

January 24, 2025

Our File: DVP 3090-24-05

**Attention:** Property Owner/Tenant

**RE:** NOTICE OF DEVELOPMENT VARIANCE PERMIT:  
DVP 24-05 (1301 & 1391 Rocky Creek Road)  
Lot A, District Lots 81, 86 and 98, Oyster District, Plan EPP87265  
PID: 030-801-460  
and Subdivisions thereof.

Please be advised that an application has been received by the Town of Ladysmith for a variance to "Town of Ladysmith Zoning Bylaw 2014, No.1860" for the property at 1301 & 1391 Rocky Creek Road (see reverse for subject property map).

The purpose of the Development Variance Permit is to facilitate construction of 21 residential units consisting of two four-unit townhouse dwellings, three three-unit townhouse dwellings, and two two-unit duplex dwellings as follows:

- to reduce the parcel line setbacks for two duplexes and one four-unit townhouse from 6.0 metres to 3.0 metres for the front parcel line and from 4.5 metres to 2.5 metres for the side parcel line;
- to decrease the front parcel line setback for an accessory building from 6.0 metres to 3.0 metres for a detached garage;
- to permit 2 accessory buildings in the front yard; and
- to increase the number of accessory buildings on a parcel from two to six for construction of detached garages.

A copy of the proposed permit will be posted in the window at the Development Services office, 132C Roberts Street, and on the Town of Ladysmith website at [www.ladysmith.ca/currentapplications](http://www.ladysmith.ca/currentapplications), and may be inspected from 8:30am January 24, 2025 to 4:00pm February 4, 2025. After this time, Council may consider issuance of this permit.

Written submissions regarding this permit may be sent to Town of Ladysmith, PO Box 220, Ladysmith, BC, V9G 1A2 or by Email to [info@ladysmith.ca](mailto:info@ladysmith.ca) or delivered to City Hall at 410 Esplanade or 132C Roberts Street during office hours from 8:30am to 4:00pm. Please be advised that the content of submissions will be made public and form a part of the public record for this application.

Further information is available by contacting Andrew Wilson, Planner at 250-245-6434 or [awilson@ladysmith.ca](mailto:awilson@ladysmith.ca).

Respectfully,



Andrew Wilson  
Planner

:djw

cc Applicant

# SUBJECT PROPERTY MAP

1301 & 1391 ROCKY CREEK ROAD



-  Municipal Boundary
-  Subject Property

0 20 100  
Meters

