



# TOWN OF LADYSMITH

A Regular Meeting of the  
Council of the Town of Ladysmith  
will be held in Council Chambers at City Hall on

MONDAY, MAY 17, 2010  
at 7:00 p.m.

## AGENDA

Page

### CALL TO ORDER

#### 1. AGENDA APPROVAL

#### 2. EXECUTIVE SESSION (6:15 p.m.)

In accordance with Section 90(1) of the *Community Charter*, this section of the meeting will be held *In Camera* to consider the following items:

- law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment
- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

#### 3. RISE AND REPORT (7:00 p.m.)

#### 4. PUBLIC HEARINGS

- 4.1. Official Community Plan Bylaw, 2003, No. 1488, Amendment  
Bylaw (No. 32), 2010, No. 1724  
Reduction of Greenhouse Gas Emissions

**1 - 12**

#### 5. BYLAWS (OCP / ZONING)

- 5.1. Official Community Plan Bylaw, 2003, No. 1488, Amendment  
Bylaw (No. 32), 2010, No. 1724  
Reduction of Greenhouse Gas Emissions  
Re: May be read a third time and adopted.

**13 - 14**

#### 6. MINUTES

Adoption of following minutes:

- May 3, 2010

**15 - 21**

#### 7. DELEGATION

- 7.1 Orcas Swim Club  
Mark Tollas, President – Stephanie Irving, Treasurer – Shelley Anderson, Secretary  
Re: Orcas swim Club/Team Financial Uncertainty

**22**

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- 7.2 Ladysmith Maritime Society – Cliff Fisher and Dave Ehrismann  
Re: Maritime Festival May 29, 2010

**8. PROCLAMATIONS**

8.1 Mayor Hutchins has proclaimed:

- May, 2010 as National Missing Children’s Month and May 25,2010 as National Missing Children’s Day

in the Town of Ladysmith.

**9. DEVELOPMENT PERMITS / DEVELOPMENT VARIANCE PERMITS**

None

**10. STAFF / ADVISORY COMMITTEE REPORTS**

- 10.1 Official Community Plan (OCP) Amendment & Rezoning Application **23-26**  
Proposed Lots 2, 3, and 4 – Lot 1, D.L. 108, Oyster District, Plan VIP73133
- 10.2 Fire Chief’s Report – April, 2010 **27**
- 10.3 Building Inspector’s Report – April, 2010 **28**
- 10.4 Trolley Report – April, 2010 **29**

**11. CORRESPONDENCE**

- 11.1 Coastal Animal Control Services of BC Ltd. **30-31**  
April 2010, Pound Report

Staff Recommendation:

That the April 2010 Pound Report from Coastal Animal Control Services of BC Ltd. be received.

- 11.2 B. Bezeau, Rotary Club of Ladysmith – Golf Tournament Sunday, June 13, 2010 **32**

**12. BYLAWS**

None

**13. NEW BUSINESS**

None

**14. UNFINISHED BUSINESS**

None

**15. QUESTION PERIOD**

**ADJOURNMENT**



Town of Ladysmith  
**STAFF REPORT**

To: Ruth Malli, City Manager  
From: Felicity Adams, Director of Development Services  
Date: April 14, 2010  
File No: 6480-30

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Re: **Phase One 'Green Policy' Official Community Plan (OCP) Amendment:  
Bill 27 – Greenhouse Gas Emission Reduction Targets, Actions & Strategies**

**RECOMMENDATIONS:**

1. That Council give first and second reading to Bylaw 1724 cited as "Official Community Plan Bylaw, 2003, No.1488, Amendment Bylaw (No.32), 2010, No.1724" and that a public hearing be scheduled for Bylaw 1724.
2. That Council direct staff to refer Official Community Plan Bylaw 2003, No.1488, Amendment Bylaw (No.32), 2010, No.1724 to the Agriculture Land Commission.

**PURPOSE:**

To introduce Bylaw 1724 which is phase one of the 'Green Policy' Official Community Plan amendments. Bylaw 1724 is proposed to meet the requirements of *Bill 27-Local Government Green Communities Statutes Amendment Act 2008*.

