



TOWN OF VIEW ROYAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to Sections 890 and 892 of the *Local Government Act* that a Public Hearing will be held at **Town of View Royal Town Hall, 45 View Royal Avenue, Victoria, B.C. at 7:00 p.m. on Tuesday, September 16, 2014** for the purpose of hearing representations concerning the proposed amendments to Official Community Plan Bylaw No. 811, 2011 and Land Use Bylaw, 1990, No. 35 generally described as follows:

A. Bylaw No. 893, 2014 proposes to amend Official Community Plan Bylaw No. 811, 2011, as follows:

1. By amending the “Community Development Framework” section to clarify that the development of future town center site and some of the future neighbourhood centers would be preceded by rezoning applications from the respective property owners rather than through a Town-initiated rezoning.
2. By amending the “Land Use Designations: Relationship to the Zoning Bylaw” section to clarify that the new Zoning Bylaw is not intended to address all inconsistencies with the Official Community Plan for every property and zone; however future rezoning must be consistent with the Official Community Plan.
3. By replacing “Land Use Designations: Density Bonusing and Phased Development Agreements” section to clarify that creation of site specific zones may be required in the new Zoning to address Floor Space Ratio and density figures supported in the Official Community Plan.
4. By replacing “Part 5 – Implementation, Policy Pl.1.1 Implementation Tools” section to clarify that the new Zoning Bylaw would be expected to update most but not all of the specific Official Community Plan policies, in particular leaving comprehensive development area designations to be updated at time of site-specific proposals.
5. By amending Schedule "L" Land Use Designations by redesignating lands owned by the Town of View Royal at **Thetis Cove - (no address) Hallowell Road** shown boldly outlined on the sketch plan attached hereto as “Schedule 1” and legally described as LOT 1, ESQUIMALT DISTRICT, PLAN VIP81967 from *Integrated Mixed-Use (IMU)* to *Parks, Open Space and Recreation (P)*.
6. By amending Schedule "L" Land Use Designations by redesignating lands at **Gibraltar Bay Common Property - (no address) Palmer Station** shown boldly outlined on the sketch plan attached hereto as “Schedule 2” and legally described as GIBRALTAR BAY – COMMON PROPERTY, PLAN VIS5123 from “*no designation*” to *Residential (R)*.
7. By amending Schedule "L" Land Use Designations by redesignating lands at **Mill Hill Regional Park - (no address) Island Highway** shown boldly outlined on the sketch plan attached hereto as “Schedule 3” and legally described as LOT 35, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP748, EXCEPT PART IN PLAN VIP71970, from *Rural (RU)* to *Parks, Open Space and Recreation (P)*.

8. Amendment to Schedule "L" Land Use Designations by redesignating lands at **380 Kislingbury Lane** shown boldly outlined on the sketch plan attached hereto as "Schedule 4" and legally described as LOT 2, ESQUIMALT DISTRICT, PLAN VIP18995 from *Community Facility (CF)* to *Residential (R)*.

B. Bylaw No. 894, 2014 proposes to amend Land Use Bylaw 1990, No. 35, as follows:

1. By deleting Part 5 - Permits, Part 6 – Zoning, and Part 7 – Divisions 1 (Parking), 4 (Flood Plain) and 5 (Riparian Areas Regulation) in their entirety; and
2. By deleting Schedule 1 – Zoning Map, Schedule 6B – Application for Tree Cutting Permit, Schedule 7 – Off-Street Parking Covenant and Schedule 15 – Application for a Permit to Deposit or Remove Soil in their entirety.

C. Bylaw No. 900, 2014 proposes the following:

1. By adopting text and map schedules to form an integral part of a new Zoning Bylaw as Zoning Bylaw No. 900, 2014.

TAKE NOTICE that more detailed information concerning the subject bylaws and any other reports, studies or other documents that may be considered by Council can be obtained at the Town of View Royal Municipal Office, Development Services Department, 45 View Royal Avenue, Victoria, B.C. (Telephone: 250-479-6800) between the hours of 8:30am and 4:30pm Monday to Friday, September 3, 2014 to September 16, 2014.

All persons who believe that their interest in property is affected by the proposed Bylaws shall be afforded an opportunity to be heard in person, by a representative or by written submission on all matters contained therein at the above-noted time and place. If you are unable to attend the Hearing, written comments may be mailed, facsimiled, emailed or hand delivered to the Town of View Royal by **no later than 4:30pm on September 16, 2014**.

