



TOWN OF LADYSMITH

A SPECIAL MEETING OF THE
COUNCIL OF THE TOWN OF LADYSMITH
WILL BE HELD AT THE LADYSMITH SENIORS CENTRE
630 SECOND AVENUE
(LADYSMITH COMMUNITY SERVICES CENTRE)
MONDAY, MAY 26, 2014
6:30 p.m.

AGENDA

CALL TO ORDER

1. AGENDA APPROVAL

2. UNFINISHED BUSINESS

2.1. Ladysmith Chamber of Commerce 2014 Operating Agreement..... 1

3. STAFF REPORTS

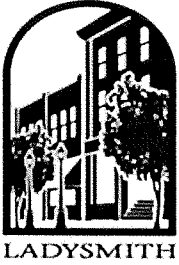
3.1. New and Updated Zoning Bylaw and Development Permit Area Design
Guidelines 5
Staff presentation on the draft new and updated Zoning Bylaw and Design
Guidelines for the Town of Ladysmith. The complete set of bylaws with
attachments is available online at www.ladysmith.ca, and copies will be
available at the meeting. Copies are also available for review at City Hall
and the Ladysmith Branch of the Vancouver Island Regional Library.

4. QUESTION PERIOD

- A maximum of 15 minutes is allotted for questions.
- Persons wishing to address Council during “Question Period” must be Town of Ladysmith residents, non-resident property owners, or operators of a business.
- Individuals must state their name and address for identification purposes.
- Questions put forth must be on topics which are not normally dealt with by Town staff as a matter of routine.
- Questions must be brief and to the point.
- Questions shall be addressed through the Chair and answers given likewise. Debates with or by individual Council members or staff members are not allowed.
- No commitments shall be made by the Chair in replying to a question. Matters which may require action of the Council shall be referred to a future meeting of the Council.

5. RISE AND REPORT

6. ADJOURNMENT



Town of Ladysmith

STAFF REPORT

To: Ruth Malli, City Manager
From: Sandy Bowden, Director of Corporate Services
Date: May 15, 2014
File No:

Re: Ladysmith Chamber of Commerce 2014 Operating Agreement

RECOMMENDATION(S):

That Council authorize the execution of the operating agreement between the Town and the Ladysmith Chamber of Commerce for a one year term commencing January 1, 2014 and expiring on December 31, 2014 with an option to renew the agreement for an additional year.

PURPOSE:

The purpose of this staff report is to seek Council's authorization to enter into an operating agreement with the Ladysmith Chamber of Commerce effective January 1, 2014 for a one year term with an option to renew for a further year.

INTRODUCTION/BACKGROUND:

The Town has entered into an operating agreement with the Ladysmith Chamber of Commerce for the operation of the Visitor Information Centre for several years. The only change to the existing agreement is the location of the Visitor Information Centre. The Chamber is in the process of moving its current operating location from 411-B First Avenue to 33 Roberts Street. The reasons supporting the new location include:

- increased space allowing the Chamber to incorporate a board room, a business centre and more storage into the floor plan
- a reduction in rent
- enhanced visitor parking
- improved visibility and accessibility from the highway

SCOPE OF WORK:

Upon Council direction staff will process the new operating agreement accordingly.

ALTERNATIVES:

Council could direct staff to amend the operating agreement as deemed appropriate.



FINANCIAL IMPLICATIONS:

There are no proposed changes to the Town's financial commitment with the Chamber of Commerce.

LEGAL IMPLICATIONS:

n/a

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

The Visitor Information Centre operated by the Ladysmith Chamber of Commerce contributes significantly to the Town's tourism industry. The Visitor Information Centre is a popular destination for residents and visitors alike.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

Once the agreement is ratified, the Financial Services Department will process payments to the Chamber of Commerce as in previous years.

RESOURCE IMPLICATIONS:

n/a

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

This initiative aligns with Sustainability Goal No. 7 – Provide stable, diverse and prosperous local economic opportunities.

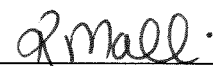
ALIGNMENT WITH STRATEGIC PRIORITIES:

This initiative aligns with Strategic Direction C – Dynamic Economic Development (focus on tourism).

SUMMARY:

The Ladysmith Chamber of Commerce Operating Agreement for the Visitor Information Centre expired at the end of 2013. The Chamber is requesting one change to the agreement – to move from its existing location at 411-B First Avenue to 33 Roberts Street. Staff is seeking Council's authorization to execute the new operating agreement for a one year term with an option to renew the agreement for an additional year.

I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

2014 Ladysmith Chamber of Commerce Operating Agreement

THIS AGREEMENT made the _____ day of _____, 2014

BETWEEN: TOWN OF LADYSMITH
Box 220, 410 Esplanade, Ladysmith, British Columbia, V9G 1A2
(hereinafter called the "Town")

AND: LADYSMITH CHAMBER OF COMMERCE
Box 598 Ladysmith, British Columbia, V9G 1A4
(hereinafter called the "Chamber")

In consideration of the mutual promises hereinafter appearing, the parties hereto covenant and agree each with the other as follows:

