



AGENDA

Community Planning Advisory Committee

Wednesday, December 7, 2022 at 7:00 p.m.
City Hall Council Chambers, 410 Esplanade

Mandate: *The mandate of the committee is to provide feedback to applicants and advice to Council on land use applications, policies, regulations and initiatives referred either directly by Council or through the Development Approval Procedures Bylaw.*

1. CALL TO ORDER AND ACKNOWLEDGEMENT (7:00pm)
The Town of Ladysmith acknowledges with gratitude that this meeting takes place on the traditional, unceded territory of the Stz'uminus First Nation.
- 1.1 INFORMATION ON HOW TO VIEW/ATTEND THE MEETING

Residents are welcome to attend in person at City Hall Chambers at 410 Esplanade or "virtually" attend the meeting using the meeting link below:
<https://us06web.zoom.us/j/83728033812?pwd=eVRnbXlvcEZEQm1Bbytsa0FyOEoxZz09>
2. AGENDA APPROVAL (7:05pm)
3. ADOPTION OF NOVEMBER 2, 2022 MINUTES* (7:05pm)
4. NEW BUSINESS
None.
5. COUNCIL REFERRALS
 - a. Zoning Bylaw Amendment 3360-22-05 - 1141 Cloke Road *
(30 minutes)
 - b. Zoning Bylaw Amendment 3360-22-02 - 1132-1142 Rocky Creek Road*
(30 minutes)
6. MONTHLY BRIEFING (8:05pm)
File Updates (10 minutes)
7. NEXT MEETING - TBD
8. ADJOURNMENT (8:15 pm)

*Attachments



MINUTES

Community Planning Advisory Committee

Wednesday, November 2, 2022 at 7:00 p.m.
City Hall Council Chambers, 410 Espanade

PRESENT: Chair – Jason Harrison; Members – Brian Childs, Jason Robertson, Steve Frankel, Abbas Farahbakhsh, Tamara Hutchinson; Council Liaison – Marsh Stevens; Senior Planner – Christina Hovey; Recorder – Cassandra Taylor

ABSENT: Member - Jennifer Sibbald

GUESTS: Applicants – Angela Quek, Sarah Raymoure, Randy Repass, and Sally-Christine Rogers (file No. 3360-22-06)

Jason Harrison called the meeting to order at 7:06 PM, acknowledging with gratitude that Ladysmith is located on the traditional unceded territories of the Stz'uminus First Nation.

1. AGENDA APPROVAL

It was moved, seconded and carried that the Agenda of November 2, 2022 Community Planning Advisory Committee meeting be approved.

2. ADOPTION OF MINUTES

It was moved, seconded and carried that the Minutes of October 5, 2022 Community Planning Advisory Committee meeting be approved.

3. COUNCIL REFERRALS

a. OCP & Zoning Bylaw Amendment 3360-22-06 – 440 1st Avenue

Senior Planner Christina Hovey provided a brief overview of the proposal. It was noted that an OCP amendment would not be required for the proposal if the draft new OCP is passed as currently written. A zoning bylaw amendment would still be required.

Applicant Angela Quek provided a five-minute presentation which included a three-minute video showing the exterior views of the proposed building from street level and above. The applicant and property owners were available to answer questions from the committee. It was noted by the applicant the commitment to the Ladysmith heritage by maintaining the facade, downtown livability by creating new rental spaces, and economic growth by retaining and enhancing the lower-level commercial space. Some of the mentioned upgrades to the building include adding a sprinkler system, an elevator, EV charging stations, indoor bike storage, and laundry.

Committee members made positive comments about the proposal, in particular the proposed design, the revitalization of the heritage building and proposed enhancement of the lane.

Committee members raised concerns regarding the displacement of the current tenants and the lack of parking in the downtown area. The owners stated that they are prepared to help the current tenants in accordance with the guidance in the Business Regulations and Licensing (Rental Units) Bylaw 2021, No. 2093 (“Renoviction Bylaw”). Based on the

advice of the Committee, Senior Planner C. Hovey committed to sending a referral to BC Housing regarding the displacement of the current tenants.

Committee members were concerned that the development only proposes a total of 4 parking spaces for the 22 residential units but recognized that the opportunities for parking on the property are limited. The Committee discussed parking in the downtown at length. Councillor M. Stevens noted that the new OCP proposes to lower the parking requirements in the downtown area. Senior Planner C. Hovey noted that the proposed OCP calls for regular occupancy studies for the downtown area. Other suggestions for parking included designating one or two parking spots for car share programs and considering residential parking permits.

It was moved, seconded, and carried that the Community Planning Advisory Committee recommend that Council approve OCP & Zoning Bylaw Amendment application 3360-22-06 with the request that Council give special consideration to the following:

- Provide support and assistance for the relocation of existing tenants; and
- Provision of innovative parking solutions

4. NEW BUSINESS

a. Committee Structure and CPAC Terms of Reference

- Senior Planner Christina Hovey provided background on the rationale for the Town's committee restructuring and disbanding of previous committees in 2019.
- Development Services staff will now be adding an option for Council to refer files (back) to CPAC to the staff reports for all significant applications.
- Committee members stated that this change is positive however some committee members expressed the overall feeling of the committee being undervalued.

5. MONTHLY BRIEFING

- Councilor Marsh Stevens to remain as Council Liaison for the Community Planning Advisory Committee for 2023. Councilor Amanda Jacobson has been appointed as the alternate Council Liaison.
- The draft OCP has received first reading. A new survey for the draft OCP is currently online. The Town is hosting an OCP pancake breakfast on November 5, 2022, which is open to the public.

The following files, that the Committee previously reviewed, have been to Council since the last meeting:

- Lot B Russell Rd (3360-21-03)

6. NEXT MEETING - TBD

7. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 8:36 PM.

