



BYLAW NO. 1973

TOWN OF SMITHERS OFFICIAL COMMUNITY PLAN BYLAW NO. 1935 AMENDMENT NO. 24-01

WHEREAS the Council may, under the authority of Section 472 of the *Local Government Act*, may adopt one or more Official Community Plans;

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. 1973 – Town of Smithers Official Community Plan Bylaw No. 1935 Amendment No. 24-01" 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. TEXT AMENDMENTS:

- 3.1 Replace in its entirety Section 6.2.1.1 with the following:

Section 6.2.1.1 Low Density Residential Development

The intent of the low-density residential designation is to encourage small-scale, multi-unit housing development Supported uses and housing types include:

- *Single-detached homes;*
- *Small lot (intensive), single detached homes;*
- *Secondary suites and carriage houses;*
- *Semi-detached homes;*
- *Quadplexes;*
- *Townhouses; and*

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- *Home based businesses.*

3.2 Replace in its entirety Section 6.2.1.2 with the following:

Section 6.2.1.2 Medium Density Residential Development

The intent of the medium density residential designation is to encourage a compact mix of housing types and tenures along key active transportation corridors or within walking distance of key amenities. Supported uses and housing types include:

- *Secondary suites and carriage houses;*
- *Semi-detached homes;*
- *Quadplexes;*
- *Townhouses; and*
- *Low-rise apartments.*

3.3 Revise Policy 2 in Section 7.2 (Housing Diversity & Flexibility) with the following (amendments in bold letters):

*Policy 2: Support residential intensification on areas designated as low density residential by permitting greater flexibility for constructing rental suites & **creative residential intensification**. This includes supporting the construction of both a carriage house and secondary suite on one lot **in a range of housing types**, provided off-street parking is available.*

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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.

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. 1973 – Town of
Smithers Official Community Plan Bylaw
No. 1935 Amendment No. 24-01".

David Schroeter
Corporate Officer

DC/MA