



BYLAW NO. 1972

TOWN OF SMITHERS ZONING BYLAW NO. 1936 AMENDMENT NO. 24-02

WHEREAS the Council may, under the authority of Section 479 of the *Local Government Act*, create different zones and regulate uses, density, and siting within each zone;

NOW THEREFORE the Council of the Town of Smithers, in open meeting assembled, hereby enacts as follows:

1. CITATION:

- 1.1 This bylaw may be cited as "Bylaw No. 1972 – Town of Smithers Zoning Bylaw No. 1936 Amendment No. 24-02" and takes effect as of the date of adoption.

2. ADMINISTRATIVE PROVISION:

- 2.1 If any section, subsection, sentence, clause or phrase in this bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portion of the bylaw.

3. MAP AMENDMENTS:

- 3.1. The Zoning map of the Town of Smithers Zoning Bylaw No. 1936 (shown on Schedule A) is amended by changing the zoning of all properties from R-1 Single Family Residential, R-2 Low Density Residential, and R-2A Low Density Multi Family to LDR-1 Low Density Residential.

4. TEXT AMENDMENTS:

4.1 Revise Section 1.2 Definitions to add:

"Quadplex" means a building containing 4 dwellings, where each dwelling has its principal access from an entrance or common hallway;

4.2 Revise Section 1.3 as follows:

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Replace:

R-1 Single Family Residential
R-2 Low Density Residential
R-2A Low Density Multi Family

With:

LDR-1 Low Density Residential

4.3 Revise Section 2.10.2 table as follows:

Delete R-2A dwellings
Revise Low-rise apartment to low rise apartment/quadplex

4.4 Revise Section 3.1 as follows:

Add number of Buildings: 4 to Table 3.1

4.5 Add Section 3.1.3 Additional Requirements:

Where an A-1 parcel is on community water and sewer the following applies:

4 units for fee simple parcels greater than 280 sqm
3 units for fee simple parcels less than 280 sq m

4.6 Replace in its entirety Section 4.1, 4.2 and 4.2 with the following:

Section 4.1 LDR-1 Low Density Residential Zone

Purpose

The purpose of the LDR-1 zone is to accommodate a mix of small-scale, multi-unit housing.

Permitted Principal Uses

4.1.1 *The following principal uses, and no others are permitted in an LDR-1 zone:*

- (a) single detached dwelling*
- (b) semi-detached dwelling*
- (c) townhouse dwelling*

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(d) *quadplex*

Permitted Auxiliary Uses

- (e) *secondary suite*
- (f) *short-term rental*
- (g) *bed & breakfast within a single detached house*
- (h) *carriage house*
- (i) *backyard hen keeping with a single detached house*

Regulations

4.1.2 In a LDR-1 zone the following regulations apply:

Parcel Area	460 sq m
Parcel Frontage	15 m
	12 for non rectangular parcels
Lot Coverage	50%
Setbacks	
Front yard	4 m or 6 m where parking is provided in front of the building
Rear yard	6 m
Side yard	1.2 m or 3 where parking is provided beside the building
Building Height	9 m
Density	4 units for fee simple parcels greater than 280 sqm
	3 units for fee simple parcels less than 280 sq m
Number of Buildings	2
Additional Requirements	Notwithstanding section 4.1 on Civic address 3955 Second Avenue legally known as PARCEL C, BLOCK 94, PLAN PRP1054, DISTRICT LOT 865, RANGE 5, COAST RANGE 5 LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 34 & 35, SEE CA3821798) the following is permitted: 1)a maximum of 6 (six) buildings each with a single unit are permitted. 2) The maximum area of a single building

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4.7 Revise Section 4.4.2 as follows:

Parcel Area – Delete 153.3 for each townhouse dwelling

Parcel Width – Delete – 6 m for each townhouse

Density – delete entire row

4.8 Delete Section 4.4.3 Additional Requirements

4.9 In Section 4.7 add 4.7.4 to Additional Requirements:

Where a R-6 parcel is on community water and sewer the following applies:

4 units for fee simple parcels greater than 280 sqm

3 units for fee simple parcels less than 280 sq m

4.10 In Section 4.8 and 4.8.5 to Additional Requirements:

Where a R-7 parcel is on community water and sewer the following applies:

4 units for fee simple parcels greater than 280 sqm

3 units for fee simple parcels less than 280 sq m

4.11 Reformat & update numbers throughout bylaw, as required.

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NOTICE THAT A PUBLIC HEARING WILL NOT BE HELD ISSUED ON THIS 16TH DAY OF MAY 2024.

READ A FIRST TIME THIS DAY OF 2024.

READ A SECOND TIME THIS DAY OF 2024.

READ A THIRD TIME THIS DAY OF 2024.

EXEMPT FROM APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE AS PER SECTION 52 EXEMPTION REGULATION.

ADOPTED THIS ____ DAY OF _____, 2024.

