

**Late Agenda Items**

**Regular Council Agenda  
December 17, 2024**

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**Recommendation:**

That Council amend the agenda to add the following items, received after publication of the agenda:

- |  |                      |
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| <b>8.1.7. "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170"</b> | <b>Pages<br/>2-6</b> |
|--|----------------------|

**Recommendation:**

That Council adopt "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170".

- |   |             |
|---|-------------|
| <b>8.1.8. "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171"</b> | <b>7-13</b> |
|---|-------------|

**Recommendation:**

That Council adopt "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171".

**TOWN OF LADYSMITH**

**BYLAW NO. 2170**

**A Bylaw to Amend “Official Community Plan Bylaw 2003, No. 1488”**

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The Council of the Town of Ladysmith in open meeting assembled enacts the following to effect changes to “Official Community Plan Bylaw 2003, No. 1488”:

**Definitions:**

1. For the purpose of this bylaw “subject property” means: Lot A Block 192 District Lot 103 Oyster District Plan EPP63594 Except Plan EPP67741, EPP75579, EPP80490, EPP98460 and EPP98461 (PID 030-139-520) and as shown in heavy black line in Schedules A, B, and C of this bylaw.

**OCP Amendments:**

2. “Official Community Plan Bylaw 2003, No. 1488” is hereby amended as follows:
  - a. Map 1: Future Land Use is amended to reconfigure the land use designation for the subject property as shown in Schedule A;
  - b. Map 4: Parks and Facilities is amended to add the areas of the subject property shown in green in Schedule B to the ‘Local Park’ designation;
  - c. Map 8: Development Permit Areas is amended to add portions of the subject property to DPA 4: Multi-unit Residential, DPA 3: Commercial and DPA 10.

**Citation**

3. This Bylaw may be cited for all purposes as “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170”.

**READ A FIRST TIME** on the 7<sup>th</sup> day of May, 2024

**READ A SECOND TIME** on the 7<sup>th</sup> day of May, 2024

**PUBLIC HEARING HELD** Pursuant to Section 464 of the Local Government Act on the 21<sup>st</sup> day of May, 2024

**READ A THIRD TIME** on the 21<sup>st</sup> day of May, 2024

**ADOPTED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

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Acting Mayor (T. McKay)

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Corporate Officer (S. Bouma)

TOWN OF LADYSMITH

BYLAW NO. 2170

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 PUBLIC HEARING HELD Pursuant to Section 464 of the Local Government Act on the 21<sup>st</sup> day of May, 2024  
 READ A THIRD TIME on the 23<sup>rd</sup> day of May, 2024  
 ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

Approved pursuant to section 52(3)(a) of the *Transportation Act*

this 27<sup>th</sup> day of May 2024  
Ministry of Transportation and Infrastructure

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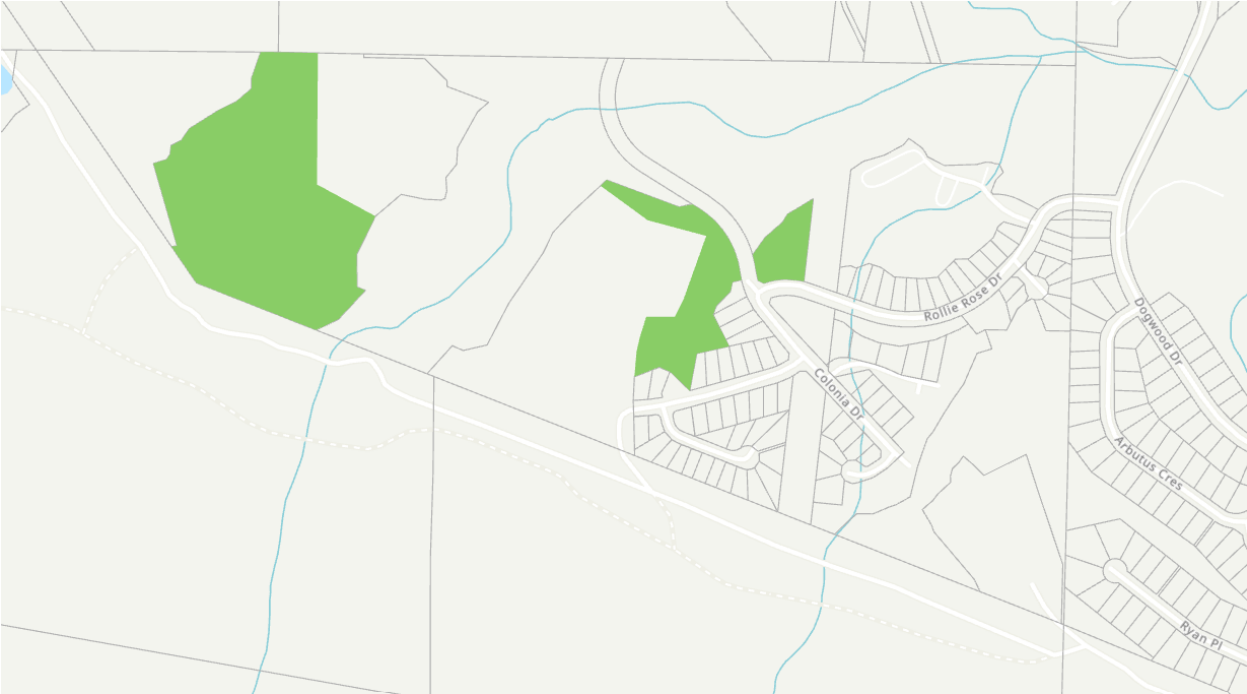
\_\_\_\_\_  
Mayor (A. Stone)

