

Zoning Bylaw/Official Community Plan Amendment
Bylaw Nos. 2068 and 2069
January 21, 2025, 5:30pm

Pursuant to Section 466 of the *Local Government Act*, we advise you that a Public Hearing has been scheduled to consider amendments to Covenant CB215820, which was registered as a condition of approval of “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 65) 2021, No. 2068” and “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 37) 2021, No. 2069”. Anyone who considers their interest in property to be affected by the proposed covenant amendments will be given reasonable opportunity to be heard.

Subject Property

1130 Rocky Creek Road: LOT 1 DISTRICT LOTS 24 AND 38 OYSTER DISTRICT PLAN EPP110197 (PID: 031-792-022).

What is the Proposal About?

If approved, the amendments to Covenant CB215820 will:

1. remove a requirement for the developer to construct a roundabout in the Ludlow Road/Rocky Creek Road Intersection; and
2. add the following new conditions:
 - a. a prohibition on access from Ludlow Road and a limit restricting egress from the subject property to a single, right out only egress, until the roundabout is constructed;
 - b. a requirement to construct a temporary median in Ludlow Road;
 - c. a requirement to provide cash in lieu of frontage improvements along Ludlow Road and Rocky Creek Road at time of building permit issuance;
 - d. a requirement to provide a temporary gravel pathway along the frontage of the property;
 - e. a requirement to install signage restricting left turns and U-turns in certain locations on Ludlow Road and Rocky Creek Road; and
 - f. a requirement to contribute \$200,000 towards the development of a roundabout in the Ludlow Road/Rocky Creek Road intersection.



Where Can I Get More Information?

A copy of the Bylaws, original covenant and related information may be viewed at the Town of Ladysmith City Hall located at 410 Esplanade or the Development Services Office located at 132C Roberts Street, Ladysmith, BC, until January 21, 2025 from Monday to Friday 8:30am to 4:00pm, excluding statutory holidays. The information package is also available at www.ladysmith.ca/publichearings.

How do I Attend the Meeting?

Anyone may attend the meeting. The meeting will be held on January 21, 2025 at the Ladysmith Seniors Centre, 630 2nd Avenue, Ladysmith, beginning at 5:30pm.

How Do I Make a Written Submission?

If you are unable to attend the Public Hearing, written submissions can also be provided. If received by Noon, January 21, 2025, written submissions will be included in the Public Hearing agenda. Written submissions should be sent to Town of Ladysmith, PO Box 220, Ladysmith, BC V9G 1A2 or by email to publichearings@ladysmith.ca. Written submissions can be accepted at the Public Hearing up to the close of the Public Hearing. Please be advised that the content of submissions will be made public and form a part of the public record for this hearing.

Notice Issued by the Corporate Officer.

QUESTIONS?

Questions can be directed to staff in the
Town of Ladysmith Development Services Department
by calling 250-245-6415 or emailing ds@ladysmith.ca
www.ladysmith.ca/publichearings