1. The Chamber shall during all business hours, including weekends as appropriate, from January 1, 2014 to December 31, 2014 (the "Term") operate and maintain a Visitor Information Centre at 33 Roberts Street, Ladysmith, B.C. or such other location as the Town may decide, and provide therein visitor information on Ladysmith including without limitation:
 - a) Responding to drop-in, telephone and website inquiries as well as mailing out information as appropriate;
 - b) Maintaining an adequate supply of current, relevant information and publications for visitor information;
 - c) Ensuring that a community calendar of events is kept current on the Chamber's website, is easily linked to other community websites and is available for use by all groups in the community;
 - d) Reporting to the Town Council on a semi-annual basis, and from time to time as required by Town Council and staff;
 - e) Maintaining and cleaning the visitor information office, including a public washroom, to a standard reasonably required by the Town;

2. The Chamber shall, during the term of the contract, operate and maintain information and support services for local businesses including without limitation:
 - a) Hosting speakers at monthly meetings that will support small business capacity building in Ladysmith;
 - b) Continue work started in 2013 towards providing a Business Centre to support new businesses in Ladysmith and providing the Town with an outline of the services to be provided;
 - c) Working collaboratively with the Town and the Ladysmith Downtown Business Association to support existing and new businesses in Ladysmith;
 - d) Liaising with the Town during filming to manage communications with the local business community;
 - e) Assisting, as and when requested, with the collection of business licences in Ladysmith and;
 - f) Co-ordinating workshops to support local business in Ladysmith.

3. In consideration for the Chamber supplying the aforementioned services, the Town shall pay to the Chamber an annual sum of \$35,000.00 (plus applicable taxes) paid in equal quarterly installments on the first business day following: January 1, April 1, July 1, October 1, 2014.
4. The Town agrees to pay \$700 (plus applicable taxes) towards the monthly lease payments for the premises occupied by the Visitor Information Centre. The lease for the premises shall be in the name of the Chamber of Commerce (the lessee) and the Town (the lessor).
5. The Town may terminate this Agreement if the Chamber is in breach of any obligations herein and does not remedy such breach within 15 days written notice by the Town to the Chamber in respect of such breach.
6. Provided neither party is in breach of any of the terms or conditions of this agreement, this agreement may be extended at the end of its term for a further period of one year on terms acceptable to both parties.
7. Time is of the essence with this Agreement. This Agreement constitutes the entire agreement between the parties hereto in respect of the Visitor Information Centre and the services described herein. This Agreement may not be amended by the parties hereto other than by written agreement mutually agreed to by both parties.

IN WITNESS WHEREOF each of the parties hereto has executed this Agreement under the hands of their proper officers duly authorized in that behalf.

LADYSMITH AND DISTRICT)
CHAMBER OF COMMERCE)
)
)
 _____)
 Authorized Signatory)
)
)
 _____)
 Authorized Signatory)

THE TOWN OF LADYSMITH)
 seal was affixed in the presence of:)
)
)
 _____)
 Mayor)
)
)
 _____)
 Director of Corporate Services)



Town of Ladysmith
STAFF REPORT

To: Ruth Malli, City Manager
From: Felicity Adams, Director of Development Services
Date: May 20, 2014
File No: 3900-03 Zoning Bylaw

Re: **NEW AND UPDATED ZONING BYLAW**

RECOMMENDATION(S):

That Council provide its feedback to staff on any amendments to the Draft Zoning Bylaw and Draft Development Permit Area Guidelines, prior to further consideration of the amendment and implementation bylaws.

PURPOSE:

The purpose of this staff report is to present the new and updated Zoning Bylaw for all properties located within the Town and three additional Bylaws to facilitate related house-keeping, consequential and transitional amendments.

INTRODUCTION/BACKGROUND:

The current zoning regulations that apply to property within the Town of Ladysmith are:

- Bylaw 1160 – adopted July 1997
- Bylaw 1180 – adopted February 1991
- Bylaw 1020 – adopted February 1987

The Zoning Bylaw Project commenced in 2012 with meetings with staff and Council followed by consultation with the public and stakeholders to obtain early input. New directions were presented to Council and the community in November 2013. Following a period of extensive bylaw drafting and the preparation of a new colour zoning map and updated Development Permit Area Guidelines, the Zoning Bylaw project is nearing completion.

The stated outcomes of this project were to include:

- ✓ A technically sound new Zoning Bylaw with improved clarity and clear regulations.
- ✓ Community understanding of the new regulations.
- ✓ Consistency with the direction of the OCP, as amended by the Town's Sustainability Strategy, with no major changes to current land use designations.

- ✓ Zoning to support economic development target sectors and the Downtown, as well as affordable housing options.
- ✓ Zoning to support the character of development preferred by residents.
- ✓ New development permit design guidelines.

In addition, specific direction was provided by Council to address certain land use regulations as noted below.

Direction #1

At its meeting held June 3, 2013, Council provided direction regarding regulations for shellfish aquaculture and docks which are included in the proposed Zoning Bylaw.

It was moved, seconded and carried that staff be directed to develop regulations for private moorage and shellfish culture use as part of the Zoning Bylaw project.

Direction #2

At its meeting held December 16, 2013, Council provided specific directions regarding regulations for coach houses, big box establishments and drive-through service which are included in the proposed Zoning Bylaw.

It was moved, seconded and carried that the Zoning Bylaw update include amendments to permit coach houses in phases with coach houses first permitted in and around the downtown in the current R-2 and R-2-A zones as follows:

- *With a minimum parcel size of 668 sq. m. where a lane or other secondary access exists (e.g. corner lot)*
- *With a minimum parcel size of 780 sq. m. where a lane does not exist;*

And that coach houses also be permitted on larger rural parcels (proposed RU-1, A-1, A-RR zones);

And that the maximum floor space of a coach house be 60 sq. m. to support Official Community Plan policy.