\_\_\_\_\_  
Corporate Officer (S. Bouma)

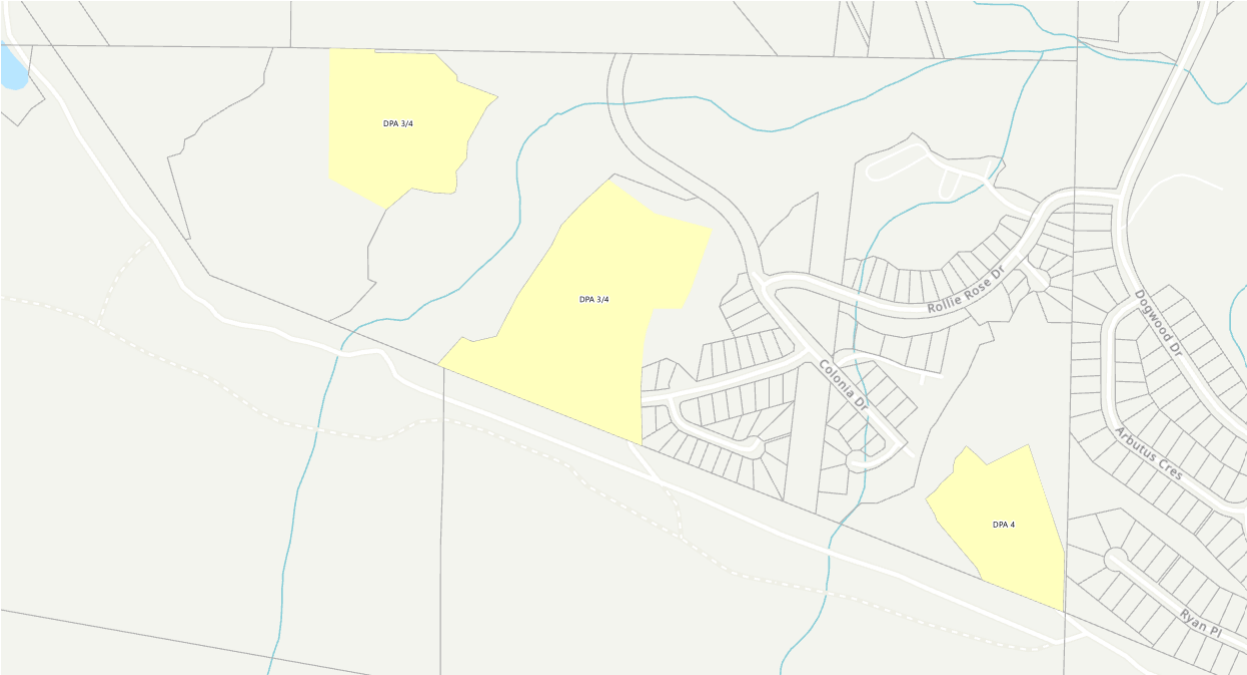
### Schedule A



**Schedule B**



**Schedule C**



**TOWN OF LADYSMITH**

**BYLAW NO. 2171**

**A Bylaw to amend "Town of Ladysmith Zoning Bylaw 2014, No. 1860"**

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The Council of the Town of Ladysmith in open meeting assembled enacts the following amendments to "Town of Ladysmith Zoning Bylaw 2014, No. 1860":

