



TOWN OF VIEW ROYAL

NOTICE OF PUBLIC HEARING

Files: OCP 3440-020-2020/01
Rezoning 3360-020-2020/04

NOTICE IS HEREBY GIVEN pursuant to the *Local Government Act* and *Provincial Ministerial Order M192* that an electronic Public Hearing will be held on Tuesday, February 2, 2021 beginning at 7:00 p.m., for the purpose of hearing representations concerning the following proposed Official Community Plan and zoning amendments for the property addressed as **298 Island Highway** and legally described as follows:

LOT 1, SECTION 8, ESQUIMALT DISTRICT, PLAN 35505

1. *Official Community Plan No. 811, 2011, Amendment Bylaw No. 1060, 2020* proposes to:
 - a. Assign the subject property to a new "Neighbourhood Centre" land use designation
 - b. Place the subject property in the Neighbourhood Mixed Use Development Permit Area.If the bylaw is approved, the new land use designation would support rezoning for commercial and apartment uses and for buildings with a maximum floor space ratio of 3.0:1 and a building height of up to six storeys.
2. *Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1061, 2020* proposes to rezone the subject property from "C:1 Community Commercial" to a new zone, "CD-26 Island Highway / Helmcken Comprehensive Development". If the bylaw is approved, it would permit Neighbourhood Grocery and apartment uses, and permit buildings with a maximum floor space ratio of 3.0:1 and a building height of up to six storeys.

TAKE NOTICE that more detailed information concerning the subject Bylaws and any other reports and documents that may be considered by Council can be obtained online at www.viewroyal.ca.

All persons who believe that their interest in property is affected by the proposed Bylaws shall be afforded an opportunity to be heard by telephone during the electronic Public Hearing, or by written submission on all matters contained therein at the above-noted time and place.

COVID-19 SPECIAL INFORMATION

Please note, due to the COVID-19 pandemic, the Town Hall has limited access at this time and for the protection of the community, Council and staff, this public hearing will be held without the public present under the Province's **Ministerial Order No. M192**.

This public hearing will be live webcast commencing at 7:00 p.m. and may be viewed by clicking on the "Click here to view the live webcast" link within the agenda on the Town's website at www.viewroyal.ca. If you would like to participate in the public hearing by phone or via the chat feature, **please see agenda for the phone number and conference ID**. The agenda will be posted on the Friday before the meeting.

You may provide your written comments to the Town via email to info@viewroyal.ca, drop them off at the Town Hall or put them in the Town's mail drop box (located to the left of the main doors at Town Hall, 45 View Royal Avenue), up until 3:00 p.m. on Tuesday, February 2, 2021 for inclusion in the February 2, 2021 agenda.

If you have any questions, please contact the Development Services Department at 250-479-6800 or by emailing planning@viewroyal.ca

Please note that Council may not receive further submissions concerning the subject Bylaws after the Public Hearing has concluded. Dated January 19, 2021

Subject Property Map

298 Island Highway

