



PUBLIC HEARING REPORT

Official Community Plan Amendment Bylaw No. 4275 Zoning Amendment Bylaw No. 4276

The following is a summary of the proceedings of the Public Hearing to consider Official Community Plan Amendment Bylaw No. 4275 and Zoning Amendment Bylaw No. 4276, held electronically on Thursday, December 15, 2022, at 5:00 p.m., Duncan, BC.

INTRODUCTIONS 5:00 p.m.

Director Ian Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls called the meeting to order at 5:00 p.m., stating that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* in order to consider Official Community Plan Amendment Bylaw No. 4275 and Zoning Amendment Bylaw No. 4276. He gave First Nations acknowledgement and then introduced CVRD Electoral Area Directors and CVRD staff present.

HEARING DELEGATES

Director Ian Morrison (Meeting Chair), Electoral Area F – Cowichan Lake South/Skutz Falls
Director Kate Segall, Electoral Area A – Mill Bay/Malahat
Director Mike Wilson, Electoral Area C – Cobble Hill

CVRD STAFF PRESENT

Michelle Pressman, Manager, Development Services Division
Jaime Dubyna, Planner II, Development Services Division
Richenda Woods, Planner I, Development Services Division
Brad Olsen, Systems Technician I, Corporate Services Department
Linda Powers, Recording Secretary, Land Use Services Department

Members of the Public: 4

There were 4 members of the public in attendance electronically. The applicant was also in attendance electronically.

PUBLIC HEARING PROCEDURE

Director Morrison reminded those present that first and foremost, Directors are assembled to 'hear' input and opinions from the public on the proposed bylaws. The public hearing is not a time to begin to learn about the proposal or make enquiries. CVRD staff have been available in advance of this hearing for questions, and information has been available by appointment in the CVRD office as well as posted online on the CVRD's website. Should anyone have any questions after the public hearing, to please contact staff.

Before staff introduced the proposed Bylaws, Director Morrison reviewed the Public Hearing procedures. He explained the Webex Events platform, reviewed how to speak both electronically and over the telephone, including requesting each speaker limit their comments to 5 minutes so that all in attendance had an opportunity to speak in a timely fashion. He then reviewed procedures should technical difficulties arise.

Director Morrison also gave the following explanation:

"The public hearing is not a question and answer session on the proposed bylaw. The hearing is for the public to express their opinions on the proposed bylaw."

**PROCEDURAL
QUESTION and
ANSWER SESSION**

He then asked for questions on the procedure for the hearing and reminded those in attendance that this is time for questions on procedure only. There were no questions from members of the public in attendance electronically.

**LOCATION OF THE
FILE**

Director Morrison stated that information about the Bylaws and any letters or submissions that have been received, have been compiled and made available in the public hearing binder located at the CVRD offices at 175 Ingram Street during the public notification period; and this same information has also been posted on the CVRD website for viewing. The Bylaw information and all submissions received are still available for viewing online at <https://www.cvrld.ca/1282/Public-Hearings-Information-Meetings>.

He also explained that all letters, verbal, and written submissions that were received before close of public hearing on Thursday, December 15, 2022, will form part of the public hearing record, along with all verbal submissions received today during this public hearing.

He further stated that the public hearing record will be published in a meeting agenda that is posted online when this matter is before the Board or a Committee of the Board; and that the CVRD considers the author or speaker's address relevant to the Board's consideration of this matter and will disclose this personal information.

**INTRODUCTION OF
THE PROPOSED
BYLAW
AMENDMENT**

Director I. Morrison, Electoral Area F – Cowichan Station South/Skutz Falls, introduced Jaime Dubyna, Planner II, Development Services Division, to outline the proposed bylaws.

**EXPLANATION OF
PROPOSED BYLAW
AMENDMENT**

Jaime Dubyna, Planner II, Development Services Division, gave the following explanation:

Bylaw No. 4275 is associated with application 01-C-17RS for the property located at Fisher Road (PID 025-580-311). The subject property has been identified on the public hearing notice with legal description, parcel identification number, and a map.

The purpose of proposed Bylaw No. 4275 is to amend the CVRD Official Community Plan for Electoral Areas Bylaw No. 4275 by:

- Re-designating the subject property from Renewable Resource – Agriculture to Industrial;
- Amending Schedule L (Land Use Designation Maps) to include the subject property within the Industrial designation;
- Include the subject property within Development Permit Area 11 – Commercial and Mixed-Use Development and Development Permit Area 12 – Industrial Development.

Bylaw No. 4276 is associated with application 01-C-17RS for the properties located at Fisher Road (PID 025-580-311) and (PID 002-315-408). The subject properties have been identified on the public hearing notice with legal description, parcel identification number, and a map.

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

- Adding the new definitions for 'custom workshop' and 'production

studio’;

- Adding the word ‘commercial’ before the word ‘goods’ where it appears within the definition of ‘warehouse’;
- Adding a new I-1H (Light Industrial 1H) zone, as Section 13.9, and renumbering subsequent sections of the industrial zones accordingly;
- Amending the Schedule A (Zoning Map) to include the subject properties within the new I-1H zone.

Conditions of the proposed Bylaw Nos. 4275 and 4276 include:

- Registration of a new Statutory Right-of-Way for the existing groundwater monitoring well for CVRD access in perpetuity.
- Completion of a lot boundary adjustment and lot consolidation to clearly identify the future subdivision parcel.
- Registration of a Section 219 covenant to secure the following:
 - Community water connections installed to the property line of all future lots at the subdivision stage;
 - Installation of fire hydrants, to the satisfaction of the CVRD Emergency Management Division, at the subdivision stage; and
 - A restriction on the creation of a shared sewerage system, unless connected to a CVRD community sewer system.