**INTRODUCTION/BACKGROUND:**

The Province requires that the municipality establish Official Community Plan community targets, actions and strategies to reduce greenhouse gas emissions by May 31, 2010. At its April 6, 2010, meeting Council passed a motion directing staff to proceed with the Official Community Plan 'green policy' amendments.

**SCOPE OF WORK:**

While the current Town of Ladysmith Official Community Plan (OCP) already has a significant set of policies that direct the community toward greenhouse gas reduction, the objective of proposed Bylaw 1724 is to provide a clear statement that the Town of Ladysmith is committed to reducing greenhouse gas emissions. The proposed bylaw draws from the recent initiatives of both the *Town of Ladysmith Community Energy Plan (Energy Plan)* and the *Ladysmith Community Vision for a Sustainable West Coast Town (Visioning Report)* for greenhouse gas reduction targets, policies, and actions. The attached schedules A, B and C provide a summary of the key greenhouse gas reducing actions and strategies that exist in the OCP, Energy Plan, and Visioning Report.

**Summary of Bylaw 1724**

Bylaw 1724 proposes amendments to two sections of the OCP (1) Key Guiding Principles, and (2) Implementation Tools.

### Key Guiding Principles

Adding to the 'Key Guiding Principles' section of the OCP, Bylaw 1724 utilizes the energy vision for Ladysmith stated in the Energy Plan which is as follows:

Ladysmith is one of Canada's greenest communities. We are recognised as a leader in conservation and sustainable energy. We are committed to making the community a better place to live in a future with limited fossil fuels - a future powered by renewable energy. Our community supports the person and the pedestrian first and foremost.

Bylaw 1724 also utilizes the Energy Plan community reduction targets; which are as follows:

- a) 5% reduction in total community greenhouse gas emissions by 2012 from 2007 levels.
- b) 15% reduction in total community greenhouse gas emissions by 2016 from 2007 levels.
- c) 33% reduction in total community greenhouse gas emissions by 2020 from 2007 levels (proposed target to match the Provincial reduction target).

### Measuring Greenhouse Gas Emissions

The Community Energy and Greenhouse Gas Emissions Inventory: 2007 (CEEI) is a provincially sponsored reporting system that estimates the energy use and greenhouse gas emissions within a community over one year (See Schedule D 'CEEI'). The Town of Ladysmith 2007 CEEI indicates that:

- on road transportation is the source of 81.4% (30,953 tonnes) of greenhouse gas emissions;
- buildings cause 14.8% (5,615 tonnes) of greenhouse gas emissions; and
- solid waste causes 4% (1,468 tonnes) of greenhouse gas emissions.

Table 1 shows the greenhouse gas reduction targets with a per capita measure. For example, to reduce emissions by 33% each resident of Ladysmith will need to reduce their emissions from 4.8 tonnes per year to 2.5 tonnes per year in 2020.

Table 1: Greenhouse Gas Emission Table

	GHG Emission Reduction Target	Total Carbon Emission (tonnes)	Town of Ladysmith Population Estimates	Per Capita GHG Emissions/Year (tonnes)
2007		38,036 <sup>1</sup>	7,899 <sup>2</sup>	4.8
2012	5%	36,134	8,615	4.2
2016	15%	32,330	9,325	3.5
2020	33%	25,484	10,094	2.5

<sup>1</sup>2007CEEI Report

<sup>2</sup>Statistics Canada

### Implementation Tools

While it is revealing to show the per capita reductions that are necessary, in fact meeting the target of a 33% greenhouse gas reduction by 2020 will best be met by implementing the actions of the Energy Plan and strategies of the Visioning Report as a community. Bylaw 1724 proposes to amend Section 4.4 of the OCP

"Implementation Tools" by referring to the Energy Plan and Visioning Report to ensure that the actions and strategies identified in these documents are implemented.

ALTERNATIVES:

To amend proposed Bylaw 1724 for reasons provided by Council.

FINANCIAL IMPLICATIONS:

Implementation of the Energy Plan and Visioning Report is to be considered in the Financial Plan and in yearly budget preparations.

LEGAL IMPLICATIONS:

Proposed Bylaw 1724 will be referred to the Agricultural Land Commission for review as required by legislation.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

At its meeting April 13, 2010 the Advisory Planning Commission passed the following motion:

Council is on track with regards to proposed Bylaw 1724 and greenhouse gas reduction initiatives, the Advisory Planning Commission will do what it can to assist the Town in molding a community that is a pleasure to live in and a role model for the rest of the Island.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

Proposed Bylaw 1724 has been referred to the Director of Public Works, the Building Inspector, and the Director of Parks, Recreation and Culture for review.

