hereby given that the CVRD Board will consider readings of the above noted Amendment Bylaw at the regular Board meeting of Wednesday, February 12, 2025, at 1:30 p.m.

PURPOSE OF THE PROPOSED BYLAW

Zoning Amendment Bylaw No. 4622

Subject Property: Appaloosa Way and Belvedere Crescent

Legal Description:

- Section 7, Range 6, Sahtlam District, Except Part in Plan EPP18482 (PID 009-845-119)
- The West 5 Chains of the South 20 Chains, Section 7, Range 7, Sahtlam District, Outlined in Red on Plan DD 278681 (PID 009-849-581)
- Parcel B (DD 865681) of Section 7, Range 7, Sahtlam District, Except Part in Plan EPP18482, EPP26101, and EPP67975 (PID 009-849-637)

The purpose of proposed Bylaw No. 4621 is to amend the Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840, 1998 by modifying the existing (R-5) Comprehensive Development Residential Zone by:

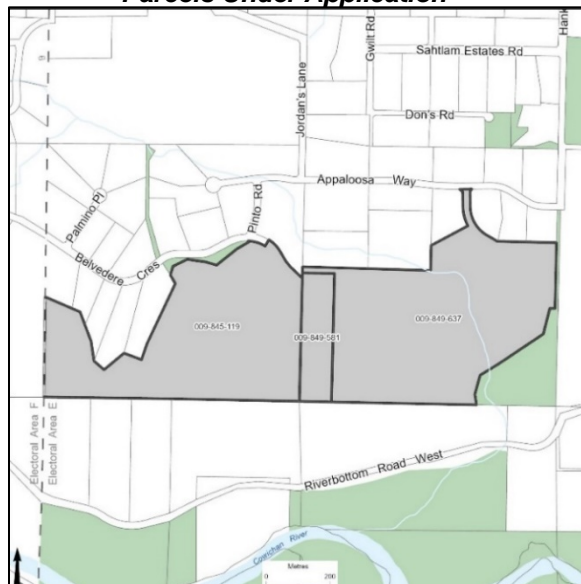
For the Parcels Under Application:

- Modifying the density bonusing provisions for a portion of the lands (parcels under application) as described in Section 8.9(c) of the bylaw.
- The current density bonusing provisions require that residential lots be transferred to the CVRD for parks purposes. In lieu of lots, the applicant proposes to transfer 23 ha of covenanted park land to the CVRD.

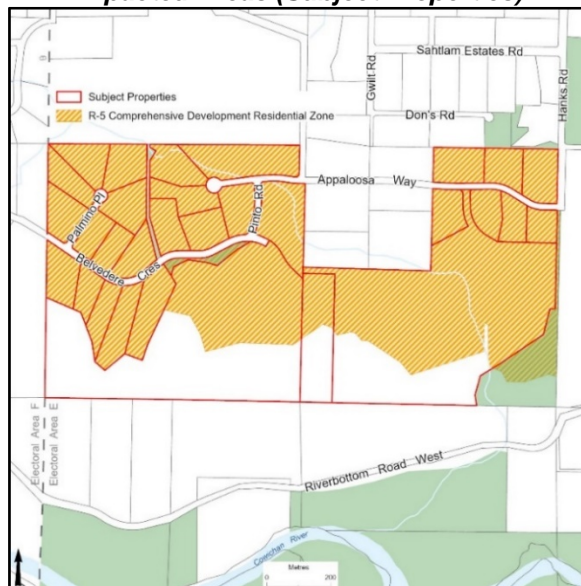
For the Impacted Areas:

- Providing explanatory language to confirm that the proposed modifications to the parcels under application do not affect the existing residential parcels.

Parcels Under Application



Impacted Areas (Subject Properties)



FURTHER INFORMATION

In accordance with Section 34 of CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, and as per section 467 of the *Local Government Act*, which prohibits a local government from holding a public hearing for a proposed zoning bylaw referred to in section 464 (2), (3) or (4) of the *Local Government Act*, notice must be mailed or otherwise delivered at least 10 days before first reading of the bylaw.

Copies of the proposed bylaws and other documents that may be considered by the Board in determining whether to adopt the proposed bylaws are available for public inspection online at www.cvr.bc.ca/PublicHearings; and at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from Wednesday, January 29, 2025, to Wednesday, February 12, 2025, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding statutory holidays.

FOR MORE INFORMATION, PLEASE CONTACT

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