Mail: Development Services Department, Town of View Royal, 45 View Royal Ave,
Victoria, BC. V9B 1A6

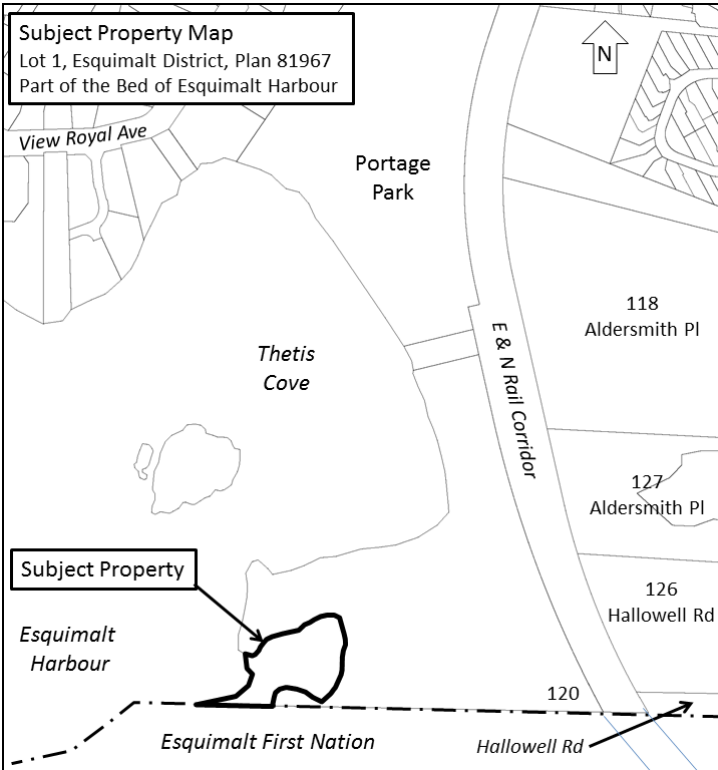
Facsimile: 250-727-9551

Email: info@viewroyal.ca

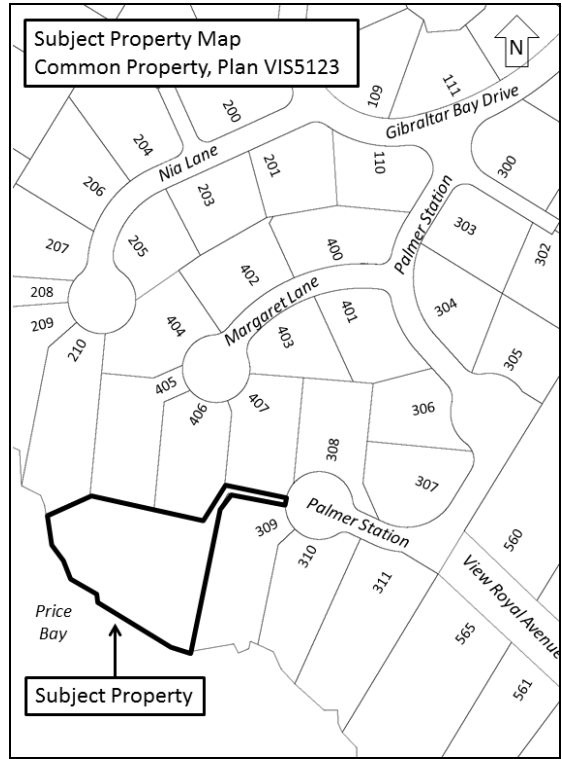
Please note that Council may not receive any further submissions concerning the subject Bylaws after the Public Hearing has concluded.

Dated September 2, 2014

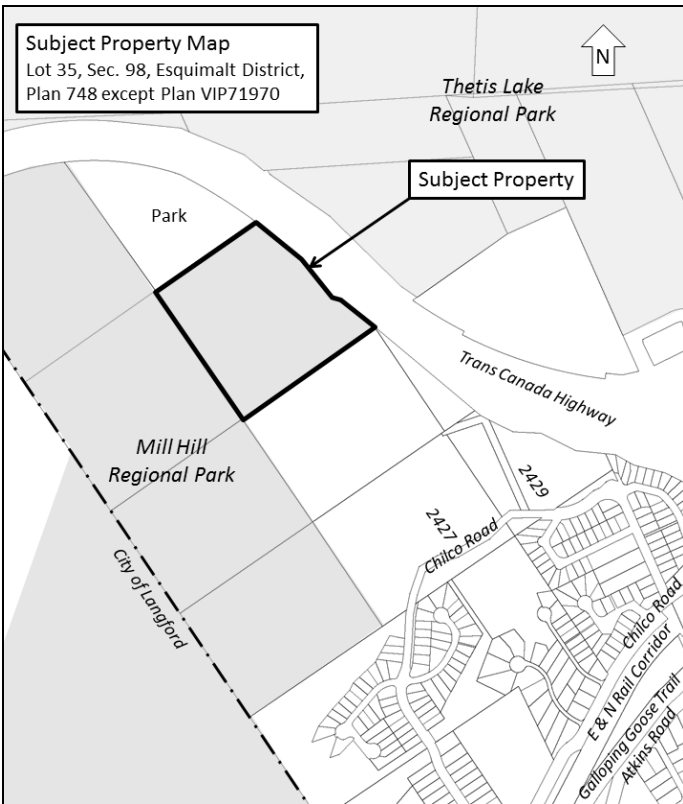
SCHEDULE 1



SCHEDULE 2



SCHEDULE 3



SCHEDULE 4