Chair (J. Harrison)

RECEIVED:

Corporate Officer (D. Smith)

Subject to Adoption

CPAC REFERRAL REPORT

Report Prepared By: Andrew Wilson, Planner
 Meeting Date: December 7, 2022
 File No: DVP 3360-22-05
 RE: Zoning Bylaw Amendment Application for a Coach House at 1141 Cloke Road

EXECUTIVE SUMMARY:

A zoning bylaw amendment application has been received for 1141 Cloke Road for the purpose of building a 2-storey coach house with ground floor garage and dwelling unit above. The Community Planning Advisory Committee (CPAC) is being asked to provide feedback regarding the application in accordance with the CPAC Terms of Reference.

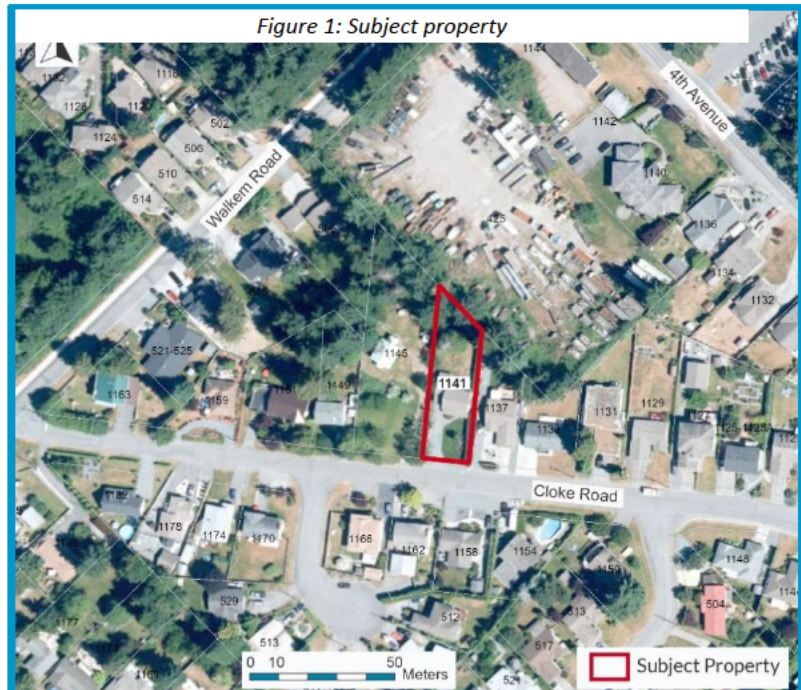
PROPOSAL:

The applicant is proposing to build a 2-storey coach house with a 70 square metre dwelling located in the second storey above a 2-car garage at 1141 Cloke Road. The proposed coach house has a footprint of 82.5 square metres. The proposed height has not been confirmed at the time of this report but is estimated to be 7.6m.

The subject property is in the Single Dwelling Residential (R-1) Zone of the Town of Ladysmith Zoning Bylaw 2014, No. 1860. The R-1 Zone does not permit a Coach House Dwelling. In addition, the proposed coach house is larger than is permitted in the Zoning Bylaw. Therefore, a Zoning Amendment Bylaw is required to amend the bylaw to permit the proposed coach house.

The applicant has provided the following documents to support the rezoning application (Attached):

- Cover letter
- Proposed carriage house



BACKGROUND/DISCUSSION:

The subject property (see Figure 1) is 0.112 hectares (1119.9 m²) in size and is located on Cloke Road, in a predominantly single-family residential neighbourhood. The parcel contains a 2-storey single dwelling home with attached 1-car garage and small 7.4 m² shed. The current parcel coverage of all buildings is approximately 15%, the R-1 zone permits 33%.

The surrounding zoning consists mainly of R-1 parcels, with a medium density R-3 parcel adjacent to the North of the property as shown in Figure 2, below.

Figure 2: Rendering Carriage House Plan 023G-0003



Official Community Plan (OCP)

The subject property is located in the Single Family Residential land use designation in Official Community Plan No. 1488. The Single Family Residential designation provides for low density residential uses including single family and two family dwelling and secondary housing.

Official Community Plan Bylaw 2003, No. 1488

The following OCP policies are relevant to the proposal:

- 3.1.4(9) – to reduce land consumption, increased residential densities, such as compact lots, will be promoted in appropriate locations.
- 3.1.4(17) – the approval of infill or new subdivisions shall consider potential impacts on existing neighbours of the proposed development and new residents or users of the development.

New DRAFT Official Community Plan

The subject property is located in the Neighbourhood Residential land use designation in the Draft OCP and in a General Infill Growth Area. Neighbourhood Residential supports many housing choices, with diverse residential types, tenures, and densities. General Infill Areas enable and encourage intensification.

Policy 2.3 Land Use Designation Policies

- 2.3.q. The built form of this designation should be single-detached dwellings, duplexes, triplexes, fourplexes, townhouses, and multi-family housing up to three storeys. Coach houses and secondary suites are supported.
- 2.4.j Support the provision of a range of housing types, tenures, densities – as well as affordable and attainable housing opportunities – to meet the diverse needs of individuals and families of varying needs and levels of incomes, in all neighbourhoods.
- 2.4.l Encourage coach houses on existing single-detached lots.

The development is consistent with the Single Family Residential designation and is consistent with the OCP policies noted above. However, the subject property is not located within a Development Permit Area. An OCP amendment is required to add the property to the Development Permit Area 10 – Coach House Intensive Residential (DPA 10) so that a Development Permit can be required prior to construction.

Zoning Bylaw:

The subject property is currently zoned Single Dwelling Residential (R-1) in Zoning Bylaw 2014, No. 1860 (see Figure 2). The R-1 Zone is intended to accommodate residential development within a neighbourhood setting. A Coach House Dwelling is not permitted in the R-1 Zone, therefore a zoning bylaw amendment is required.

