

Zoning Bylaw Amendment
Bylaw No. 2197
November 25, 2025, 7:00pm

Notice is hereby given that pursuant to section 467 of the *Local Government Act*, the Town of Ladysmith will consider "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2025, No. 2197" and that a public hearing is prohibited under section 464(3) of the *Local Government Act*. Council will consider first reading on Tuesday, November 25, 2025 at 7:00pm and may give up to three readings of the Bylaw at that meeting.

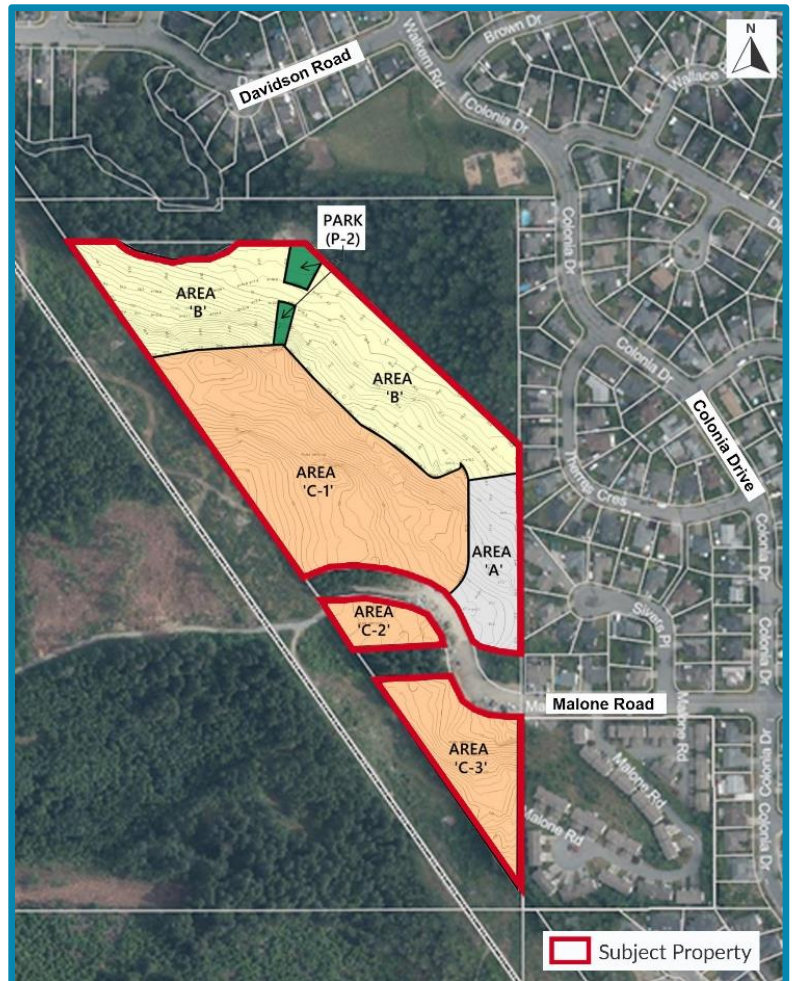
Subject Property

Bylaw No. 2197 will apply to **Lot A DL 126 Malone Road** (Lot A, District Lot 126, Oyster District, Plan VIP73132, Except Part in Plan EPP23747) (PID: 025-218-280).

What is the Proposal About?

If approved, Bylaw No. 2197 will:

1. Change regulations in the CD-3 Zone to:
 - a. Change Area C to sub-areas C-1, C-2, and C-3;
 - b. Permit townhouse dwellings and multiple-unit dwellings in Areas A and B;
 - c. Permit a maximum of 10% of the units in Areas C-1, C-2, and C-3 to be single-unit or two-unit dwellings;
 - d. Permit secondary suites in Areas C-1, C-2, and C-3;
 - e. Add 'live/work unit', 'convenience store', 'restaurant', 'coffee shop', 'personal service establishment', 'office', and 'artist studio' to permitted accessory uses in Area C-1, with a maximum floor area of 800 square metres;
 - f. Permit two principal buildings on a parcel with a minimum area of 780m² in Areas A and B;
 - g. Delete the maximum number of permitted dwelling units in Areas C-1, C-2, and C-3 and replace with a minimum Floor Space Ratio (FSR) of 1.0 and a maximum FSR of 2.2;
 - h. Change the total maximum number of permitted dwelling units on the parcel to 600; and
 - i. Change the maximum building height in Area C-1, C-2, and C-3 to 21.0m (approximately six storeys).
2. Change the Zoning Bylaw definitions to add a definition for 'Electric Vehicle', 'Electric Vehicle Quick Charging Station', and 'Level 2 Charging'.



Where Can I Get More Information?

A copy of the proposed Bylaw and related information may be viewed at the Town of Ladysmith City Hall located at 410 Esplanade or the Development Services Office located at 132C Roberts Street, Ladysmith, BC, until November 25, 2025, between the hours of 8:30am to 4:00pm, Monday to Friday, excluding statutory holidays. The Proposed Bylaw is also available at <http://www.ladysmith.ca/currentapplications>.

Notice Issued by the Corporate Officer.

QUESTIONS?

Questions can be directed to staff in the
Town of Ladysmith Development Services Department
by calling 250-245-6415 or emailing ds@ladysmith.ca
www.ladysmith.ca/publichearings