The Corporate Seal of the Town of Smithers
was hereto affixed in the presence of:

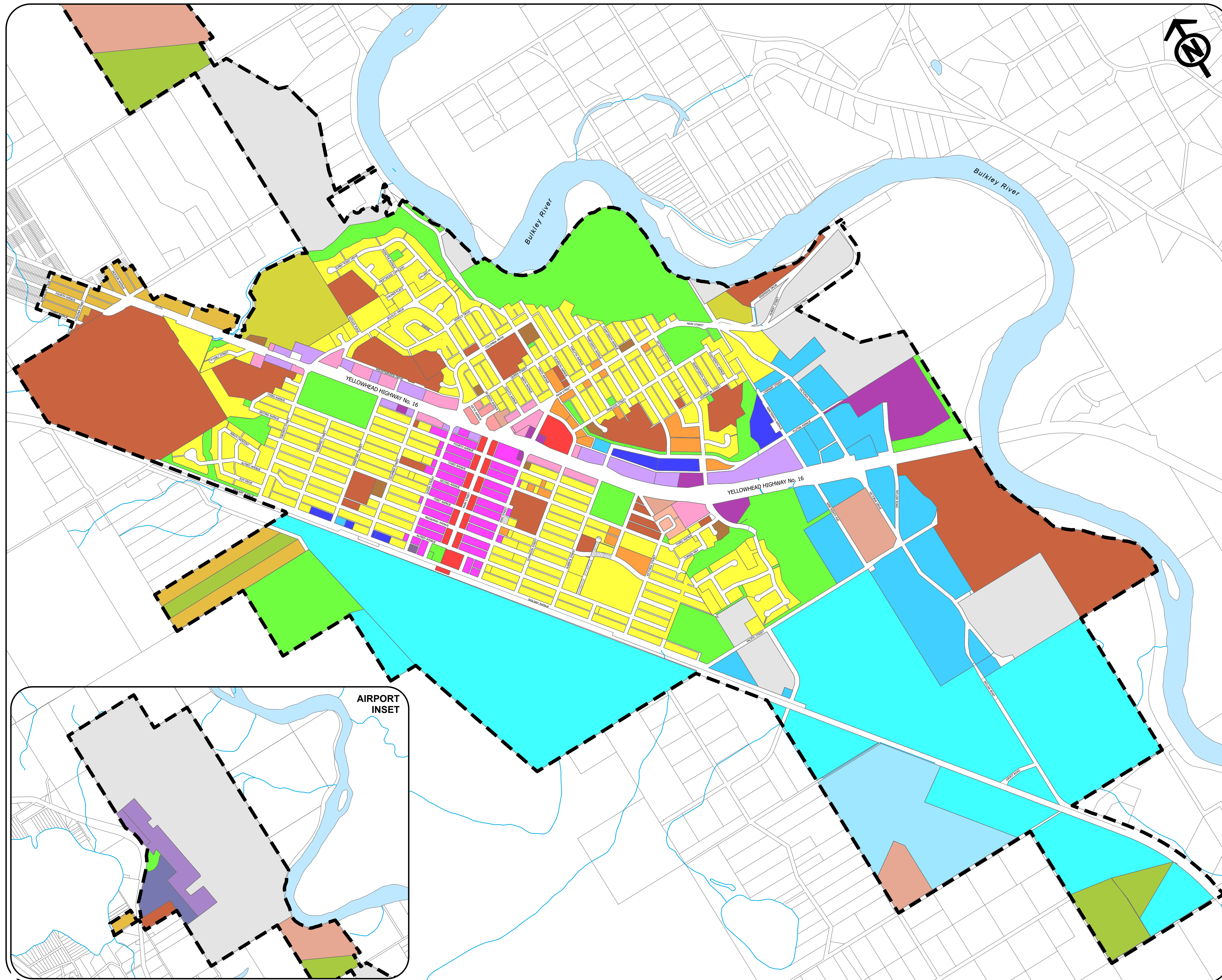
Gladys Atrill
Mayor

Michael Dewar
Chief Administrative Officer

**CERTIFIED A TRUE AND CORRECT
COPY** of "Bylaw No. 1972 – Town of
Smithers Zoning Bylaw No. 1936
Amendment No. 24-02".

David Schroeter
Corporate Officer

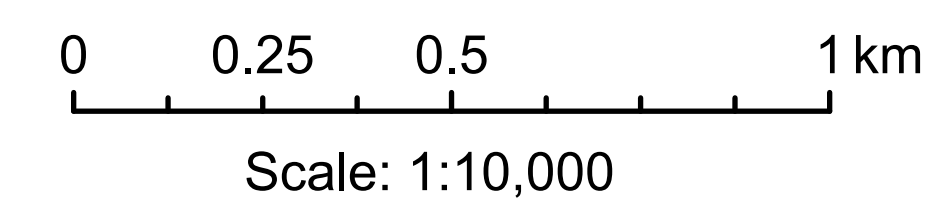
DC/MA



Town of Smithers Official Community Plan

Schedule A: Zoning

- A-1 AGRICULTURAL
- AP-1 AIRPORT ONE
- AP-2 AIRPORT INDUSTRIAL
- CD 1 COMPREHENSIVE DEVELOPMENT ZONE 1
- C-1 TOWN CENTRE COMMERCIAL
- C-1A DOWNTOWN COMMERCIAL
- C-2 SERVICE COMMERCIAL
- C-2 TOURIST COMMERCIAL
- C-3 SERVICE STATION COMMERCIAL
- C-4 LARGE SCALE RETAIL COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- M-2 MEDIUM INDUSTRIAL
- M-3 HEAVY INDUSTRIAL
- M-3A LIMITED HEAVY INDUSTRIAL
- P-1 PUBLIC AMENITY
- P-1A PUBLIC UTILITY
- P-2 PUBLIC USE ZONE 2
- P-3 PUBLIC USE ZONE 3
- P-4 CENTRAL PARK ZONE
- LDR LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-4 MANUFACTURED HOME PARK RESIDENTIAL
- R-5 MANUFACTURED HOME SUBDIVISION RESIDENTIAL
- R-6 RURAL RESIDENTIAL
- R-7 RURAL RESIDENTIAL HOBBY FARM



SMITHERS 2040
Your Voice - Your Future