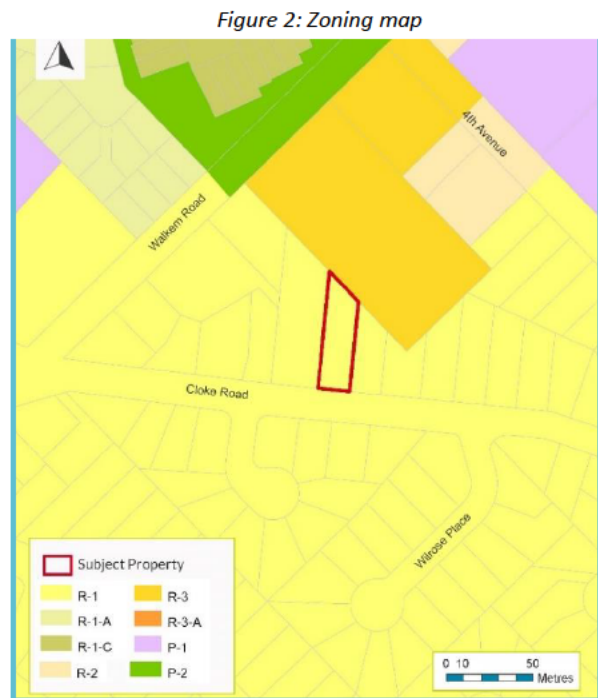
To facilitate construction of the proposed coach house, a site specific amendment to the R-1 Zone is required to address the following:

- Permit a coach house as an accessory use;
- Increase the maximum Gross Floor Area (GFA) for an accessory building from 60m² to 82.5m²;
- Increase the maximum GFA for a coach house from 60m² to 70m²; and
- Increase the maximum height for a coach house from 6.6m to 7.6m (height to be confirmed).

All other regulations of the Zoning Bylaw are being met by this proposal including parcel coverage, setbacks, and parking requirements.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

The application will be forwarded to Engineering, the Fire Chief, and Building Inspection as part of the application process.



NEXT STEPS:

Following the referral period, the application will proceed to Council for consideration of first and second reading.

ATTACHMENTS:

- A. Applicant cover letter
- B. Proposed carriage house

Attachment A

Colin and Andrea Blake
1141 Cloke Road

Ladysmith
BC
V9G 1A2

March 15th 2022

We are writing to seek a variance on our property at the above address.

We would like to put this application in to seek a variance to build a Garage/Carriage House to get more storage and offer rental accommodation.

As the town grows and more people are moving here, there does seem to be a shortage of rental accommodation.

We have included details of the design and it is in keeping with the current house that is on the property and the surroundings properties.

Access to the Garage/Carriage House will be a laneway/driveway parallel to the adjacent properties driveway.

We feel it would be a great addition to the property and would enhance what is already there.

Yours Sincerely,



Colin and Andrea Blake.

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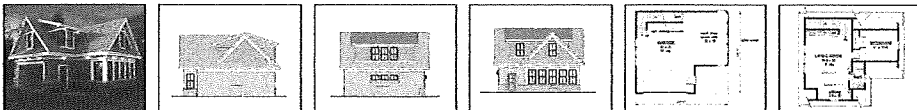


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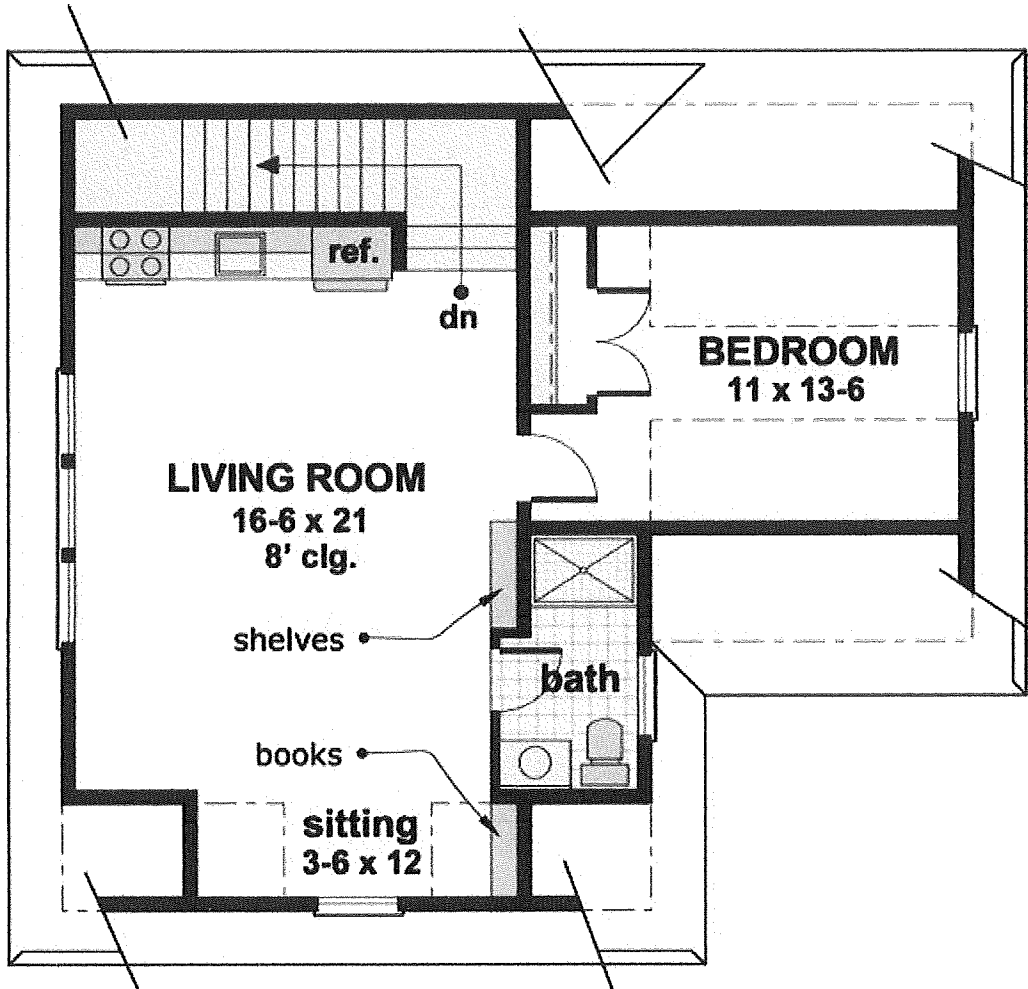
Carriage House Plan, 023G-0003

