

TOWN OF LADYSMITH

BYLAW NO. 2018

A bylaw to amend "Official Community Plan Bylaw 2003, No. 1488"

WHEREAS pursuant to the *Local Government Act*, the Municipal Council is empowered to amend the Official Community Plan;

AND WHEREAS pursuant to section 488 (1)(f) of the *Local Government Act*, an official community plan may designate development permit areas for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

AND WHEREAS 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. Schedule A – Zoning Bylaw Text of “Official Community Plan Bylaw 2003, No. 1488” is hereby amended as follows:
 - a. by deleting the following from section 3.8.1
“The Local Commercial designation is applied to small scale commercial centres located within and serving the daily needs of the surrounding residential population in neighbourhoods. It provides for a limited range of retail, office, and service uses, which do not compete with the commercial uses in the downtown core. The maximum density allowed in a Local Commercial designation is up to 0.5 FSR for commercial uses. The maximum floor area for any one commercial use is limited to 200 square metres. Development within a Local Commercial designation is subject to the Section 3.8.5 Development Permit Area Guidelines in this Plan”,
 - b. and replacing with the following
“The Local Commercial designation is applied to small scale commercial centres located within and serving the daily needs of the surrounding residential population in neighbourhoods. It provides for a limited range retail, office, and service uses, which do not compete with the commercial uses in the downtown core. The maximum density allowed in a Local Commercial designation is up to 0.5 FSR for commercial uses. The maximum floor area for any one commercial use is limited to 200 square metres. Residential uses in conjunction with commercial uses may be supported, provided they are consistent with the scale, form and character of the surrounding neighbourhood. Development within a Local Commercial designation is subject to the Section 3.8.5 Development Permit Area Guidelines in this Plan”.
2. Map 2 – Development Permit Areas of " Official Community Plan Bylaw 2003, No. 1488" is hereby amended as follows:
 - a. By designating the subject property legally described as, Lot 1, District Lot 56, Oyster District, Plan 27861 (336 Belair Street) as shown in **Schedule I** which is attached to and forms part of this Bylaw as, DPA 4 –Multi-Unit Residential.

CITATION

- (3) This bylaw may be cited for all purposes as "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw, No. 2018”

READ A FIRST TIME on the 4th day of November 2019

READ A SECOND TIME on the 4th day of November 2019

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

on the day of , 2019

READ A THIRD TIME on the day of , 2019

ADOPTED on the th day of , 2019

Mayor (A. Stone)

Corporate Officer (J. Winter)