It was moved, seconded and carried that the Zoning Bylaw update include amendments to implement a Town-wide restriction on Big Box retailers with the proposed definition of a Big Box retailer as a single retail store with a gross floor area exceeding 2,090 sq. m.;

And that the amended Zoning Bylaw incorporate a means to permit expansion of existing grocery stores.

It was moved, seconded and carried that the Zoning Bylaw update include amendments to implement a Town-wide prohibition on new drive-through operations of all types.

Direction #3

At its meeting held March 17, 2014, Council provided directions regarding zoning for schools which is included in the proposed OCP amendment and Zoning Bylaw.

That Council direct staff to:

1. *Prepare an Official Community Plan amendment to add new policies regarding school planning as outlined in the report from the Director of Development Services dated March 17, 2014; and*
2. *Include in the new Zoning Bylaw regulations to address:*
 - *Limiting community care facility use at the Ecole Davis Road School site and the adjacent P-1 zoned properties (5 lots)*
 - *Requiring a minimum parcel size of 2.0 hectares (5 acres) for a school site*
 - *Limiting the number of buildings and associated site coverage for school sites to the number of buildings that are currently in place*

Motion carried.

SCOPE OF WORK:

The current stage of the Zoning Bylaw Project is to present the draft Zoning Bylaw and new Development Permit Area Guidelines for review by Council.

Overview of the Bylaws

(1) Bylaw 1858 – Transitional Amendment

The purpose of Bylaw No. 1858 is to repeal land use regulations for areas formerly within Electoral Area “G” and Electoral Area “H” of the CVRD that will now be covered by the Town’s Zoning Bylaw. These areas include Woods Islands, lands within the Agricultural Land Reserve, and the forestry lands in the Holland Creek Area.

(2) OCP Amendments - Bylaws 1859 and 1861– Housekeeping and Consequential Amendments

The purpose of Bylaw No. 1859 is to amend the Official Community Plan (OCP) Bylaw by updating the land use designations in the OCP, the Holland Creek Area Plan and the South Ladysmith Area Plan to better reflect actual use, new and updated zoning and community vision objectives and by adding new and updated policies to the OCP.

The purpose of Bylaw 1861 is to amend the OCP by adding new and updated Development Permit Area (DPA) guidelines and a colour DPA map to support the Town’s Community Vision.

This package of ten Development Permit Areas (DPA) includes two new DPAs for Intensive Residential Development – High Street and Coach Houses. The scope of the Zoning Bylaw project included updates to the Downtown, Commercial, Multi-Unit and Industrial Development Permit Areas in order to implement the community’s vision for development as outlined in the Community Vision Report. The Advisory

Design Panel was involved in the review of the new guidelines. Minor amendments and reformatting has been provided to the Waterfront, Riparian and Hazard Lands DPAs. The Malone Road DPA was recently adopted by Council as part of a rezoning application.

(3) Bylaw 1860 – New and Updated Zoning Bylaw

The purpose of Bylaw No. 1860 is to adopt a new and updated Zoning Bylaw for all properties located within the Town of Ladysmith.

If approved Bylaw No. 1860 will replace the current Zoning Bylaw (and Bylaws 1020 and 1180) with a new and updated Zoning Bylaw. The Bylaw affects all properties in the Town by establishing zones and regulations for the use and the density of use of land, building and structures; regulating the siting, size and dimensions of uses, building and structures; and regulating parcel sizes, off-street parking and loading and screening and landscaping.

In general terms, the Zoning Bylaw introduces new regulations affecting accessory buildings, coach house use, perimeter wall height, home-based business use, flexible live-work options in the downtown, urban agriculture, shipping containers, large format retail, drive-through service access, bicycle parking, and landscaping and screening. New zones are introduced for small lot residential, natural parks, marine harvesting, marine conservation, agriculture and forestry uses.

To support the stated project outcomes and with reference to the Town's Sustainability Strategy and Action Plan, a summary of the more significant proposed updates and additions to the Zoning Bylaw are highlighted below.

Complete Community Land Use

- ✓ Phasing the implementation of detached suites (coach houses) under certain conditions and within certain zones
- ✓ Increasing housing diversity and creating the opportunity to support housing choice such as: a range of single unit dwelling lot sizes (277m² to 668m²) and range of dwelling types: single unit, two-unit, secondary suite, coach house, caretaker, multiple-unit, townhouse, live-aboard, farm operation employee.
- ✓ Establishing Development Permit Area Guidelines to preserve and enhance Ladysmith's built heritage.
- ✓ Allowing mixed use developments.
- ✓ Increasing the maximum size of accessory buildings in residential zones from 45 m² to 60 m²
- ✓ Recognizing existing small lots by including three small lot zones and the potential to utilize the existing small lots on High Street with design guidelines
- ✓ Increasing the potential for home-based business operations within residences and accessory buildings under certain conditions
- ✓ Introducing a maximum perimeter wall height as a means to affect building massing on steeper slope residential properties.

- ✓ Including siting regulations for renewable energy systems
- ✓ Creating a special zone for the waterfront to set the stage for a review of the Waterfront Area Plan.
- ✓ Zoning for the new Peerless Road Recycling Centre.
- ✓ Zoning for cultural facilities such as museum or theatre use.