Plan 023G-0003

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.



SEARCH (/SEARCH-PLANS.PHP)

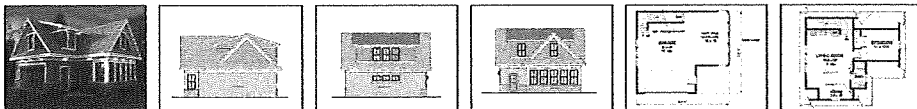


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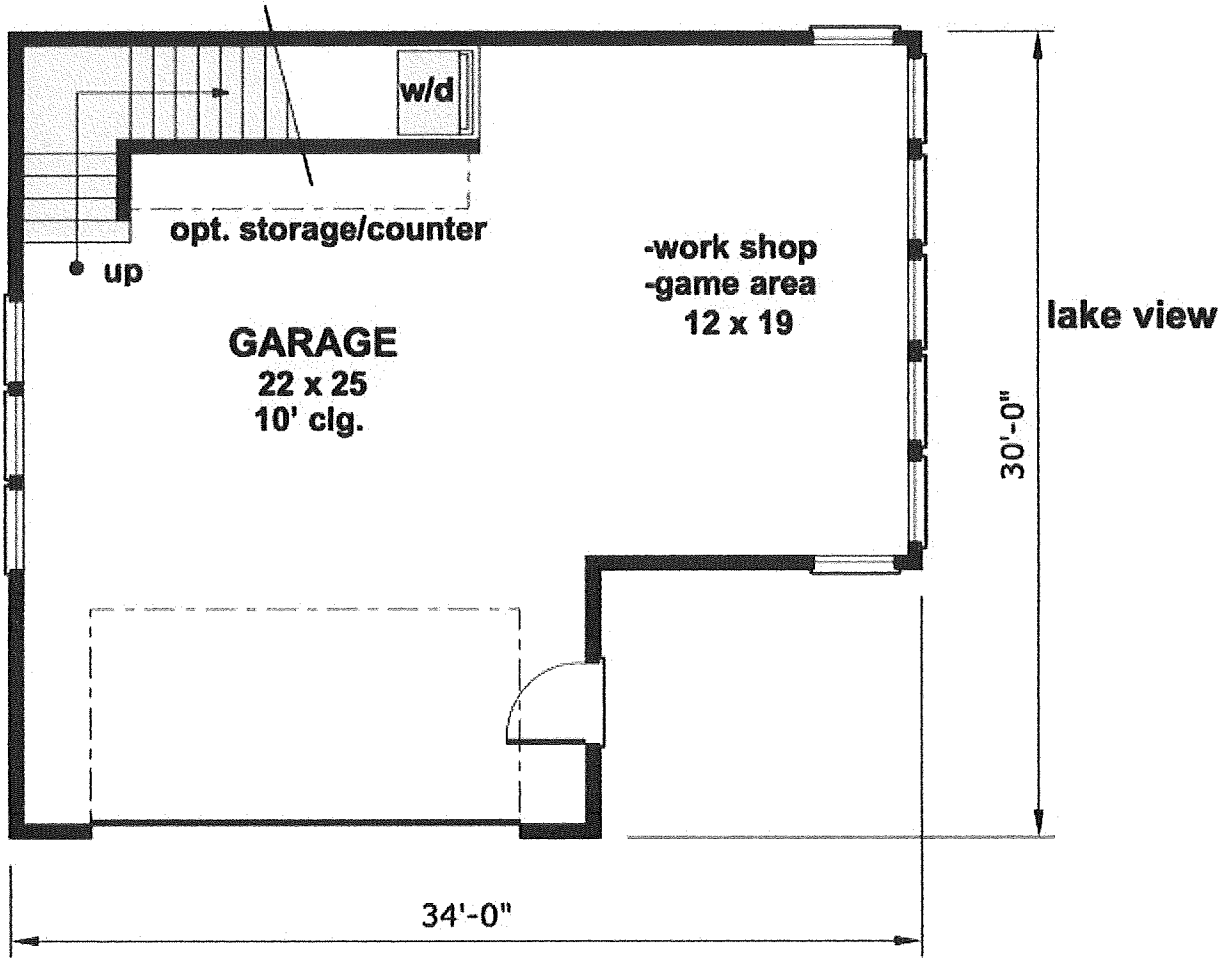
2nd Floor Plan, 023G-0003

Plan 023G-0003

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.



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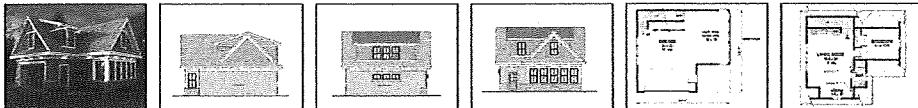


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1st Floor Plan, 023G-0003

Plan 023G-0003

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.



