

# TOWN OF LADYSMITH

## BYLAW NO. 1951

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

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**WHEREAS** pursuant to the *Local Government Act*, the Municipal Council is empowered to amend the 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 amend "Town of Ladysmith Zoning Bylaw 2014, No. 1860";

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

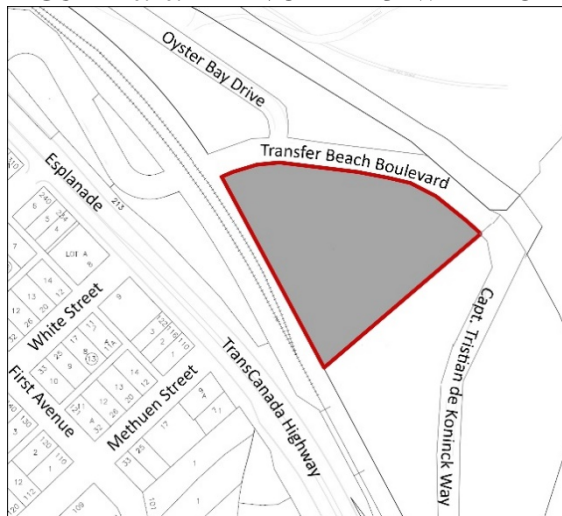
- (1) Section 4.1 Interpretation is amended by adding a new definitions of Building End and Building Side following the definitions of Building and Building Inspector, as follows:
  - (a) "**BUILDING END**: means any *Building* elevation that is not a *Building Side*."
  - (b) "**BUILDING SIDE**: means the longer dimension of any *Building* elevation and the *Building* elevation opposite."
- (2) Section 10.10 Medium Density Residential (R-3) Zone of Schedule A - Zoning Bylaw Text of "Town of Ladysmith Zoning Bylaw 2014, No. 1860" is hereby amended as follows:

(a) Adding a new sub-section (b) to Section 8 "Site Specific Regulations:

"(b) For the *Land* area illustrated in Figure 10.10.1 (the Jewel property), being a part of the *Parcel* legally described as Lot 4, District Lots 8G, 11G, 24 and 56, Oyster District, Plan 45800, except part in Plans VIP64405, VIP71943, and VIP72131, the following site specific regulations shall apply:

- i) Despite section 10.10(4)(c), the maximum number of *Dwelling Units* permitted is 115 units per hectare of *Land* area as shown in Figure 10.10.1, subject to the required off-street parking for the residents of the development being provided underground.
- ii) Despite section 10.10(5)(a):
  - (1) The top floor of a *Principal Building* greater than two storeys in *Height* shall be stepped back a minimum of 3.0 metres on each *Building End*, and a minimum of 1.5 metres on each *Building Side*.
  - (2) A *Principal Building* not located on Transfer Beach Boulevard may exceed a *Height* of 12.0 metres but shall not exceed a *Height* of 18.0 metres (6-Storeys).

**FIGURE 10.10.1 PLAN OF THE JEWEL PROPERTY"**



- (2) Schedule B - Zoning Bylaw Map of "Town of Ladysmith Zoning Bylaw 2014, No. 1860" is hereby amended as follows:
- (a) By removing CD-4 (Waterfront Reserve) and placing R-3 (Medium Density Residential) on the location shown as illustrated in Figure 10.10.1.

**CITATION**

- (3) This bylaw may be cited for all purposes as "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 12) 2018, No. 1951".

**READ A FIRST TIME** on the 5<sup>th</sup> day of March , 2018

**READ A SECOND TIME** on the 5<sup>th</sup> day of March , 2018

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

on the day of , 2018

**READ A THIRD TIME** on the day of , 2018

**APPROVED BY THE MINISTER OF TRANSPORTATION**

on the day of , 2018

**ADOPTED** on the day of , 2018

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Mayor (A. Stone)

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Corporate Officer (J. Winter)