Local, Diverse Economy

- ✓ Supporting economic development opportunities in commercial and industrial employment centres.
- ✓ Implementing a hierarchy of commercial zones as outlined in the OCP and broadened the range of commercial uses permitted within the Downtown Core, including neighbourhood pub use.
- ✓ Permitting more creative or flexible parking regulations especially in the Downtown to support business and reuse of existing buildings.
- ✓ Creating the potential for live/work use in the Downtown as a means to retain heritage and character homes and permit limited commercial use beyond a home-based business with design guidelines.
- ✓ Clarifying regulations for tourist accommodation, including B&Bs and hotels.
- ✓ Combining regulations for marina use into one zone and permitting live-aboard dwellings under certain conditions.
- ✓ Regulating the use of shipping containers, setting a maximum size for retail operations (no 'big box'), and limiting drive-through access service.
- ✓ Creating new zones for Marine Harvesting (shellfish), Agriculture and Forestry uses.
- ✓ Updated Development Permit Area Guidelines for Downtown, Commercial and Industrial development.

Low Impact Transportation / Support Renewable Energy

- ✓ Including regulations and guidelines to support energy efficient buildings, devices and systems.
- ✓ Adding a requirement for bicycle parking and e-vehicle charging stations in certain situations
- ✓ Permitting shared use of parking spaces under certain conditions
- ✓ Clarifying standards for off-street parking spaces.

Multi-Use Landscapes / Local Food

- ✓ Supporting community gardens, urban agriculture and agriculture use in the ALR.
- ✓ Introducing landscape standards for the inclusion of shade trees within parking lots and buffering between uses under certain conditions
- ✓ Permitting the sale of produce grown on a residential lot to be sold at a small driveway stand
- ✓ Creating new zones for Natural Park and Marine Conservation (estuaries).
- ✓ Permitting food trucks in certain Parks and Industrial zones.

Technically Sound

- ✓ Including all properties within the Town in one Zoning Bylaw (instead of three).
- ✓ Implementing directions in the OCP and updating where necessary to implement directions from the Community Visioning initiative.
- ✓ Updated and modernized definitions with consideration to consistency in the region.
- ✓ Regulating density in response to a 2013 BC Supreme Court decision (Langley Township)
- ✓ Modernizing language such as single unit dwelling (in place of single family dwelling)
- ✓ Recognizing Bill 17, 2014 that provides for the termination of Land Use Contracts and enables transitional zoning.
- ✓ Recognizes Provincial legislation affecting local zoning such as the Community Care and Assisted Living Act which regulates day care and residential care within single unit dwellings.
- ✓ Creating a colour zoning map for ease of reference.

ALTERNATIVES:

That Council defer consideration of first and second reading and provide further direction to staff regarding the proposed Zoning Bylaw and related amendment Bylaws.

FINANCIAL IMPLICATIONS:

The Zoning Bylaw project has been funded by a grant.

LEGAL IMPLICATIONS:

A Public Hearing is required to be held. The public hearing is the statutory opportunity for anyone who considers their interest in property to be affected by the proposed Bylaws 1858, 1859, 1860 and 1861 to be given reasonable opportunity to be heard in person or by written submission respecting matters contained in the Bylaws.

In addition to holding a public hearing on the proposed OCP Amendment Bylaws 1859 and 1861, Council must:

1. Consider whether consultation on the OCP amendment should be early and on-going, and
2. Specifically consider whether consultation is required with:
 - (i) the boards of the CVRD and the RDN
 - (ii) the council of a municipality adjacent to Ladysmith
 - (iii) First Nations
 - (iv) the school district, great boards or improvement district boards, and
 - (v) the provincial or federal government and their agencies.

It is recommended to refer the OCP Amendment Bylaws to the Stz'uminus First Nation.

Prior to third reading of the Zoning Bylaw it will be required to be approved by the Minister of Transportation and Infrastructure as it affects land and improvements located within 800 metres of a controlled access highway.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

The community's vision, as outlined in the Official Community Plan and the report from the Community Visioning Initiative, has been considered in the development of the proposed Zoning Bylaw.

In addition, there have been several opportunities for public input and feedback during the development of the Zoning Bylaw, including with the general public, Advisory Planning Commission and the Stakeholders group in 2012 and 2013. A dedicated website has been used to post materials and reports from the community consultation processes. Feedback from these sessions has been considered in the development of the proposed Zoning Bylaw.

A two-week drop-in opportunity is a planned at the Development Services Office and Frank Jameson Community Centre for the public to review the Bylaw prior to the Public Hearing.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

Staff in the Infrastructure Services Department, including the Building Inspector, has been involved in the development of the proposed Zoning Bylaw.

RESOURCE IMPLICATIONS:

The development of the Zoning Bylaw, related bylaws and the holding of the public hearing is within the current work program of the Development Services department, as supported by consulting resources.

It is anticipated that there could be fine tuning of the new Zoning Bylaw following its adoption. It has been the experience of other communities that the adoption of a comprehensive new bylaw can require tweaking or correction once it is used by staff, property owners and the development community.

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

The Town has invested a tremendous amount of time and resources into the development of several overarching, sustainability-focused planning documents, including a new Official Community Plan (OCP) in 2003, a national award-winning Community Vision and Sustainability Strategy in 2008, a Community Energy Plan in 2009, and the Sustainability Action Plan in 2013. This comprehensive review and update of the Zoning Bylaw is a Council priority to implement the visions, values and goals of these overarching municipal plans.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The completion of the update of the Zoning Bylaw is one of Council's strategic priorities.

SUMMARY:

The development of the Zoning Bylaw has taken place over the past two years. There have been many opportunities for the public to be engaged. Current plans and policies and public input have helped to develop the Zoning Bylaw. The Draft Zoning Bylaw and Development Permit Area Guidelines are presented for Council to review.