ADD TO CART 🛒 (/023G-0003.PHP#ORDER)

MODIFY PLAN ✎ (/90/CONTENT/HOW-TO-MODIFY-YOUR-GARAGE-PLAN-.PHP)

ADD TO FAVORITES ♥ (MY-PLANS.PHP?GO=FAVORITE.ADD&ID=10342)

MORE BY THIS DESIGNER 🕹 (HOUSE-PLANS.PHP?DESIGNER_ID=29&TYPE=G)

Click large image to zoom.

Plan Details

Heated Sq. Ft.

Second Floor	754 sq. ft.
Total	754 sq. ft.

Unheated Sq. Ft.

Garage	900 sq. ft.
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Bedrooms

1

Full Baths

1

Dimensions

Width	34 ft. 0 in.
Depth	30 ft. 0 in.
Approx. Height	25 ft. 0 in.

Ceiling Heights

First Floor	10 ft. 0 in.
Second Floor	8 ft. 0 in.

Roof Pitch

12/12 Main

Garage Door Size(s)

16x8

Roof Framing

Truss

Exterior Wall

2x6

Foundation

Slab

Plan Features

Interior Features

Laundry

Plan Description

Detached two-car garage apartment plan with Craftsman flair

Main level offers a double garage plus a workshop for the family handyman or game area for the kids

Second floor apartment offers a comfortable bedroom, a full bath and an open living area

Space for a stackable washer/dryer unit is under the stairs and accessed from the garage

Floor plan was designed for a lake view and is suitable for use as a vacation home

Order Plan

STAFF REPORT TO CPAC

Report Prepared By: Jake Belobaba, Director of Development Services
Meeting Date: December 7, 2022
File No: 3360-22-02
Re: Rezoning Application 1132-1142 Rocky Creek Road

EXECUTIVE SUMMARY:

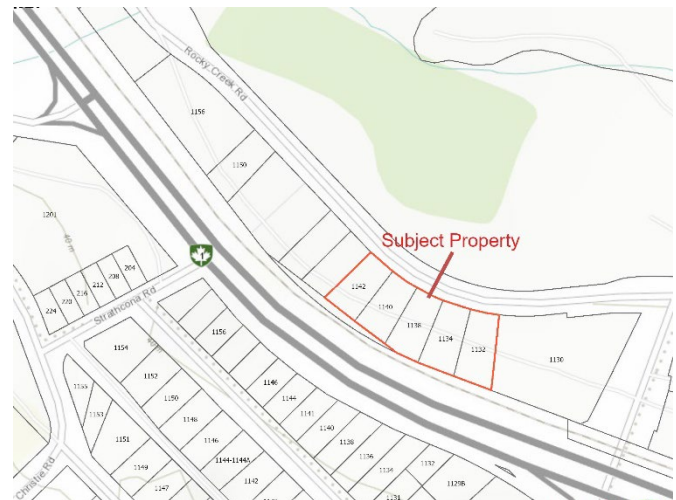
An application has been received to add convenience store as a permitted accessory use at 1132-1142 Rocky Creek Road. The Applicant is proposing to construct a gas station and would like to include a convenience store.

PREVIOUS COUNCIL DIRECTION:

N/A

INTRODUCTION/BACKGROUND:

The subject property is located on Rocky Creek Road and consists of five vacant lots totaling approximately 8,000m². The site is bounded on the west by the TransCanada Highway and on the east by Rocky Creek Road. Parcels to the north and south are vacant, however the parcel to the south was recently approved for a large commercial development. The subject property is designated Industrial in the Official Community Plan (OCP) and zoned Light Industrial (I-1) in the zoning bylaw.



The site slopes gently towards rocky creek road and is overgrown with pioneer deciduous growth. The site is located within Development Permit Area 5—Industrial. The proposed development will require a development permit.

PROPOSAL

The applicant is requesting a site-specific amendment to the zoning bylaw to allow convenience store as a permitted accessory use in conjunction with a proposed gas station. 'gas bar' and 'service station' are permitted uses in the I-1 zone. No plans have been submitted with the application. The applicant's rationale is provided as Attachment A.

ANALYSIS

Part 3.8.1 of the OCP notes that the industrial designation “is intended to accommodate industrial development and employment centres. It provides for the range of industrial and light industrial uses, and limited commercial uses to support industrial parks.” Staff note that the OCP does not formally designate any “industrial parks” and this policy could be interpreted as supporting commercial uses on lands that are designated in the OCP for industrial.

The proposed convenience store would be an accessory use in conjunction with a gas station, which is already a permitted use in the I-1 zone. These uses typically occur together.

ATTACHMENT:

A. Applicant Rationale

Lots 1 to 5, District Lot 38
VIP84189

Zoning Amendment Application:
Planning Framework Report



macdonald gray

MACDONALD GRAY CONSULTANTS INC.

814 SHOREWOOD DRIVE,

PARKSVILLE, BC V9P 1S1 CANADA

TEL. (250) 248-3089

EMAIL. info@macdonaldgray.ca

www.macdonaldgray.ca

January 11, 2022

January 11, 2022

Jake Belobaba, Director of Development Services

Town of Ladysmith

132 Roberts Street, Unit C

Ladysmith, BC V9G 1A2

jbelobaba@ladysmith.ca

Attention: Jake Belobaba, Director of Development Services

Re: Zoning Amendment Application – 1142, 1140, 1138, 1134, 1132 Rocky Creek Road

MacDonald Gray Consultants Inc. has been retained by Mid Island Consumer Services Co-Operative (CO-OP) of Nanaimo, British Columbia to provide land use planning services in support of this Zoning Amendment Application for 'the lands' described as Lots 1 to 5, District Lot 38 (VIP84189), Ladysmith, British Columbia.

