

NOTICE OF PUBLIC HEARING

Tuesday, June 16, 2026 at 5:00 p.m.

Electoral Area A – Mill Bay/Malahat

Official Community Amendment Bylaw No. 4642

Zoning Amendment Bylaw No. 4643



Notice is hereby given by the Cowichan Valley Regional District that a Public Hearing will be held on Tuesday, June 16, 2026, at 5:00 p.m. to consider Official Community Plan Amendment Bylaw No. 4642 and Zoning Amendment Bylaw No. 4643, applicable to Electoral Area A. 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 electronic means or, submit written submissions.

PURPOSE OF THE PROPOSED BYLAWS

Subject Property 1: 240 Okotoks Drive

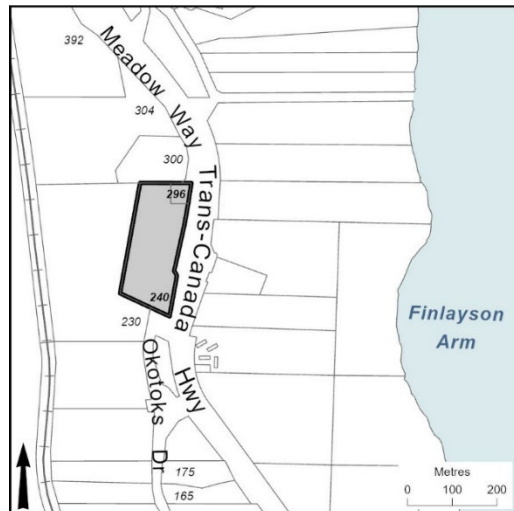
(shown on Map)

Legal Description: LOT A DISTRICT LOT 105
MALAHAT DISTRICT PLAN EPP72442 (PID: 030-309-581)

Subject Property 2: 296 Meadow Way

(shown on Map)

Legal Description: PARCEL A (DD 1862081),
DISTRICT LOT 105, MALAHAT DISTRICT
EXCEPT PART IN PLANS EPP29107 AND
EPP70071 (PID: 000-005-398)



Official Community Plan Amendment Bylaw No. 4642

The purpose of proposed Bylaw No. 4642 is to amend “CVRD Bylaw No. 4373 – Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024”, by:

- Re-designating the subject properties from Small Lot Rural to General Industrial;
- Including the subject properties in Development Permit Area (DPA) 9: Form and Character (Industrial Development) and DPA 10 Energy and Water Conservation; Greenhouse Gas Emissions Reduction.

Zoning Amendment Bylaw No. 4643

The purpose of proposed Bylaw No. 4643 is to amend “CVRD South Cowichan Zoning Bylaw No. 3520, 2012”, by:

- Rezoning the subject properties from RR-2 Rural Residential 2 to I-8 Auto Wrecking/Salvage Industrial 8;
- Amending Subsection 13.15.4 to require continuous solid fencing or vegetation screening requirements;
- Adding a site-specific regulation in Subsection 13.15.6 that permits “vehicle storage” and “vehicle sales” use on the subject properties.

INSTRUCTIONS ON HOW TO PARTICIPATE

SUBMIT WRITTEN COMMENTS:

Written submissions can be delivered to the CVRD as follows:

- Email:** PublicHearings@cprd.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 p.m. on Tuesday, June 16, 2026. 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 <https://cprd.ca/planning-and-development/development-and-zoning/public-hearings-and-notices-of-intent/>, 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://cprd.ca/planning-and-development/development-and-zoning/public-hearings-and-notices-of-intent/>, click REGISTER HERE. 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 **1.437.703.4624**, (toll free calling is not available) when prompted enter the meeting information: **891 673 588** followed by the pound key (#).

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

For more details on Public Hearings, please visit our website: <https://cvrld.ca/planning-and-development/development-and-zoning/public-hearings-and-notices-of-intent/>

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 <https://cvrld.ca/planning-and-development/development-and-zoning/public-hearings-and-notices-of-intent/> and at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from Tuesday, June 2, 2026 to Tuesday, June 16, 2026, between the hours of 8:30 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