

# NOTICE OF PUBLIC HEARING

Thursday, May 9, 2024 at 5:00 p.m.

Electoral Area C – Cobble Hill  
Zoning Amendment Bylaw No. 4276



Notice is hereby given by the Cowichan Valley Regional District that a Public Hearing will be held on Thursday, February 15, 2024 at 5:00 p.m. to consider Zoning Amendment Bylaw No. 4276 applicable to Electoral Area C. Persons who believe their interest in property is affected by the proposed bylaw may participate by the electronic means, in person at 175 Ingram Street, Duncan BC V9L 1N8 or by submitting written submissions.

## PURPOSE OF THE PROPOSED BYLAW

### Zoning Amendment Bylaw No. 4276

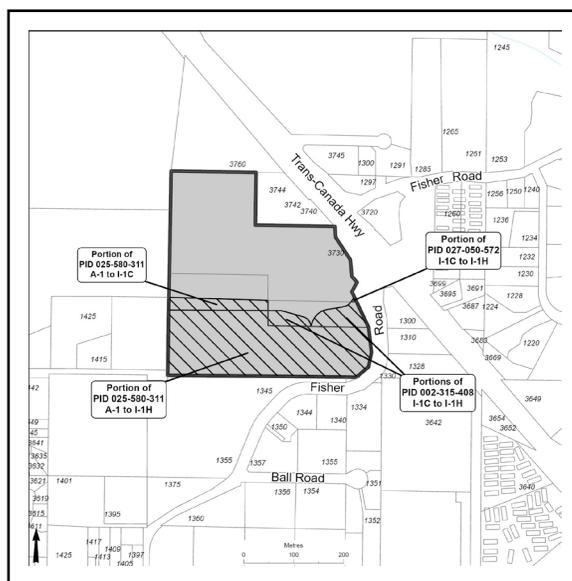
**Subject Property:** 1315 Fisher Rd, 3730 Trans Canada Highway, and 1305 Fisher Road.

#### Legal Description:

- LOT 1, PLAN VIP74703, SECTION 14, RANGE 6, SHAWNIGAN LAND DISTRICT (PID: 025-580-311)
- LOT A, PLAN VIP83037, SECTION 14, RANGE 6, SHAWNIGAN LAND DISTRICT, EXCEPT PLAN EPP114766 (PID 027-050-572); and
- LOT 2, PLAN VIP28411, SECTION 14, RANGE 6, SHAWNIGAN LAND DISTRICT, EXCEPT PLAN VIP71562 (002-315-408)

The purpose of proposed Bylaw No. 4276 is to amend the South Cowichan Zoning Bylaw No. 3520, 2013 by:

- Rezoning a portion of PID 025-580-311 from Agricultural Resource 1 (A-1) to Light Industrial 1H (I-1H)
- Rezoning a portion of PID 025-580-311 from Agricultural Resource 1 (A-1) to Light Industrial 1C (I-1C)
- Rezoning a portion of PID 002-315-408 from Light Industrial 1C (I-1C) to Light Industrial 1H (I-1H)
- Rezoning a portion of PID 027-050-572 from Light Industrial 1C (I-1C) to Light Industrial 1H (I-1H)



## INSTRUCTIONS ON HOW TO PARTICIPATE

### SUBMIT WRITTEN COMMENTS:

Written submissions can be delivered to the CVRD as follows:

- Email:** [PublicHearings@cvrld.bc.ca](mailto:PublicHearings@cvrld.bc.ca)  
**Drop-Off:** 1<sup>st</sup> 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 Thursday, May 9, 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](http://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 three ways to attend the Hybrid 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 774 0684** then enter password information: **CCmP6ys6FE3**. 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 774 0684** followed by the pound key (#), and when prompted enter Password: **22676976** followed by the pound key (#). Calling in does not require pre-registration.

**In-Person** Join the hearing in person at 175 Ingram Street, Duncan, BC, V9L 1N8

**For more details on electronic Public Hearings, please visit our website: [www.cvrld.bc.ca/PublicHearings](http://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 bylaw. A copy of the proposed bylaw, reports, and other documents that may be considered by the Board in determining whether to adopt the Bylaw, are available for public inspection online at [www.cvrld.bc.ca/PublicHearings](http://www.cvrld.bc.ca/PublicHearings); and at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from April 25, 2024 to May 9, 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 bylaw 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**

Richard Buchan, Planner III, Development Services Division, Land Use Services Department,  
Telephone: 250.746.2620 or 1.800.665.3955 | Email: [publichearings@cvrd.bc.ca](mailto:publichearings@cvrd.bc.ca)