The intent of this application is to amend the current Light Industrial (I-1) Zoning District applied to the properties in order to facilitate future development that is aligned with the vision of the Town's Official Community Plan (OCP). The Industrial land use designation has been applied to the properties within the OCP.

Mid Island CO-OP is proposing to develop the properties to include a commercial card lock, retail gas bar, propane filling station, electric vehicle charging station and a convenience retail store.

We are proposing to include/add retail commercial (convenience store) as a site specific land use that is customarily ancillary to other land uses currently permitted within the I-1 Zone. The proposed development approach and land uses including an accessory convenience retail commercial component are clearly supported within current OCP policies.

Mid Island CO-OP supports the community vision for this growing area of Ladysmith. This initial rezoning application is limited to a high level land use discussion until such time as Town Council has provided surety by approving 2nd Reading of the Bylaw Amendment. Should the Town approve 2nd Reading of the Bylaw Amendment, then Mid Island CO-OP will proceed with a detailed design submission in support of a concurrent Development Permit Application.

MacDonald Gray Consultants Inc. continues to support the logical and pragmatic evolution of the Town with land use proposals that are clearly aligned with goals, objectives, and policies of the community. We are looking forward to continued collaboration with City Staff and Council to facilitate the proposed land use changes.

Sincerely,

Nigel Gray, MCIP, RPP, MBCSLA
Principal Planner / Project Manager
MacDonald Gray Consultants Inc.

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1.0 INTRODUCTION

Mid Island Consumer Services Co-Operative (CO-OP) of Nanaimo, British Columbia is proposing a land use change for the subject properties (the lands). The property owner wishes to make an application to the Town of Ladysmith (Town) for the purpose of accommodating an accessory convenience retail commercial component. This report and Zoning Amendment Application has been prepared based on a comprehensive review of the planning framework currently in place for the project site.

The following report is a high level analysis of the current and long range planning framework applicable to 'the lands' described as:

Lots 1 to 5, District Lot 38

VIP84189

Civic Addresses: 1142, 1140, 1138, 1134, 1132 Rocky Creek Road

2.0 SITE DESCRIPTION

2.1 SITE AREA

1142 Rocky Creek Road:	1,477sq.m. (BC Assessment Data 2021)
1140 Rocky Creek Road:	1,477sq.m. (BC Assessment Data 2021)
1138 Rocky Creek Road:	1,566sq.m. (BC Assessment Data 2021)
1134 Rocky Creek Road:	1,598sq.m. (BC Assessment Data 2021)
1132 Rocky Creek Road:	1,720sq.m. (BC Assessment Data 2021)

Combined Site Area: 7,838sq.m. (BC Assessment Data 2021)

2.2 TOPOGRAPHY

A detailed survey has been completed that includes detailed topographic information. The site slopes downward toward the northeast with approximately 12metres of vertical drop.

2.3 SERVICING

Detailed servicing information is pending and will be based on detailed design development in collaboration with the design team as the design progresses should the Zoning amendment be approved by Council.

2.4 SUBSOIL DATA

A preliminary Geotechnical Assessment Report has been prepared including recommendations for development of the site. The report will be updated to review the geotechnical aspects of design development in collaboration with the consulting team as the design progresses should the Zoning amendment be approved by Council.

2.5 SITE HISTORY

Based on air photo analysis, the property has been previously cleared and appears to be dominated by pioneer deciduous Alder and Big Leaf Maple tree species that are not suitable for retention.

3.0 LOCATION IN RELATION TO COMMUNITY FACILITIES

3.1 FIRE PROTECTION

The Ladysmith Fire Department is located at 330 6th Avenue. The Fire Hall is 2.2 kilometres or a 5-minute drive from the site.

3.2 POLICE

The Royal Canadian Mounted Police detachment is also located on 6th Avenue. The Detachment is 2.35 kilometres or a 5-minute drive from the site.

3.3 HEALTH

The Ladysmith Community Health Centre is located at 1111 4th Avenue. The Centre is 1.2 kilometres or a 3-minute drive from the site.

3.4 TRANSPORTATION ROUTES

The site is located close to the intersection of Highway 19A at Ludlow Road and 1st Avenue. Island Highway 19A functions as a Provincial highway under the jurisdiction of the Ministry of Transportation and Infrastructure.

3.5 PUBLIC TRANSPORTATION

BC Transit currently operates bus route 31 Alderwood in close proximity to the site. The closest bus stop is a 9-minute walk from the lands.

The Transit Future Plan – Regional District of Nanaimo (February 2014), prepared by BC Transit, considers current population density and housing stock, and the effect of land uses proposed in Ladysmith Official Community Plan (OCP).

3.6 COMMERCIAL SERVICES

The lands are located within a growing industrial and service commercial land use corridor. Expansion of this area for industrial and related commercial uses is supported in current civic policy documents.

4.0 EXISTING LAND USE

The site is currently comprised of (5) undeveloped lots. The current land use framework is described in the following sections.