1. Schedule A – Zoning Bylaw Text is amended by adding as section 17.8 the Holland Creek Mixed-Use Residential (CD-8) zone attached to this bylaw as Schedule A;
2. Schedule B is amended to rezone Lot A Block 192 District Lot 103 Oyster District Plan EPP 63594 Except Plan EPP67741, EPP75579, EPP80490, EPP98460, and EPP98461 to Comprehensive Development 8– Holland Creek Mixed-Use Residential (CD-8), Nature Park (P-3), Park and Recreation (P-2) and Low Density Residential (R-3-A) as shown in Schedule B of this bylaw;
3. Subsection 10.11(8)(d) is deleted and replaced with the following:  
  
    "d) For the areas shown as A, B and C in Figure 10.11.1:  
        i) Community Care Facility and Assisted Living Residence licensed under the Community Care and Assisted Living Act are permitted Principal Uses  
        ii) Coffee Shop, Office and Personal Service Establishment are permitted Accessory Uses to Community Care Facility and Assisted Living Residence";
4. Subsection 10.11(8)(e) is added as follows:  
  
    "e) Notwithstanding Section 10.11.4(b) and Section 10.11.5(d) for the area shown as area C in figure 10.11.1:  
        i) the maximum number of Dwelling Units permitted is 42 Dwelling Units per hectare of Land; and  
        j) The minimum setback from an Interior or Exterior Side Parcel Line shall be 2 meters"; and
5. Figure 10.11.1 is deleted and replaced with the following:

**FIGURE 10.11.1: PLAN OF AREAS A, B, and C OF THE LOW DENSITY RESIDENTIAL (R-3-A) ZONE**



**Citation**

2. This Bylaw may be cited for all purposes as “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171”.

**READ A FIRST TIME** on the 7<sup>th</sup> day of May, 2024

**READ A SECOND TIME** on the 7<sup>th</sup> day of May, 2024

**PUBLIC HEARING** held in accordance with section 464 of the *Local Government Act* on the 21<sup>st</sup> day of May, 2024

**READ A THIRD TIME** on the 21<sup>st</sup> day of May, 2024

**APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE** on the 27<sup>th</sup> day of May, 2024

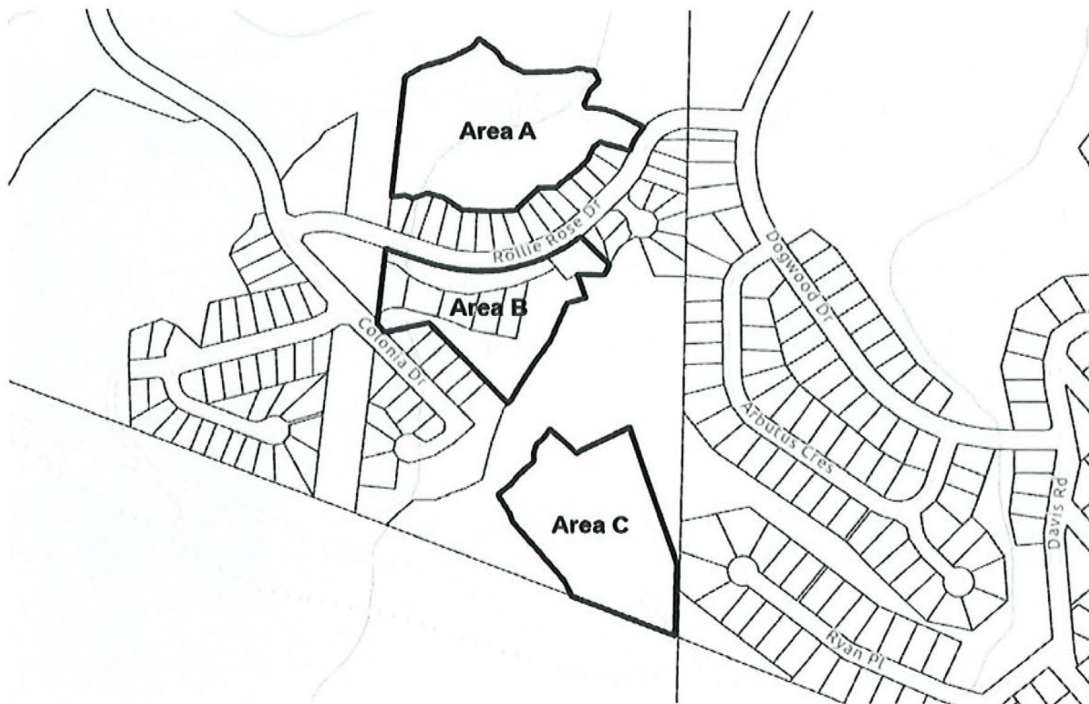
**ADOPTED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Mayor (A. Stone)

