

**Official Community Plan Bylaw Amendment and Zoning Bylaw Amendment
Bylaws 1982 and 1983
January 21, 2019**

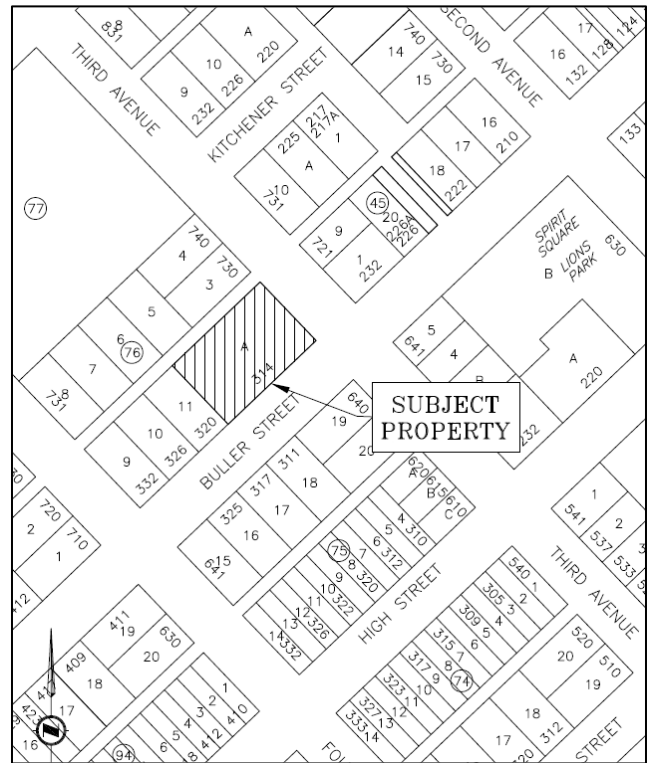
Pursuant to Section 466 of the *Local Government Act*, we advise you that a Public Hearing has been scheduled to consider these amendments to the Official Community Plan Bylaw and the Zoning Bylaw:

- **Town of Ladysmith Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No.55) 2018, No.1982”**
- **Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No.21) 2018, No.1983**

Public Hearing Date

Monday, January 21, 2019 at 7:00pm in the Eagles Hall, 921 First Avenue, Ladysmith, BC.

Anyone who considers their interest in property to be affected by the proposed Bylaws will be given reasonable opportunity to be heard at the Public Hearing in person or by written submission respecting matters contained in the Bylaws.



Subject Property

314 Buller Street (Lot A, DD B92367, of Block 76, District Lot 56, Oyster District, Plan 703A)

What is the Proposal About?

If approved **Bylaw 1982** will amend the Official Community Plan (OCP) by adding two new policies: i) to encourage rental tenure housing in multi-unit developments; and ii) greater density may be achieved through the provision of not-for-profit rental tenure housing where a housing agreement is established with the Town. The OCP ‘Land Use’ map is amended by designating the subject property at 314 Buller Street as “Multi-Family Residential”. The OCP ‘Development Permit Area’ map is amended by placing “Multi-Unit Residential Development Permit Area (DPA 4)” on the subject property. Also, the DPA 4 guidelines are amended by adding new guidelines relating to parking variance requests and building setback variance requests.

If approved **Bylaw 1983** will amend the Zoning Bylaw by adding a definition for ‘residential rental tenure’ and by adding a new zone ‘Community Housing Zone CD-5’. The CD-5 zone permits rental tenure multi-unit dwellings, 180 dwelling units per hectare, and permits a building height of 12.5 metres. **Bylaw 1983** also proposes to amend the Zoning Map by placing the CD-5 Zone on the subject property at 314 Buller Street. To secure the amenity that 70% of the dwelling units at 314 Buller Street are not-for-profit rental tenure housing, a housing agreement between the Town and the Ladysmith Resources Centre Association is proposed and can be found in **Bylaw 1984**.

Where Can I Get More Information?

A copy of the proposed Bylaws and related information may be viewed at the Town of Ladysmith City Hall located at 410 Esplanade, Ladysmith, BC until January 21, 2019. Office hours are Monday to Friday 8:30am to 4:00pm, excluding statutory holidays. **Bylaws 1982, 1983 and 1984** are also available at www.ladysmith.ca.

How Do I Make a Written Submission?

If you are unable to attend the Public Hearing, written submissions can also be provided. If received by Noon, January 15, 2019 written submissions will be included in the public hearing agenda. Written submissions should be sent to Town of Ladysmith, PO Box 220, Ladysmith, BC V9G 1A2 or by Fax to 250-245-6411 or by Email to info@ladysmith.ca, or delivered to the Public Hearing. Written submissions can be accepted up to the close of the Public Hearing. Please be advised that the content of submissions will be made public and form a part of the public record for this hearing.

Notice Issued by Joanna Winter, Corporate Officer December 17, 2018



QUESTIONS?

Questions can be directed to staff in the
Town of Ladysmith Development Services Department
by calling **250-245-6410** and speaking to
Lisa Brinkman, Senior Planner.

www.ladysmith.ca

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