

TOWN OF LADYSMITH

BYLAW NO. 1982

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. “Official Community Plan Bylaw 2003, No. 1488” is hereby amended as set out in Schedule A attached to this Bylaw.

Citation

2. This Bylaw may be cited for all purposes as “Town of Ladysmith Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 55) 2018, No. 1982”.

READ A FIRST TIME on the 19th day of November , 2018

READ A SECOND TIME on the 19th day of November , 2018

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 (A. Stone)

Corporate Officer (J. Winter)

Bylaw No. 1982 - Schedule A

1. Schedule “A” – “Town of Ladysmith Community Plan” is amended as follows:

- (a) Section 3.2.3 ‘Land Use Planning and Community Design Policies’ is amended by adding a new policy:

“27. Rental tenure housing units are encouraged as an affordable housing option in multi-unit developments.”
- (b) Section 3.8.1 “Land Use Designations” is amended by adding a new sentence to the paragraph ‘Multi-Family Residential’ following the sentence:

“The maximum density allowed in a Multi-Family Residential designation is 60 units per hectare.”, as follows:

“A density of greater than 60 units per hectare may be achieved through amenity density bonusing through the provision of not-for-profit rental tenure housing in a community housing development where a housing agreement is established with the Town.”
- (c) Table 8 “Density Summary” is amended by adding:
 - (i) A new Note 5:

“⁵ Bonus density potential greater than 100uph for not-for-profit rental tenure.”
 - (ii) Note 1 and 5 to Multi-Family Residential.

2. Official Community Plan “Map 1 – Land Use” is amended as follows:

- (a) Placing the “Multi-Family Residential” land use designation on the subject property legally described as Lot A, (DD B92367) of Block 76, District Lot 56, Oyster District, Plan 703A (314 Buller Street) as shown on **Schedule I** attached to and forming part of this Bylaw.

3. Official Community Plan “Map 2 – Development Permit Areas” is amended by:

- (a) Placing the “Multi-Unit Residential Development Permit Area (DPA 4)” on the subject property legally described as Lot A, (DD B92367) of Block 76, District Lot 56, Oyster District, Plan 703A (314 Buller Street) as shown on **Schedule I** attached to and forming part of this Bylaw.

4. Official Community Plan Schedule A.1 “Town of Ladysmith Development Permit Areas” is amended as follows:

- (a) Adding the following to the list of guidelines in Section (2) *Building Siting & Massing* of DPA 4 Multi-Unit Residential:

“g) Requests for building and structure setback alterations or reductions should be augmented by improvements on adjacent Town land, such as enhanced street frontage improvements and boulevard landscaping designed by a landscape architect.”
- (b) Adding the following to the list of guidelines in Section (11) *Vehicle & Bicycle Parking* of DPA 4 Multi-Unit Residential:

“i) Requests for alterations or reductions of parking requirements should be augmented by improvements on adjacent Town land, such as enhanced street frontage improvements and boulevard landscaping designed by a landscape architect.”

Bylaw No. 1982 - Schedule I