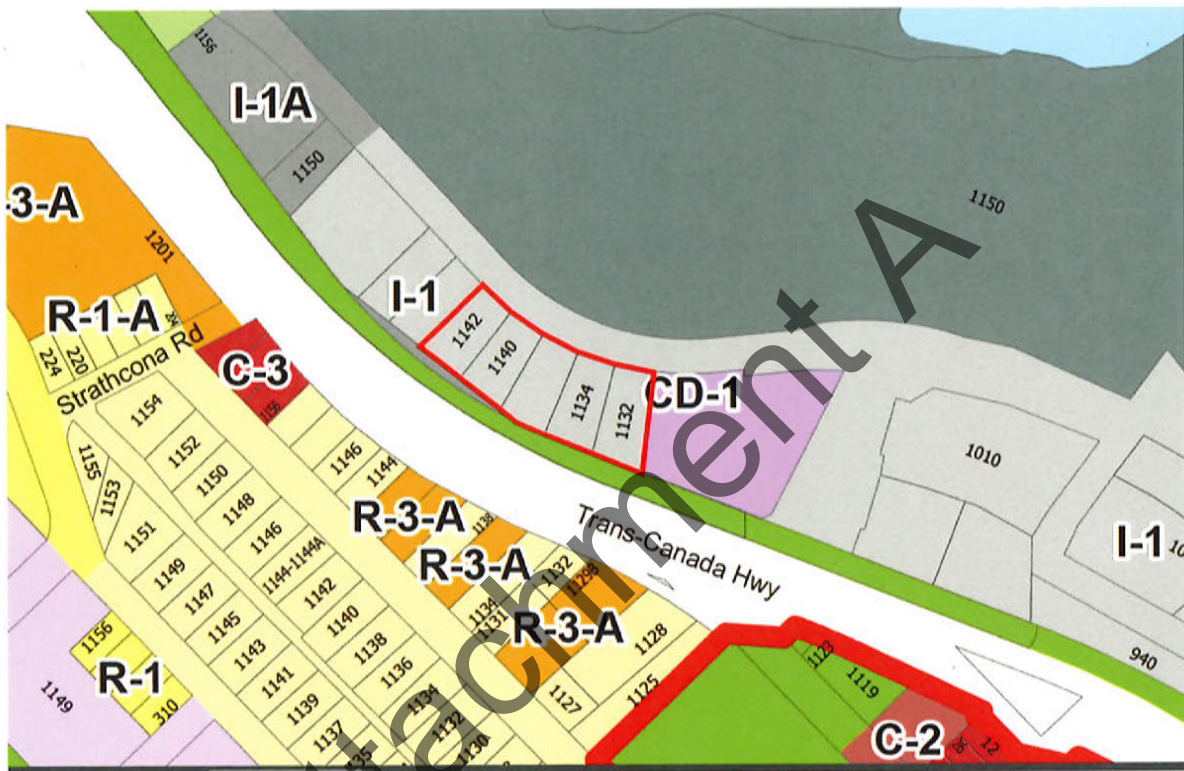


Figure 1 – Zoning Map Excerpt Schedule B. Properties Outlined in Red.

4.1 TOWN OF LADYSMITH ZONING BYLAW NO. 1860

The Zoning District is:

Light Industrial (I-1)

"The purpose of the Light Industrial Zone is to accommodate light industrial uses and employment centres in an Industrial Park setting."

The Minimum Parcel Size for Subdivision is:

600sq.m. – 0.8ha (servicing dependent)

5.0 ADJACENT LAND USE

Table 1 below, provides a brief overview of adjacent land uses and densities.

Table 1: Adjacent Zoning & Land Use Densities

Zoning Districts	Principal Permitted Land Uses	Dwelling Units	Minimum Parcel Size	Maximum Density
Comprehensive Development 1 – Tourist Service (CD-1)	Tourist Accommodation Neighbourhood Pub Liquor Retail Sales Micro-Brewery Office Personal Service Coffee Shop Non-Motorized Recreational Equipment Sales Farmer's Market Artist Studio Dwelling Unit	30	600sq.m.	0.6 FAR 100 Seats 1,394sq.m. Max Commercial GFA
Light Industrial (I-1)	Gas Bar Service Station Motor Vehicle Body Shop Motor Vehicle Sales or Rental Boat and Personal Watercraft Sales or Rental Machinery and Equipment Sales or Rental Building Supply Sales Re-Store Boat building and Repair Servicing and repair of machinery, equipment, and appliances. Restaurant	1 Caretaker	600sq.m. – 0.8ha Servicing Dep.	0.7 FAR 75% Parcel Coverage

<p>Commercial Indoor Storage</p> <p>Print Shop</p> <p>Auction</p> <p>Laboratory</p> <p>Research and Development Facility</p> <p>Media Production Studio</p> <p>Refund Container Recycling Depot</p> <p>Manufacturing, within an enclosed Building</p> <p>Welding shop, machine shop and metal fabrication</p> <p>Home Improvement Service Industry</p> <p>Trade Contractor Facilities</p> <p>Commercial Plant Nursery</p> <p>Garden Centre</p> <p>Warehouse</p> <p>Wholesale Sales</p> <p>Cottage Industry</p> <p>Brewery, Distillery, Bottling and Distribution</p> <p>Tow-Truck Dispatch</p> <p>Animal Day Care</p> <p>Marine Sales and Service</p> <p>Cannabis Micro-Cultivation</p> <p>Cannabis Micro-Processing</p> <p>Cannabis Research and Development</p> <p>Cannabis Retail Sales</p>			
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Attachment A