\_\_\_\_\_  
Corporate Officer (S. Bouma)



**FIGURE 10.11.1: PLAN OF AREAS A, B, and C OF THE LOW DENSITY RESIDENTIAL (R-3-A) ZONE**



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**APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE** on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

**ADOPTED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

Approved pursuant to section 52(3)(a) of the *Transportation Act*

this 27<sup>th</sup> day of May, 2024  
Ministry of Transportation and Infrastructure

[Signature]

\_\_\_\_\_  
Mayor (A. Stone)

\_\_\_\_\_  
Corporate Officer (S. Bouma)

## SCHEDULE A

### 17.8 COMPREHENSIVE DEVELOPMENT 8– HOLLAND CREEK MIXED-USE RESIDENTIAL (CD-8)

The purpose of the Comprehensive Development 8 Zone is to accommodate mixed-use residential neighbourhoods with a range of housing options and densities and local commercial services.

#### 1. Principal Uses

- a) *Multiple Unit Dwelling*
- b) *Single Unit Dwelling*
- c) *Townhouse Dwelling*
- d) *Two Unit Dwelling*

#### 2. Accessory Uses

- a) *Artist Studio*
- b) *Bakery*
- c) *Coach House* subject to Part 6, Section 6.5
- d) *Coffee Shop*
- e) *Community Care Facility*
- f) *Convenience Store*
- g) *Cottage Industry*
- h) *Home Based Business*, subject to Part 6, Section 6.8.
- i) *Office*
- j) *Personal Service Establishment*
- k) *Retail Sales*
- l) *Secondary Suite* subject to Part 6, Section 6.4.

#### 3. Sizing and Dimension of Parcels

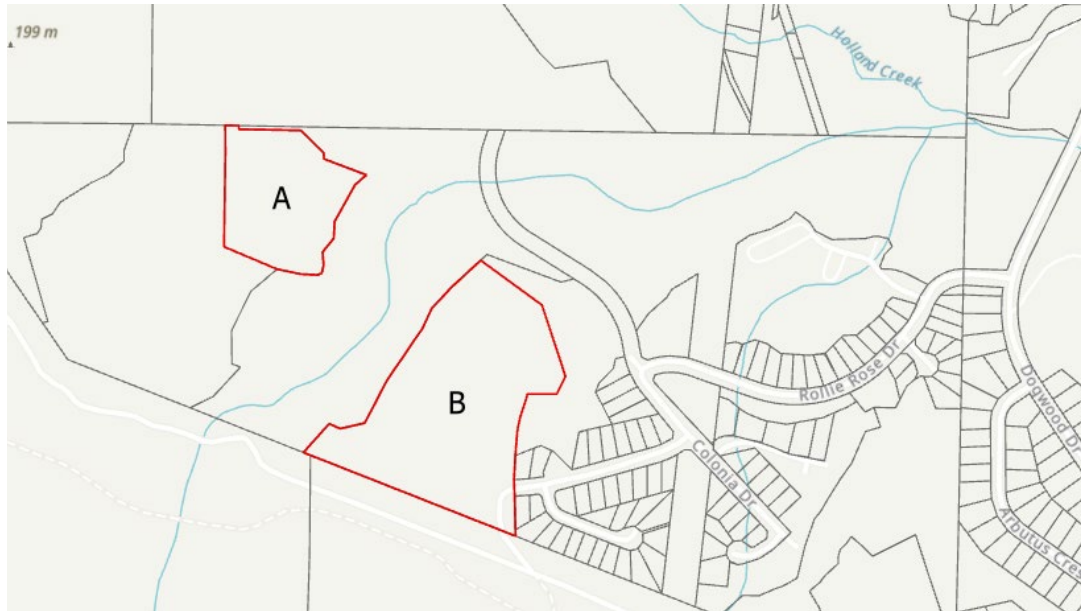
- a) No Parcel for a Single Unit Dwelling Use shall be created which has a Parcel Area less than 372 square metres in area.
- b) No Parcel for a Two Unit Dwelling, Townhouse Dwelling or Multiple-Unit Dwelling Use shall be created which has a Parcel Area less than 780 square metres in area.
- c) No Parcel shall be created which has a Frontage of less than 12.19 metres.