RESOURCE IMPLICATIONS:

Community planning is an area of responsibility of the Development Services Department.

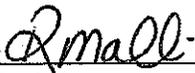
ALIGNMENT WITH STRATEGIC PRIORITIES:

The 2010 strategic directions include incorporating green targets into the OCP.

SUMMARY:

The Town of Ladysmith is committed to greenhouse gas reduction as demonstrated by the targets, actions, and strategies in the OCP, Energy Plan, and Visioning Report. Bylaw 1724 proposes to meet the requirements of Bill 27 by drawing from previous Town of Ladysmith initiatives.

I concur with the recommendation.

  
Ruth Malli, City Manager

ATTACHMENTS:

- Bylaw 1724
- Schedule A: Greenhouse Gas Reducing Policies in the OCP
- Schedule B: Community Energy Plan Actions
- Schedule C: Sustainability Strategies - Community Vision for a Sustainable West Coast Town
- Schedule D: Ladysmith CEEI Report: 2007



## Schedule A: Greenhouse Gas Reducing Policies in the Official Community Plan

### Growth Management:

- ✓ Direct residential growth to within the Urban Containment Boundary.
- ✓ Encourage residential infill where vacant lots exist.
- ✓ Reduce land consumption by increasing residential densities in appropriate locations.
- ✓ Minimize commuting and associated infrastructure costs, by directing future employment to the waterfront and the south industrial lands and to home based businesses.

### Land Use Planning and Community Design:

- ✓ Encourage mixed-use commercial and residential uses in and around the downtown area.
- ✓ Use ecological features (steep slopes, riparian areas, and environmentally sensitive areas) to help determine suitable development areas.
- ✓ Encourage integrated neighbourhoods that incorporate a variety of housing types and densities as well as local service commercial.
- ✓ Create pedestrian-scale neighbourhoods, particularly in the downtown area.
- ✓ Permit secondary suites under specific conditions and requirements.

### Environment:

- ✓ Encourage greenway development and where possible create greenways for cycling and walking.
- ✓ Enhance the urban environment through tree planting and the "green streets" program.
- ✓ Protect riparian areas from unnecessary intrusion.
- ✓ Require hillside development to be designed to fit into the landscape and natural features, with review by a geotechnical engineer and registered professional biologist.
- ✓ Apply alternative development standards to promote surface runoff infiltration and to reduce surface runoff.
- ✓ Encourage protection of environmental heritage such as recovery and restoration (daylighting) of streams.

### Transportation:

- ✓ Encourage pedestrian friendly streets and transit friendly land use patterns.
- ✓ Encourage human scale development that encourages walking.
- ✓ Promote multi-modal forms of transportation as well as integrated transportation and land-use planning.

### Community Facilities and Services:

- ✓ Continue to develop a comprehensive community wide trail system for pedestrians and cyclists – to include a continuous waterfront walkway.
- ✓ Every household should be within 0.5 km of any park, within 1-2 km of a community park, and within 1 km of a neighbourhood park.

### Infrastructure:

- ✓ Utilize water metering as a water conservation measure.
- ✓ Examine the potential for alternative wastewater treatment systems.



## Schedule B: Community Energy Plan Actions

- ✓ Promote energy efficiency incentive programs.
- ✓ Provide assistance for energy audits and retrofits to residents.
- ✓ Provide energy retrofit kits to homeowners.
- ✓ Encourage energy efficient development in rezoning applications.
- ✓ Provide incentives to builders for energy efficient design.
- ✓ Encourage energy efficient infill development in the Downtown core and surrounding area.
- ✓ Enhance car free mobility opportunities.
- ✓ Explore and preserve opportunities for future use of E&N railway.
- ✓ Preserve local commercial and industrial lands to enhance local employment.
- ✓ Encourage efficient and renewable energy technologies.
- ✓ Encourage new developments to evaluate alternative energy sources and district heating systems.
- ✓ Encourage all new buildings to be carbon neutral.