6.0 REGULATORY STATUS

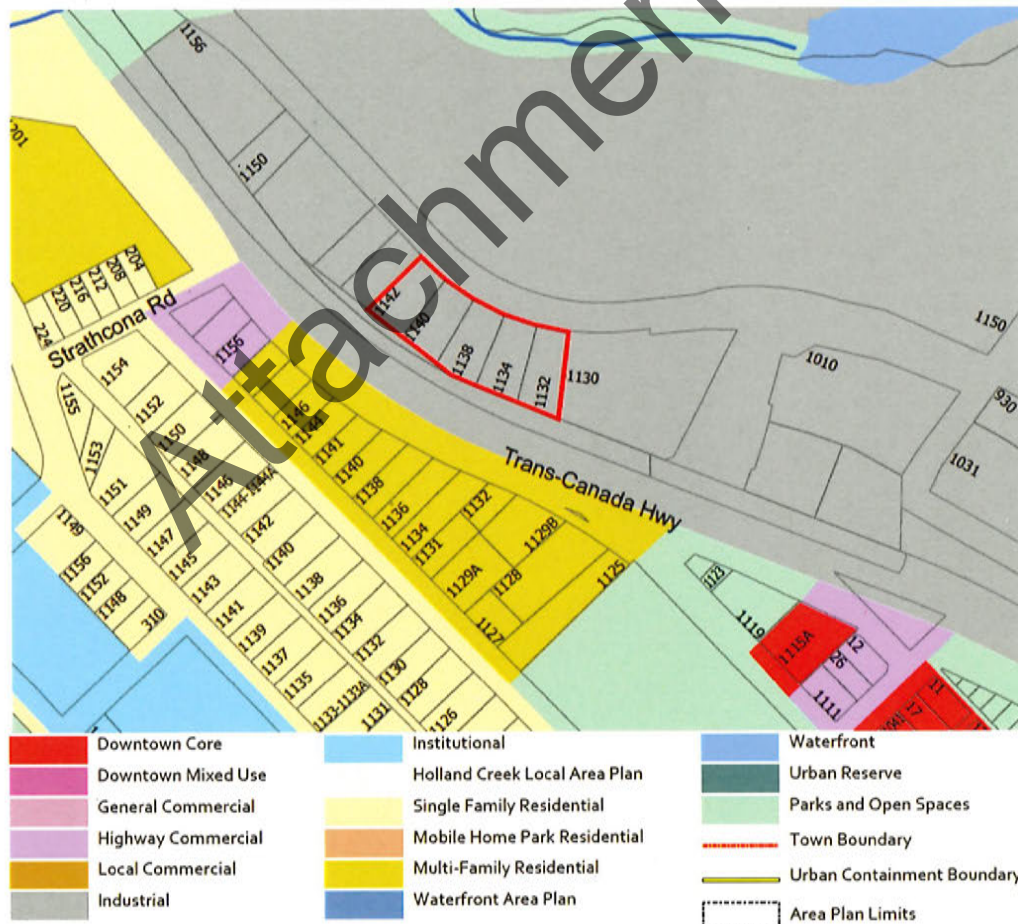
6.1 OFFICIAL COMMUNITY PLAN (OCP) LAND USE

OCP Map 1 – Land Use, sets the specific land use designation for the property.

Under Section 3.8.1, The land use designation for the subject property is:

Industrial / Density Target: 0.7 Floor Space Ratio (FSR)

The Industrial designation is applied to industrial park areas and the industrial waterfront area and is intended to accommodate industrial development and employment centres. It provides for the range of industrial and light industrial uses, and limited commercial uses to support industrial parks. The maximum density is 0.3 FSR for industrial and 0.7 FSR for light industrial developments. Development within an Industrial designation is subject to the Section 3.8.5 Development Permit Area Guidelines in this Plan.



Appropriate Land Uses include:

- Industrial Development
- Employment Centres
- Limited Commercial Use

6.2 RELEVANT OCP OBJECTIVES & POLICIES

3.5.2 Economic Development Objectives

10. Direct new economic development activity to locations planned for industrial use (industrial and business parks) and commercial use (centers or nodes) and, where appropriate in scale, to neighbourhood settings for home-based business.

3.5.2 Economic Development Policies

7. Industrial development is directed to the newly created industrial park areas in Ladysmith. Serviced industrial locations are currently designated in the Plan for the north waterfront in the northeast sector of the Town. A new industrial area in the south sector of Town is planned for a rural level of servicing in the interim, and is to be fully serviced in the long term.
11. General designations and policies for industrial and commercial land use are found in Section 3.8 Management of Development in this Plan. Detailed policies for industrial locations and use are contained within the Waterfront Area Plan and the South Ladysmith Area Plan, which are amendments to this Plan.

6.3 DEVELOPMENT PERMIT AREA 5 (DPA5) - INDUSTRIAL

Development Permit Areas are designated on OCP Map 2 – Development Permit Areas. Special conditions, objectives and guidelines are provided in Schedule A.1 of the OCP. Development Permits may vary other Bylaw requirements as permitted by the Local Government Act and provided for in the Guidelines.

Development Permit approval is required for all industrial and commercial development covered within Section 3.8.5 Development Permit Guidelines of the OCP.

Development Permit Area 5 – Industrial, is designated under Section 919.1(1)(f); (h), (i), and (j) of the Local Government Act to establish guidelines for all new development and improvements on land designated as Development Permit Area 5 (DPA 5) on Official Community Plan Map 2. Prior to construction of buildings and structures an owner of property within DPA 5 shall apply to the Town for a development permit.

The purpose of DPA5 is to establish objectives and provide guidelines:

- For the general character of the development, including the siting, form and exterior design of buildings and other structures, landscaping, and specific features in the

development, machinery, equipment and systems external to buildings and other structures; and

- To promote energy conservation, water conservation, and the reduction of greenhouse gas emissions.

7.0 PROPOSED LAND USE AMENDMENT

It is proposed that the properties be retained under the current I-1 Light Industrial Zoning District with the following site specific land use addition applicable to the subject properties.

7.1 SITE SPECIFIC REGULATIONS

The following site specific regulations are required in order to facilitate the development proposal:

7.1.1 SITE SPECIFIC LAND USE:

For the *Parcels* described a Lots 1 to 5, District Lot 38, Plan VIP84189 (1142, 1140, 1138, 1134, 1132 Rocky Creek Road), retail sales is permitted as an accessory land use.

8.0 CONCLUSIONS

A Bylaw Amendment to include a convenience retail sales component would facilitate an accessory use that is customarily ancillary to the primary uses that are already included within the I-1 Zoning District. We are looking forward to continuing our collaboration with Town Staff and Council to create an example of appropriate development that is aligned with the community's vision for future development.