I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

- Bylaw 1858
- Bylaw 1859
- Bylaw 1860 (Schedules distributed separately)
- Bylaw 1861 (Schedules distributed separately)

TOWN OF LADYSMITH

BYLAW NO. 1858

A bylaw to repeal land use regulations for areas formerly within
Electoral Area "G" and Electoral Area "H" of the Cowichan Valley Regional District

WHEREAS by the issuance of Supplementary Letters Patent, the boundaries of the Town of Ladysmith were extended to include certain areas formerly within Electoral Area "G" and Electoral Area "H" of the Cowichan Valley Regional District (Regional District);

AND WHEREAS pursuant to the Supplementary Letters Patent and the provisions of the *Local Government Act*, the Regional District's Electoral Area "G" Zoning Bylaw 1180, 1988 and Electoral Area "H" Zoning Bylaw No. 1020, 1986 continue to apply to those areas, and may be amended or repealed with respect to those areas, as if it had been enacted by the Municipal Council;

AND WHEREAS after the close of the Public Hearing and with due regard to the reports received, the Municipal Council considers it advisable to repeal Bylaw 1180 and Bylaw 1020;

NOW THEREFORE the Council of the Town of Ladysmith in open meeting assembled enacts as follows:

REPEAL OF BYLAWS

- (1) "Electoral Area "G" Zoning By-law 1180, 1988", and all its amendments, as it applies to areas within the Town of Ladysmith, are hereby repealed.
- (2) "The Cowichan Valley Regional District Electoral Area "H" Zoning Bylaw No. 1020, 1986", and all its amendments, as it applies to areas within the Town of Ladysmith, are hereby repealed.

CITATION

- (3) This Bylaw may be cited for all purposes as "Town of Ladysmith Area G and Area H Land Use Regulations Repeal Bylaw 2014, No. 1858".

READ A FIRST TIME on the day of

READ A SECOND TIME on the day of

PUBLIC HEARING held pursuant to the provisions of the *Local Government Act*

on the day of

READ A THIRD TIME on the day of

ADOPTED on the day of

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)

TOWN OF LADYSMITH

BYLAW NO. 1859

A bylaw to amend "Official Community Plan Bylaw, 2003, No. 1488"

WHEREAS the Municipal Council has accepted the report "A community vision for a sustainable west coast town" (Community Vision);

AND WHEREAS the Municipal Council is intending to adopt a new Zoning Bylaw to implement the Official Community Plan and Community Vision which requires consequential amendments to the Official Community Plan;

AND WHEREAS pursuant to the *Local Government Act*, the Municipal Council is empowered to amend the Official Community Plan;

AND WHEREAS after the close of the Public Hearing and with due regard to the reports received, the Municipal Council considers it advisable to amend "Official Community Plan Bylaw, 2003, No. 1488";

NOW THEREFORE the Council of the Town of Ladysmith in open meeting assembled enacts as follows:

- (1) The "Official Community Plan Bylaw, 2003, No. 1488" is hereby amended as set out in Schedule A to this Bylaw.

CITATION

- (2) This Bylaw may be cited for all purposes as "Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No.43), 2014, No. 1859".