#### 4. Size and Density of the Use of Land, Buildings and Structures

- a) For a Single Unit Dwelling section 10.4.4. "Size and Density of the Use of Land, Buildings and Structures" of Section 10.4 "Single Dwelling Residential – Small Lot B Zone (R-1-B)" shall apply.
- b) For a Two Unit Dwelling section 10.6.4. "Size and Density of the Use of Land, Buildings and Structures" of Section 10.6 "Old Town Residential (R-2)" shall apply.
- c) For a Multiple-Unit Dwelling or a Townhouse Dwelling the Floor Space Ratio shall not exceed 2.0.

- d) Notwithstanding subsections 17.8(4) (a), (b) and (c), the maximum number of *Dwelling Units* permitted in this zone shall not exceed:
- i. 100 units in Area A as shown in Figure 17.8.1; and
  - ii. 400 units in Area B as shown in Figure 17.8.1

**FIGURE 17.8.1**



- e) The maximum Parcel Coverage of all Buildings and/or Structures, excluding *Buildings* or *Structures* used exclusively for off-street parking, shall be 50.0 percent.
- f) Where at least 50% of required off-street parking is provided underground, the maximum Parcel Coverage of all Buildings and/or Structures, excluding Buildings or Structures used exclusively for off-street parking, shall be 60.0 percent.
- g) No commercial use shall have a *Gross Floor Area* greater than 200 square metres.
- h) The combined *Floor Space Ratio* for all commercial uses on a *Parcel* shall not exceed 0.5.
- i) Commercial uses may only be located on the *First Storey* of a Building.
- j) A *Parcel* may contain more than one *Principal Building*.
- k) Despite subsection 17.8(4)(j) a parcel less than 780 square meters shall not contain more than one *Principal Building*

**5. Siting, Sizing and Dimension of Uses Buildings and Structures**

- a) No *Multi-Family Building* shall exceed a Height of 14 metres.
- b) No *Single-Unit or Two-unit Building* shall exceed a Height of 9.0 metres
- c) Despite subsection (b), where the roof pitch of a *Single-Unit or Two-unit* is less than 4:12, the maximum Height shall be 7.5 metres.
- d) No *Accessory Building or Structure* shall exceed a Height of 7.5 metres; except where the roof pitch is less than 4:12, in which case the maximum shall be 5.0 metres.
- e) No *Principal Buildings or Structures* shall be located closer to the *Parcel Line* than the minimum setback shown in the Table below:

<b>Parcel Line</b>	<b>Minimum Setback</b>
Front Parcel Line	6.0 metres
Interior Side of Parcel (Single-unit dwelling or Two-unit dwelling)	2.0 Metres
Exterior Side of Parcel (Single-unit dwelling or Two-unit dwelling)	2.5 metres
Exterior/Interior Side of Parcel (multiple-unit dwelling)	4.5 metres
Rear Parcel Line	4.5 metres

- f) No Accessory Building or Structure shall be located closer to the Parcel Line than the minimum Setback shown in the Table below:

<b>Parcel Line</b>	<b>Minimum Setback</b>
Front Parcel Line	6.0 metres
Interior or Exterior Side Parcel Line	1.5 metre
Rear Parcel Line	1.5 metre

**6. Landscaping and Screening**

- a) *Landscaping* and screening shall be provided in accordance with Part 7: Landscaping and Screening Regulations.

**7. Parking and Loading**

- a) *Off-street* parking and off-street loading shall be provided in accordance with Part 8: Parking and Loading Regulations.

## Schedule B: Proposed Zoning