Carbon neutral buildings may include the following features:

Water Efficiency:	Energy Efficiency:	Carefully Selected Materials:
<ul style="list-style-type: none"> <li>✓ On-demand hot water heater</li> <li>✓ Solar water heater</li> <li>✓ Water meters</li> <li>✓ Re-use water onsite</li> <li>✓ On-site stormwater management</li> <li>Green roofs</li> <li>✓ Drought tolerant landscaping (and use of native species)</li> <li>✓ Innovative waste water technology</li> </ul>	<ul style="list-style-type: none"> <li>✓ Heat recovery units;</li> <li>Maximize passive solar heating opportunities</li> <li>✓ Optimize opportunities for natural daylight</li> <li>✓ Natural ventilation</li> <li>✓ High efficiency windows</li> <li>✓ High insulation standards</li> <li>✓ Low energy appliances and lighting</li> <li>✓ Alternative sources of green power</li> </ul>	<ul style="list-style-type: none"> <li>✓ Recycled materials</li> <li>✓ Local/regional materials</li> <li>✓ Renewable materials</li> <li>✓ Certified wood</li> <li>✓ Low emitting materials</li> </ul>



LADYSMITH

## Schedule C: Sustainability Strategies

### 'Community Vision for a Sustainable West Coast Town'

#### Strategy #1: Complete Community Land Use:

- ✓ Promote a diversity of land uses to enhance self-reliance in the community.
- ✓ Increase density in the Town's neighbourhoods to support transit and local businesses.
- ✓ Support mixed-use development of many types and sizes, including live-work projects.
- ✓ Enhance the pedestrian orientation of the town.
- ✓ Increase the diversity of housing including affordable housing and secondary suites.
- ✓ Maintain a strong local industrial and commercial land base.
- ✓ Promote appropriate development in waterfront areas and along transportation lines.

#### Strategy #2: Transportation:

- ✓ Encourage developers to support sustainable transportation directions.
- ✓ Continue to enhance the greenways network to connect all areas of the community; including bike lanes, sidewalks, pedestrian paths and others.
- ✓ Reduce negative impacts of parking and pursue innovative parking design strategies.
- ✓ Make streets more environmentally and socially friendly.
- ✓ Promote initiatives that reduce the need for personal vehicle use.

#### Strategy #3: Green Buildings:

- ✓ Encourage the retrofit of existing buildings to reduce environmental impacts.
- ✓ Expand the metering program to reduce demand for water and energy.
- ✓ Supply information and resources to residents regarding retrofitting of their homes.

#### Strategy #4: Multi-Use Open Space:

- ✓ Map the natural eco-systems and work to protect those areas deemed to be sensitive including watershed and riparian areas.
- ✓ Promote songbird habitat and reduce invasive species.
- ✓ Develop a network of green ways to clean runoff, provide habitat, provide pathways and recreation and enhance residents health.
- ✓ Protect and enhance the Holland Creek Trail system and better connect it to other green ways in the community.
- ✓ Increase the amount of publicly owned parkland and maximize the value of recreational facilities and opportunities in each neighbourhood.

#### Strategy #5: Innovative Infrastructure:

- ✓ Promote energy audits and retrofits of homes and businesses.
- ✓ Promote the development of clean and renewable energy sources and systems.
- ✓ Promote efficient and ecologically friendly management of water.

#### Strategy #6: Local Food Systems:

- ✓ Support the connection of local restaurants to local food producers.
- ✓ Promote the development of community gardens existing areas and in new developments, especially multi-family areas.

#### Strategy #7: A Healthy Community:

- ✓ Continue to enhance the quality of the public realm.
- ✓ Increase community facilities including health and medical facilities.
- ✓ Continue to involve the Stz'uminus First Nation and youth in the Town and planning.

#### Strategy #8: A Diverse Economy:

- ✓ Promote sustainable tourism practices such as eco-tourism.
- ✓ Work to grow 'green companies' and innovative industries.
- ✓ Explore opportunities for an eco-industrial park.
- ✓ Promote work/live opportunities and home based businesses.
- ✓ Maintain a strong local industrial and commercial land base.