READ A FIRST TIME on the day of

READ A SECOND TIME on the day of

PUBLIC HEARING held pursuant to the provisions of the *Local Government Act*

on the day of

READ A THIRD TIME on the day of

ADOPTED on the day of

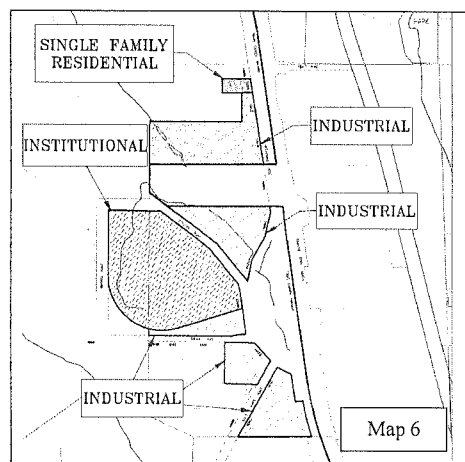
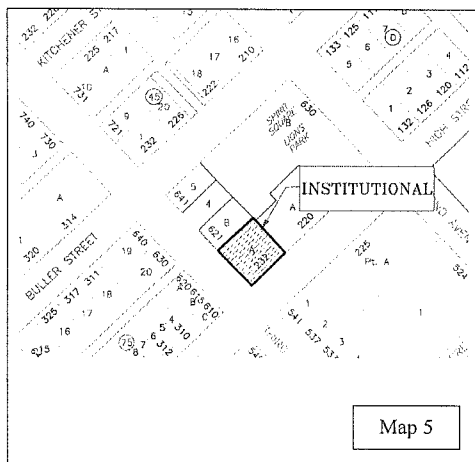
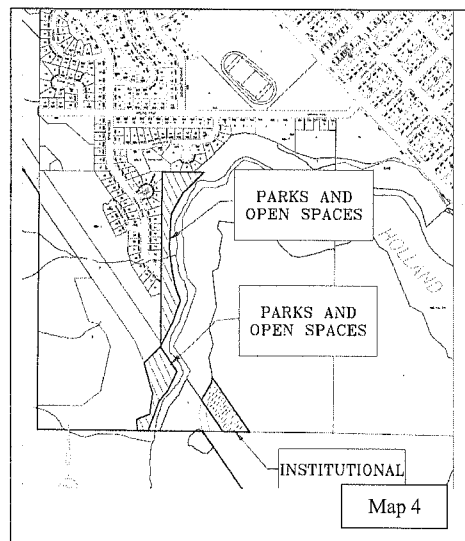
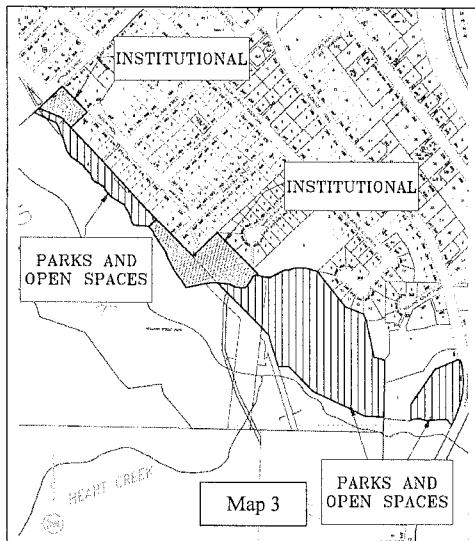
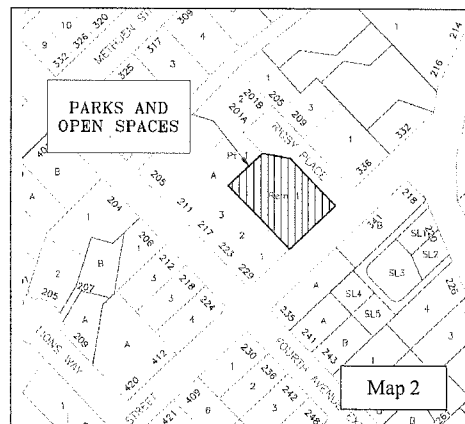
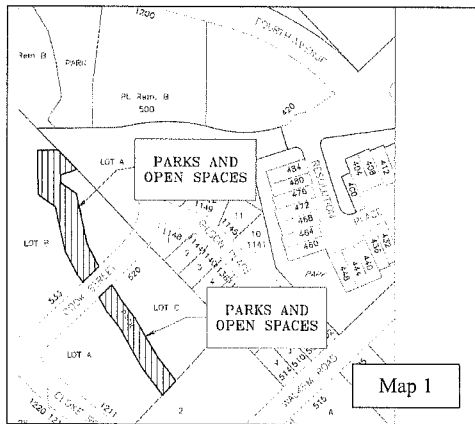
Mayor (R. Hutchins)

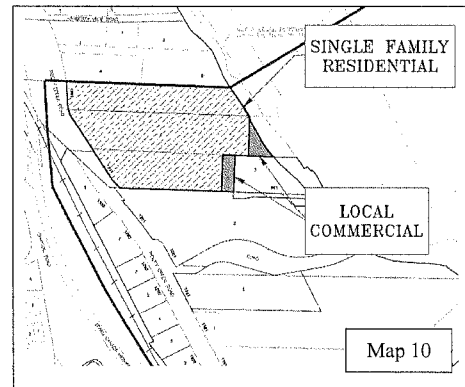
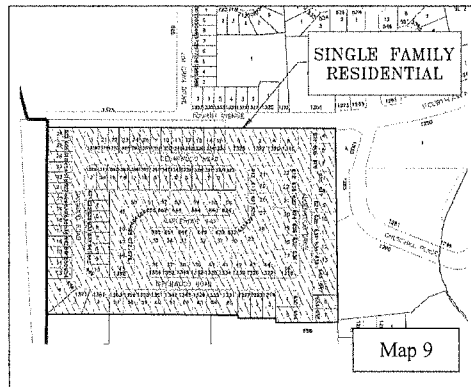
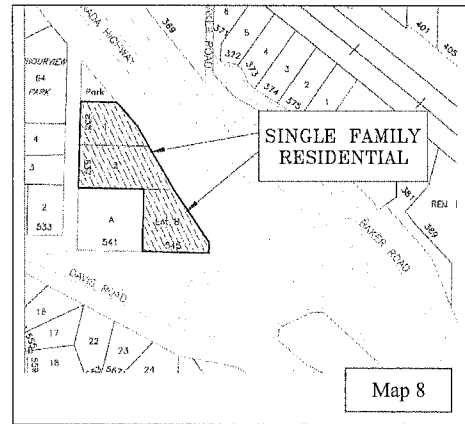
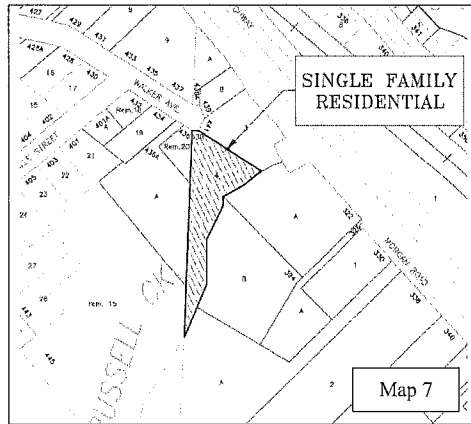
Corporate Officer (S. Bowden)

