

**TOWN OF SIDNEY**

**BYLAW 2131**

**A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW NO. 1920**

The Council of the Town of Sidney, in open meeting assembled, enacts as follows:

This Bylaw may be cited as "**Official Community Plan Bylaw, Amendment No. 16, Bylaw No. 2131**".

That Official Community Plan Bylaw No. 1920 be amended as follows:

1. By amending policy 5.3.19, Residential Lands, Residential Density, so that it reads:  
Multi-Family Residential developments may be permitted at a density greater than 40 units per hectare. Density may be increased subject to the provision of amenities as per Bonus Density and Community Amenity Contribution Policy No. DV-013, the Zoning Bylaw, and Section 482 of the *Local Government Act*.
2. By amending policy 6.3.14, Downtown Commercial Lands, Mixed Use (Residential) / Density, so that it reads:  
Density of mixed-use developments may be increased subject to the provision of amenities as per Bonus Density and Community Amenity Contribution Policy No. DV-013, the Zoning Bylaw, and Section 482 of the *Local Government Act*.
3. By deleting the second preamble paragraph of policy 3.4, Residential Density Policies, Residential Density, of the Downtown/ Downtown Waterfront Local Area Plan and replacing it with the following:  
The Official Community Plan encourages additional residential density in the downtown core in order to diversify the size and type of dwelling units with the goal of attracting and retaining a balanced demographic to the area and supporting our local economy. Subsequently, the following policy is aimed at increasing the population density in the downtown:
4. By amending policy 3.4.4, Residential Density Policies, of the Downtown / Downtown Waterfront Local Area Plan so that it reads:  
Permit increased residential densities subject to the provision of amenities as per Bonus Density and Community Amenity Contribution Policy No. DV-013, the Zoning Bylaw, and Section 482 of the *Local Government Act*.
5. By deleting policy 3.4.5, Residential Density Policies, of the Downtown / Downtown Waterfront Local Area Plan.

Read a first time the	13 <sup>th</sup>	day of	March, 2017.
Read a second time the	13 <sup>th</sup>	day of	March, 2017.
Public Hearing held the		day of	, 2017.
Read a third time the		day of	, 2017.
Adopted the		day of	, 2017.

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MAYOR

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CORPORATE OFFICER