Public Hearing Notice

With respect to notification of this hearing, please note that notice of this Public Hearing was advertised in two consecutive issues of the *Cowichan Valley Citizen*, on Thursday, December 1, 2022, and Thursday, December 8, 2022. Letters were also sent to owners and occupiers of adjacent properties as required by the *Local Government Act*.

Between Thursday, December 1, 2022, and Thursday, December 15, 2022 at 4:30 p.m., six written submissions had been received at the CVRD office.

CORRESPONDENCE

Exhibit 1 – Email dated December 1, 2022 from Gordon Smith
 Exhibit 2 – Email dated December 5, 2022 from Cam Drew
 Exhibit 3 – Email dated December 9, 2022 from David Slang
 Exhibit 4 – Email dated December 13, 2022 from Randy Noble
 Exhibit 5 – Letter dated December 14, 2022 from Pete Butler
 Exhibit 6 – Email dated December 15, 2022 from Gordon Truswell

PUBLIC COMMENTS opened to the floor at 5:13 p.m.

The Public Hearing was then opened to those members of the public present electronically or by telephone who deemed themselves affected by the proposed Amendment Bylaws.

Director Morrison

Called three times for comments or input on proposed Official Community Plan Amendment Bylaw No. 4275 and Zoning Amendment Bylaw No. 4276.

ADJOURNMENT 5:17 p.m.

As there were no comments or input from the public in attendance electronically, Director Morrison declared the Public Hearing for OCP Amendment Bylaw No. 4275 and Zoning Amendment Bylaw No. 4276 closed at 5:17 p.m.

CERTIFICATION:

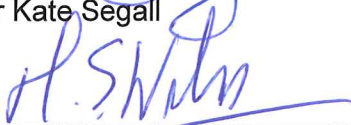
We attended the Public Hearing on Thursday, December 15, 2022, and hereby certify that this is a fair and accurate report of the Public Hearing.



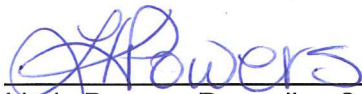
Director Ian Morrison, Chair

Date: JAN 4, 2023

Director Kate Segall

Date: JAN 4, 2023

Director Mike Wilson

Date: 4th Jan 23

Linda Powers, Recording Secretary

Date: Jan 4, 2023

EXHIBIT 1

From:
To: [Public Hearings](#)
Subject: Fisher Road
Date: Thursday, December 1, 2022 1:31:45 PM

With regards to;

NOTICE OF PUBLIC HEARING Thursday, December 15, 2022, at 5:00 p.m. Official Community Plan Amendment Bylaw No. 4275 Zoning Amendment Bylaw No. 4276 Applicable to Electoral Area C – Cobble Hill Zoning Amendment Bylaw No. 4447 Applicable to Electoral Area A – Mill Bay/Malahat

Please accept this letter as my support for the changes in question. I have been aware of this development for several years and I am pleased to see it coming to fruition. As a business owner and property owner in Cobble Hill I am fully aware of the need for such endeavours, that I believe will strengthen our communities and our businesses.

[Gordon Smith](#)
[3625 Cobble Hill Road.](#)

EXHIBIT 2

From:
To: [Public Hearings](#)
Subject: Bylaw 4275 and 4276
Date: Monday, December 5, 2022 3:38:39 PM

As a property owner in close proximity to the properties outlined in bylaw 4275 and 4276 I would like to go on record as being in favour of the proposed bylaws.

Thank you,
Cam Drew
Managing Partner



3744 Trans Canada Hwy
Cobble Hill, BC V0R 1L7
Cell 250-701-2854
PH 778-423-0166
Fax 778-423-0173

EXHIBIT 3

From:
To: [Linda Powers](#)
Subject: Proposed zoning amendments
Date: Thursday, December 8, 2022 1:05:32 PM

Please accept this letter supporting the proposed zoning amendment bylaw 4275/4276/4447 specifically PID 025 580 311 and relevant

I am a partner in NEXUS modular solutions at 1317 Fairfield Road in Cobblehill BC V0R 1L2

This proposal is exactly the type of controlled pocket development needed to offset major industrial development with a place where clean , tech and small ancillary and supportive local businesses can thrive .

Our company needs and advocates for local trades and suppliers and the good family supporting incomes that this development will create.

Sincerely
David Slang
928 Cherry Point Road
Cowichan Bay BC

Sent from my iPhone

EXHIBIT 4

From:
To:
Subject: Community plan ammendment bylaw 4275 Area C
Date: [Monday](#), December 12, 2022 6:17:42 AM
[Hearings](#)

Hello

Agrictultural properties, and in particular smaller ones, which are more affordable for people looking to enter the industry need to be preserved.

Couple that fact with an increased need to nearshore our resources and that should be sufficient argument to reject the application to rezone the parcel of land as proposed in Community plan ammendment bylaw 4275 Area C.

Please reject this proposal.

Thank you
Randy Noble
6843 Somenos Rd, Duncan, BC V9L 5Z5



1345 Fisher Rd. PO Box 276 Cobble Hill BC V0R 1L0
Ph: (250)-743-9989 Fax: (250)-743-7328



CVRD

RE: Proposed Amendment Bylaws #4275 & #4276

To whom it may concern,

More industrial properties are definitely needed in this community. The lack of industrial space is causing companies to locate elsewhere, usually outside of our community. This results in the missing of tax revenue to the CVRD and local employment to our people. This property is surrounded by industrial properties and makes sense to be the same zoning. As an adjoining business we would welcome this change.

PETE BUTLER



1345 Fisher Rd. PO Box 276 Cobble Hill BC V0R 1L0
Ph: (250)-743-9989 Fax: (250)-743-7328

CVRD

RE: Proposed Amendment Bylaws #4275 & #4276

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Gordon Truswell