Schedule A of Bylaw 1859

- (1) Schedule "A" entitled "Town of Ladysmith Community Plan" is amended as follows:
- (a) Section 3.6 - Community Facilities and Services is amended by adding three new policies to section 3.6.3 as follows:
- "10. Support schools within walking and cycling distance of neighbourhoods located north and south of Holland Creek.
 - 11. Support the provision of enhanced district learning opportunities, including French immersion education, at Ladysmith schools.
 - 12. Encourage the design of school grade configurations that minimize the number of school transitions that students experience during their school life."
- and renumber accordingly.
- (b) Section 3.8.1 - Land Use Designations is amended as follows:
- i) In the paragraph titled General Commercial, replace "4,000 square metres" with "2,090 square metres" as the maximum floor area for any one commercial use;
 - ii) In the paragraph titled Highway Commercial, replace "2,000 square metres" with "500 square metres" as the maximum floor area for any one commercial use;
 - iii) In the paragraph titled Local Commercial, replace "500 square metres" with "200 square metres" as the maximum floor area for any one commercial use; and
 - iv) In the paragraph titled "Single Family Residential", add reference to secondary housing (e.g. detached secondary suite) following the sentence "Secondary suites and home-based business uses are also permitted when located within a single family dwelling." as follows:

"Secondary housing is permitted in the Single Family Residential designation. Criteria for secondary suites, secondary housing and home-based business uses are contained in the Zoning Bylaw."
- (c) Table 8 – Density Summary is amended by deleting Note 5 in its entirety.
- (d) "Map 1 - Land Use" is amended by:
- i) Placing the Parks and Open Space Land Use Designation on the properties as shown on Maps 1 to 4 below.
 - ii) Placing the Institutional Land Use Designation on the properties as shown on Maps 3 to 6 below.
 - iii) Placing the Industrial Land Use Designation on the properties as shown on Map 6 below.
 - iv) Placing the Single Family Residential Land Use Designation on the properties as shown on Maps 6 to 10 below.
 - v) Placing the Local Commercial Land Use Designation on the properties as shown on Map 10 below.



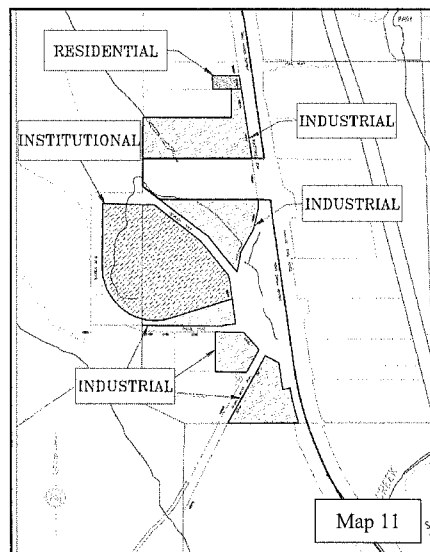


(2) Schedule “C”, entitled Holland Creek Area Plan, is amended as follows:

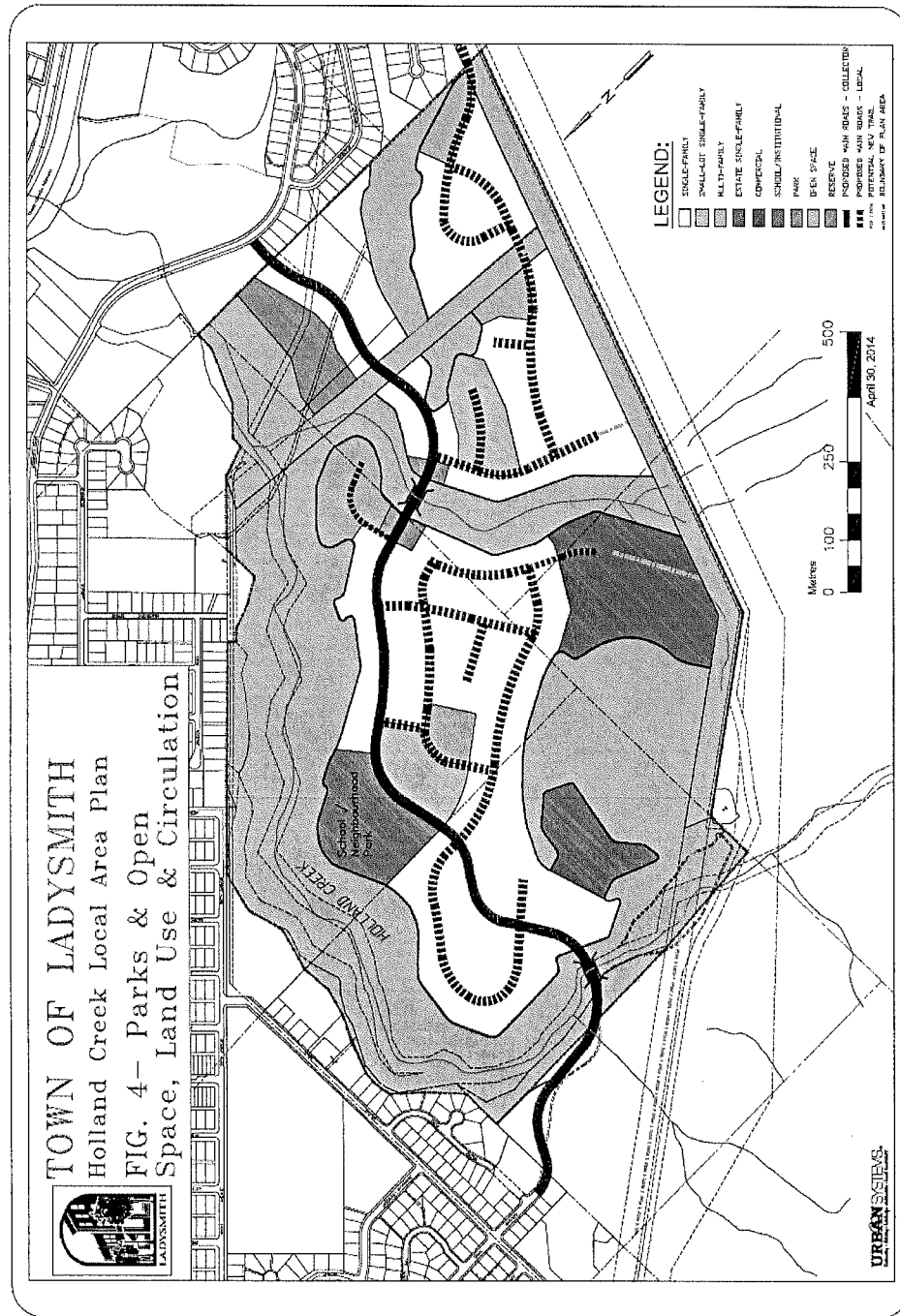
(a) Figure 4 – Parks & Open Space, Land Use & Circulation is deleted in its entirety and replaced with “Figure 4 – Parks & Open Space, Land Use & Circulation” which is attached to and forms part of this Bylaw.