# Ladysmith

## Community Energy & Greenhouse Gas Emissions Inventory: 2007

This is your local government's draft 2007 Community Energy and Greenhouse Gas Emissions Inventory (CEEI). From March 10th to April 15th 2009, the Province and partners are asking for your review and feedback. Please provide your comments on the content, clarity and usefulness of your community's draft 2007 CEEI Report.

### What is a CEEI Report?

CEEI Reports are a result of a multi-agency effort to provide a province-wide solution to assist local governments in BC to track and report annual community-wide energy consumption and greenhouse gas (GHG) emissions. For 2007, the CEEI Reports provide high-level energy and GHG emission estimates in three primary sectors – on-road transportation, buildings and solid waste. As additional information, estimates on land-use change emissions from deforestation are provided at the regional district level. CEEI Reports are one of the many resources available through the Climate Action Toolkit (<http://www.toolkit.bc.ca>), a web-based resource provided through the ongoing collaboration between UBCiM and the Province.

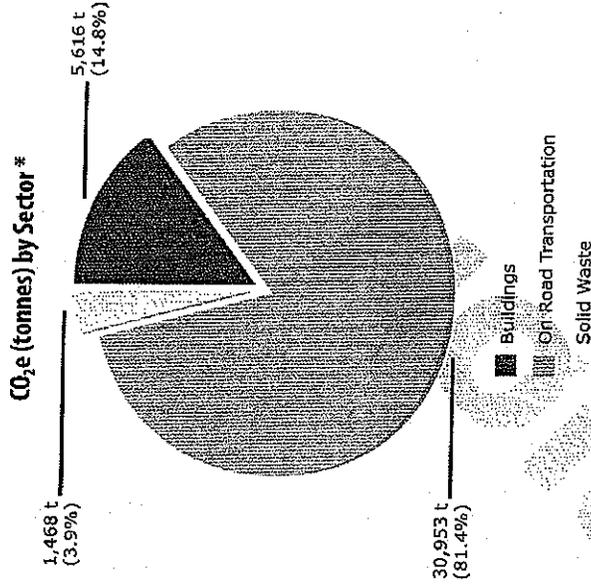
### Why does my local government need a CEEI Report?

An energy and GHG emissions inventory can be a valuable tool that helps local governments plan and implement GHG and energy management strategies, while at the same time strengthening broader sustainability planning at the local level. CEEI reports have two primary purposes – to fulfill local governments' Climate Action Charter commitment to measure and report their community's GHG emissions profile, and to establish a base year inventory for local governments to consider as they develop targets, policies and actions related to the Province's new Green Communities Legislation (Bill 27). As an additional benefit, CEEI Reports support BC government members of the Federation of Canadian Municipalities' Partners for Climate Protection program to achieve Milestone One of the community stream – a community GHG emissions inventory.

### A first in North America!

CEEI is a first in North America, and a first step for BC communities. The 2007 CEEI Reports are based on best available province-wide data. The accuracy and detail of CEEI reports will continue to improve to meet increasing local and provincial government information needs. For example, the CEEI working group is presently pursuing ways to refine community boundary accuracy for a number of BC's smaller communities. Also, local governments may wish to provide additional information to the CEEI and/or enhance their CEEI report (in sectors and/or detail) where interest, capacity and local information sources permit (e.g., provide the CEEI with accurate community-specific solid waste data). For future reports, the CEEI working group will be considering the inclusion of additional components to GHG inventories as advised by emerging international protocols, the information needs of local governments, and the Province's forthcoming Green Communities Incentive Program.

Hydra Environmental Services Ltd. (HES) is providing 2007 CEEI Reports using its Energy and Emissions Monitoring and Reporting System™. HES is also developing a 2007 CEEI Technical Methods and Guidance document, presently scheduled to be available in late March 2009.



In some CEEI Reports, inaccuracy in solid waste data and/or where electricity and natural gas consumption data for buildings has been withheld for confidentiality purposes, the relative percentages of GHGs in each sector as illustrated above may appear disproportionate. For this reason, care should be taken in interpreting these reports, particularly where comparisons with other local government may be of interest.

