

NOTICE OF PUBLIC HEARING

Thursday, June 19, 2025 at 5:00 p.m.

Electoral Area A – Mill Bay/Malahat

Official Community Amendment Bylaw No. 4636



Notice is hereby given by the Cowichan Valley Regional District that a Public Hearing will be held on Thursday, June 19, 2025 at 5:00 p.m. to consider Official Community Plan Amendment Bylaw No. 4636 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 bylaw may participate in person, by the electronic means or submit written submissions.

PURPOSE OF THE PROPOSED BYLAW

Official Community Plan Amendment Bylaw No. 4636

Subject Properties:

LOT 1 SECTION 3 RANGE 8 SHAWNIGAN DISTRICT PLAN VIP77020 (PID 025-942-310);

SECTION 3 RANGE 8 SHAWNIGAN DISTRICT EXCEPT PARCEL A (DD 43570I); PARCEL B (DD 45704I); PARCEL C (DD 91923I) AND EXCEPT THOSE PARTS IN PLANS 4171, 8239, 9554, 34171, 51404, VIP69873, VIP77020, EPP18211 AND EPP49270 (PID 009-497-803);

PARCEL B (DD 74982I) OF SECTION 2 RANGE 8 SHAWNIGAN DISTRICT EXCEPT THOSE PARTS IN PLANS 7124, 15016, VIP53899 AND VIP69873 (PID 009-488-286);

LOT 1 SECTION 2 RANGE 8 SHAWNIGAN DISTRICT PLAN 15016 EXCEPT PART IN PLAN 50299 (PID 004-173-287);

PARCEL C, SECTION 3, RANGE 8, SHAWNIGAN LAND DISTRICT, PORTION (DD 91923I), EXCEPT PLAN 34171, (DD 91923I) (PID: 010-208-089);

LOT B SECTION 3 RANGE 8 SHAWNIGAN DISTRICT PLAN 34171 EXCEPT PART IN PLAN VIP51810 (PID 000-278-131); and,

PARCEL B (DD 74982I) OF SECTION 2 RANGE 8 SHAWNIGAN DISTRICT EXCEPT THOSE PARTS IN PLANS 7124, 15016, VIP53899 AND VIP69873 (PID 009-488-286).

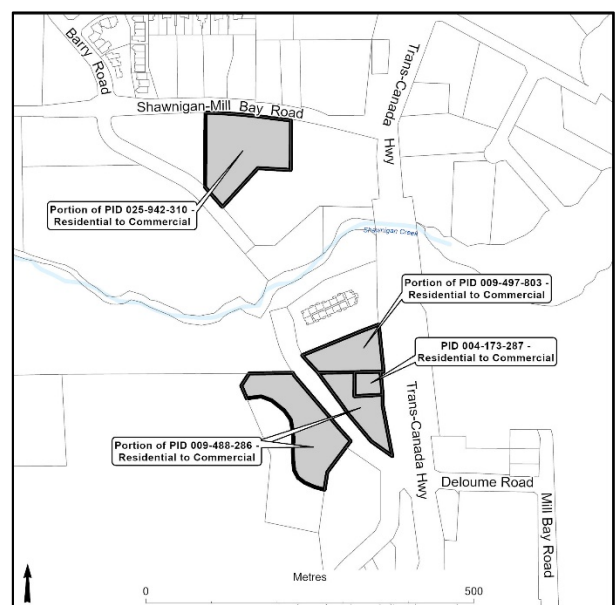
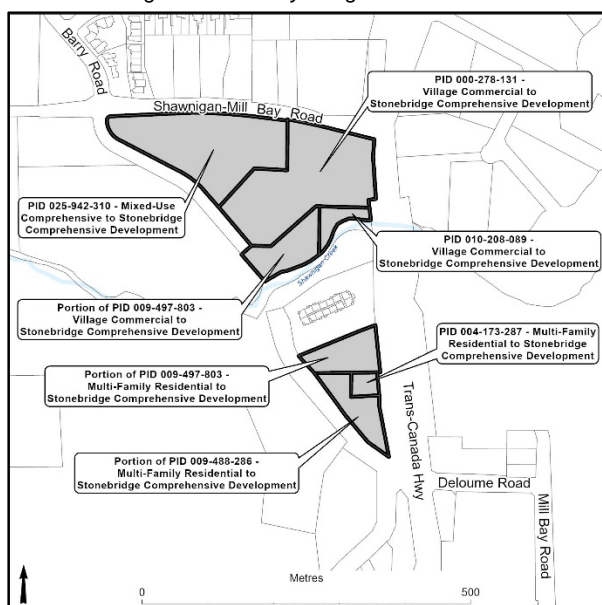
The purpose of proposed Bylaw No. 4636 is to amend CVRD Bylaw No. 4270 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2021:

- Re-designating parts of PID 025-942-310, PID 009-488-286, PID 004-174-287, and PID 009-479-803 from “Residential” to “Commercial”. This is to provide flexibility for mixed use, stand-alone commercial, and/or, stand-alone residential uses.
- Including the following parcels in the Stonebridge Comprehensive Development Designation: PID 025-942-310, PID 000-278-131, PID 101-208-089, PID 009-497-803, PID 004-173-287, and PID 009-488-286
- Updating the description of the Stonebridge Comprehensive Development Designation to clarify that Density is variable up to a maximum of 1,000 dwelling units (including seniors’ housing facilities) that include compact subdivision and development patterns that cluster housing units while protecting adjacent natural areas and providing enhanced park amenities. This special designation supports a variety of residential, commercial, and mixed-use buildings regulated in a comprehensive development zone.

Proposed Schedule L: Land Use Designation Maps amendments

Map LA1.1 Land Use Designations North - Area A and Map LA1.3
Land Use Designations Mill Bay Village - Area A

Map L1.7 Land Use Designations South 1 – Regional



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 Thursday, June 19, 2025. 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://www.cvrld.ca/1282/Public-Hearings-Information-Meetings> and click on **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 **1.833.311.4101**, when prompted enter the meeting information: **2773 255 0671** followed by the pound key (**#**), and when prompted enter Password: **56576493** 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 Wednesday, June 4, 2025, to Thursday, June 19, 2025, 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

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