(3) Schedule “D”, entitled “South Ladysmith Area Plan” is amended as follows:

(a) Map 2 - Land Use & Transportation is amended by:
 i) Adding “Institutional” to the Legend, and
 ii) Replacing land use designations as show on Map 11 below.



“Figure 4 – Parks & Open Space, Land Use & Circulation”



TOWN OF LADYSMITH

BYLAW NO. 1860

A bylaw to regulate the use of land, buildings and structures; require off-street parking and loading spaces; and establish standards for the provision of landscaping and screening.

WHEREAS pursuant to the *Local Government Act*, the Municipal Council is empowered to adopt a Zoning Bylaw;

AND WHEREAS after the close of the Public Hearing and with due regard to the reports received, the Municipal Council considers it advisable to repeal "Town of Ladysmith Zoning Bylaw 1995, No. 1160" and adopt "Town of Ladysmith Zoning Bylaw 2014, No. 1860";

NOW THEREFORE the Council of the Town of Ladysmith in open meeting assembled enacts as follows:

- (1) "Town of Ladysmith Zoning Bylaw 1995, No. 1160" and all its amendments are repealed.
- (2) "Town of Ladysmith Zoning Bylaw 2014, No. 1860", as follows is adopted:
 - (a) Schedule A – Zoning Bylaw Text, and
 - (b) Schedule B - Zoning Bylaw Map.

CITATION

- (3) This Bylaw may be cited for all purposes as "Town of Ladysmith Zoning Bylaw 2014, No. 1860".

READ A FIRST TIME on the day of

READ A SECOND TIME on the day of

PUBLIC HEARING held pursuant to the provisions of the *Local Government Act*

on the day of

READ A THIRD TIME on the day of

APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE on the day of

ADOPTED on the day of

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)

TOWN OF LADYSMITH

BYLAW NO. 1861

A bylaw to amend "Official Community Plan Bylaw, 2003, No. 1488"

WHEREAS the Municipal Council has accepted the report "A community vision for a sustainable west coast town" (Community Vision);

AND WHEREAS the Municipal Council wishes to implement the form and character preferences of the Ladysmith community as expressed through the Community Vision which requires amendments to the Official Community Plan;

AND WHEREAS pursuant to the *Local Government Act*, the Municipal Council is empowered to designate Development Permit Areas, describe special conditions or objectives to justify the designation and to specify guidelines;

AND WHEREAS pursuant to the *Local Government Act*, the Municipal Council is empowered to amend the Official Community Plan;

AND WHEREAS after the close of the Public Hearing and with due regard to the reports received, the Municipal Council considers it advisable to amend "Official Community Plan Bylaw, 2003, No. 1488";

NOW THEREFORE the Council of the Town of Ladysmith in open meeting assembled enacts as follows:

- (1) The "Official Community Plan Bylaw, 2003, No. 1488" is hereby amended as set out in Schedule A to this Bylaw.

CITATION

- (2) This Bylaw may be cited for all purposes as "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No.44), 2014, No. 1861".

READ A FIRST TIME on the day of

READ A SECOND TIME on the day of

PUBLIC HEARING held pursuant to the provisions of the *Local Government Act*

on the day of

READ A THIRD TIME on the day of

ADOPTED on the day of

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)

Schedule A of Bylaw 1861

- (1) Schedule "A" entitled "Town of Ladysmith Community Plan" is amended as follows:
 - (a) Section 3.8.5 - Development Permit Areas is deleted in its entirety and replaced with the following:

"3.8.5 Development Permits

Development Permits may be required as authorized by the Local Government Act and designated by this Plan. Development Permit Areas are designated on OCP Map 2 – Development Permit Areas. Special Conditions, objectives and guidelines are provided in Schedule A.1 of this Plan. Development Permits may vary other Bylaw requirements as permitted by the Local Government Act and provided for in the Guidelines."
 - (b) Map 2 - Development Permit Areas is deleted in its entirety and replaced with "Map 2 - Development Permit Areas" which is attached to and forms part of this Bylaw.
- (2) Schedule "A.1" entitled "Development Permit Areas" as attached to and forming part of this Bylaw is added in its entirety following "Schedule "A" entitled "Town of Ladysmith Community Plan" and renumber accordingly.