

NOTICE OF PUBLIC HEARING

Monday, October 20, 2025, 5:00 p.m.
CVRD Boardroom 175 Ingram Street



Applicable to all Electoral Areas:

- Electoral Area A – Mill Bay/Malahat
- Electoral Area B – Shawnigan Lake
- Electoral Area C – Cobble Hill
- Electoral Area D – Cowichan Bay
- Electoral Area E – Cowichan Station/Sahtlam/Glenora
- Electoral Area F – Cowichan Lake South/Skutz Falls
- Electoral Area G – Saltair
- Electoral Area H – North Oyster/Diamond
- Electoral Area I – Youbou/Meade Creek

CVRD Bylaw No. 4373 – Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024

The Cowichan Valley Regional District will hold a Public Hearing on October 20, 2025, at 5:00 p.m., to consider CVRD Bylaw No. 4373 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024. 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 online, by phone, or in person, or may provide written submissions.

PURPOSE OF THE PROPOSED BYLAW

CVRD Bylaw No. 4373 – Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024

The purpose of Official Community Plan Bylaw No. 4373, 2024 is to adopt an Official Community Plan (OCP) that applies to all electoral areas within the Regional District. The OCP is a modernized version of the harmonized OCP for all electoral areas that was adopted by Bylaw No. 4270 in 2021, and includes the following schedules:

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| Schedule A – Official Community Plan for the Electoral Areas | Schedule L – Land Use Designations Maps |
| Schedule C – Development Permit Areas | Schedule M – Marine Area Map |
| Schedule D – Agricultural Land Maps | Schedule O – Floodplain and Dam Maps |
| Schedule E – Fire Protection Maps | Schedule P – Terrestrial Parks Maps |
| Schedule F – First Nations Reserves Maps | Schedule S – Service Areas Maps |
| Schedule G – Growth Containment Boundaries and Growth Area Maps | Schedule T – Transportation and Major Roads Maps |
| Schedule H – Heritage Designation Map | Schedule U – Development Permit Area Maps |
| Schedule J – Sand and Gravel Deposits Maps | |

Schedule B Local Area Plans are still in development and will be included in the OCP at a later date anticipated to be winter 2025-2026.

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 desk), 175 Ingram Street, Duncan, BC

Mail: Land Use Services, Cowichan Valley Regional District, 175 Ingram Street, Duncan, BC, V9L 1N8

The deadline for written submissions to be included in the Public Hearing Binder is 12:00 p.m. (noon) on Monday October 20, 2025. Please include your name and address in your submission. Prior to the Public Hearing, written submissions are placed in the Public Hearing Binder located at the Cowichan Valley Regional District Land Use Services Department front counter, and the Public Hearing Binder submissions are posted online at www.cvrld.bc.ca/PublicHearings, for viewing. Written submissions submitted by noon Monday, October 20, 2025 will be included in the Public Hearing Binder. The minutes from the Public Hearing will include verbal and written submissions at the public hearing and written submissions received prior to noon October 20, 2025. Written submissions respecting matters contained in the bylaw that is the subject of the hearing will also be accepted at the Public Hearing.

Personal information, including phone numbers and email addresses should not be included in written submissions. Other personal 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 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 www.cvrld.bc.ca/PublicHearings then click “**REGISTER HERE**”. Follow the prompts to complete your registration.
Once registered you will receive an email confirmation with a link for joining the meeting.

Phone: Join the hearing by calling **1.833.311.4101**, when prompted enter the meeting information: **2772 655 9199** followed by the pound key (#) and when prompted enter
Password: **83272779** 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

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 or the physical Public Hearing Binder at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from Wednesday, October 15, 2025 to Monday, October 20, 2025, 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 bylaw will not be made until the record of Public Hearing is received and considered by the CVRD Board. The CVRD Board does not receive public submissions immediately following the close of the Public Hearing.

FOR MORE INFORMATION, PLEASE CONTACT:

Coralie Breen, Manager, Planning – Strategic Initiatives, Land Use Services Department. T: 250.746.2625 or E: Coralie.Breen@cvrld.bc.ca

Alison Garnett, Planning Coordinator, Planning – Strategic Initiatives, Land Use Services. T: 250.746.2589 or E: Alison.Garnett@cvrld.bc.ca