

# Public Engagement in the Zoning and OCP Bylaw Amendment Process

January 7, 2019

Electoral Areas Services Committee

# Guiding Principles

- LGA includes a public hearing process for zoning and OCP amendments
- Board can waive requirement for a public hearing on a zoning amendment
- Hearing provides an opportunity to any person to express opinion on the amendment to the decision makers
- Open and transparent
- Protect the public process (e.g. no new information after a hearing)

# Legal Requirements

- Must be held after first reading and before third reading of the bylaw
- Must give notice in the newspaper (always) and by mail (if change to use or density and applies to fewer than 10 properties)
- Obligation to provide notice is met if reasonable effort to mail was made (e.g. doesn't have to be registered mail)
- Can require owner to post notice on property
- After the hearing, Board can adopt a bylaw without further notice

Comox Valley Regional District (CVRD)

# We Want to Hear From You

July 23, 2018, 6:00 pm

Conference Hall, Florence Filberg Centre  
411 Anderton Avenue, Courtenay

## CVRD Public Hearing Notice

Anyone who believes the proposed bylaws will affect their interest will be given an opportunity to be heard at the public hearing.

### Bylaw 543 "Comox Valley Zoning Bylaw 2005, Amendment No. 76"

This bylaw, if adopted, would rezone a property legally described as Lot C, Block 29, Comox District, Plan 25306 (2410 Sackville Road) from from Rural Eight (RU-8) to Rural Eight - exception 8 (RU-8-8) to to add "water and beverage bottling" as a permitted use.

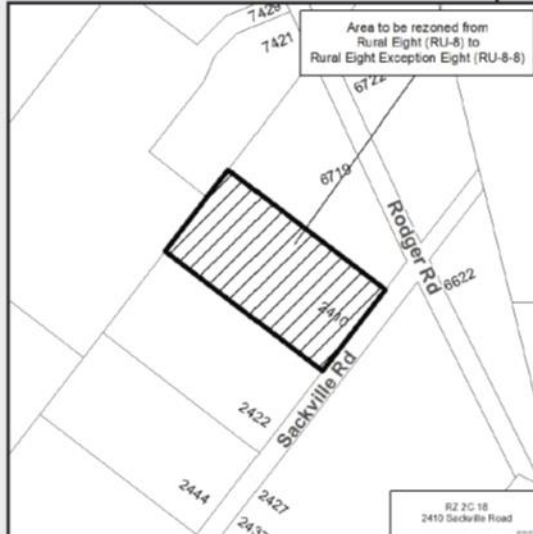
A copy of the proposed bylaw and related information may be viewed at the CVRD office, 600 Comox Road, Courtenay, BC between 8:00 am and 4:30 pm Monday through Friday, excluding holidays from July 9, 2018 until July 23, 2018 or at [www.comoxvalleyrd.ca/publichearings](http://www.comoxvalleyrd.ca/publichearings)

If you cannot attend the public hearing, all written submissions, mailed or electronic, must be received by this office no later than 4:30 pm, July 23, 2018.

Please be advised that the public hearing minutes and written submissions include your name and residential address and are subject to public disclosure.

### Enquiries to:

Brian Chow, Rural Planner  
600 Comox Road, Courtenay, BC V9N 3P6 | Tel: 250-334-6000  
Email: [planningdevelopment@comoxvalleyrd.ca](mailto:planningdevelopment@comoxvalleyrd.ca)



## Development Proposal

1671, 1673 and 1675 Ryan Road East

Proposal: To rezone the southern half of this property from Country Residential One (CR-1) to Industrial Light (IL) in order to resolve a split zone situation and to expand the current warehousing use (i.e., mini-storages).

Applicants:  
Lenco Development Ltd.,  
Norco Development Ltd.,  
Fernco Development Ltd.

File number: RZ 1B 17

Public Hearing: May 9, 2018  
CVRD Boardroom, 550B Comox Road, 7:00 pm

For more information:  
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Development Services  
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Courtenay, BC V9N 3P6



[comoxvalleyrd.ca](http://comoxvalleyrd.ca)



# The Public Hearing

- The board delegates the public hearing and appoints a chair; delegates must report back to the board
- An agenda is provided before the hearing containing background information and any submissions received from the public
- The chair is provided with a script aligned with the agenda to make clear the process for the hearing
- Focus on listening and asking questions rather than debate

# Public Participation Spectrum\*

Increasing level of public involvement in decision-making



INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
Keep citizens informed about the process	Obtain feedback from citizens on analysis of options	Work directly with citizens to address concerns	Partner with citizens to develop a preferred solution	Place final decision making in the hands of citizens

# Beyond the Public Hearing

- Culture of education and information (e.g. every encounter planning staff has with a member of the public presents an opportunity)
- Go to the people
- Role of an APC