Please refer to the CEEI User Guide for overviews of each sector (<http://www.enw.gov.bc.ca/epd/climate/ceei/pdf/ceei-user-guide.pdf>) and answers to Frequently Asked Questions go to <http://www.enw.gov.bc.ca/epd/climate/ceei/pdf/ceei-faq.pdf>. To explore "taking action community wide", go to <http://www.toolkit.bc.ca/taking-action/community-wide>. For more information, please contact the Ministry of Environment at [CEERIP@gov.bc.ca](mailto:CEERIP@gov.bc.ca).

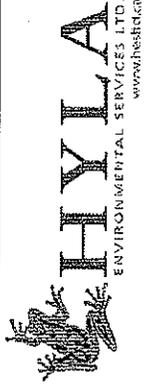
**Notice to Reader:** This CEEI Report uses information from a variety of sources to estimate GHG emissions. While the methodologies, assumptions and data used are intended to provide reasonable estimates of greenhouse gas emissions, the information presented in this report may not be appropriate for all purposes. The Province of BC, data providers and HES Ltd. do not provide any warranty or guarantee the user or guarantee the accuracy or reliability of the data contained in this report. The user accepts responsibility for the appropriate use of such data.



Draft Report Produced on 3/11/2009

For more information, please contact the Ministry of Environment at [CEERIP@gov.bc.ca](mailto:CEERIP@gov.bc.ca)

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Energy & Emissions Monitoring and Reporting System™ v3-01

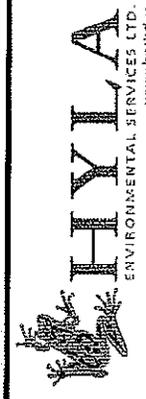
# Ladysmith Community Energy & Greenhouse Gas Emissions Inventory: 2007

BUILDINGS	Type	Consumption		Consumption By Type		Energy & Emissions Total	
		Connections	Consumption	Energy/Connection	CO <sub>2</sub> e (t)	Energy (GJ)	CO <sub>2</sub> e (t)
RESIDENTIAL BUILDINGS	Electricity	3,476	43,370.821 KWh	12,477 KWh/C	954	239,591	5,223
	Natural Gas	1,452	83,456 GJ	57 GJ/C	4,269		
COMMERCIAL BUILDINGS	Electricity	387	17,859.228 KWh	48,663 KWh/C	393	64,293	393
INDUSTRIAL BUILDINGS	Electricity	40	—	—	—	—	—
<b>SUBTOTAL</b>	Electricity	3,863	61,230.047 KWh		1,347	303,884	5,616
	Natural Gas	1,452	83,456 GJ		4,269		
ON ROAD TRANSPORTATION							
SMALL PASSENGER CARS	Type	Consumption		Consumption By Type		Energy & Emissions Total	
		Units	Consumption	Units/Unit	CO <sub>2</sub> e (t)	Energy (GJ)	CO <sub>2</sub> e (t)
LARGE PASSENGER CARS	Gasoline	2,565	2,336,847 litres	911 LU	5,836	82,478	5,943
	Diesel Fuel	57	38,347 litres	673 LU	107		
LIGHT TRUCKS, VANS, AND SUVS	Gasoline	1,039	1,159,061 litres	1,116 LU	2,895	40,652	2,929
	Diesel Fuel	16	12,392 litres	774 LU	34		
COMMERCIAL VEHICLES	Gasoline	3,100	6,143,748 litres	1,982 LU	15,343	216,881	15,614
	Diesel Fuel	42	73,941 litres	1,60 LU	206		
TRACTOR TRAILER TRUCKS	Mobile Propane	20	42,613 litres	2,13 LU	65	69,507	4,993
	Gasoline	442	853,383 litres	1,931 LU	2,131	8,417	605
	Diesel Fuel	300	1,016,376 litres	3,388 LU	2,825		
	Mobile Propane	14	24,297 litres	1,735 LU	37		
	Diesel Fuel	16	217,601 litres	13,600 LU	605	8,417	605

Report reviewed at previous meeting.



Draft Report Produced on 3/11/2009  
For more information, please contact the Ministry of Environment at CEHP@bc.ca



Energy & Emissions Monitoring and Reporting System™ v3.01

**Ladysmith**  
**Community Energy & Greenhouse Gas Emissions Inventory: 2007**  
**ON ROAD TRANSPORTATION CONTINUED**

Category	Motorbikes	Gasoline	252,863 litres	1,846 LU	8,764	631	689
MOTORBIKES		Diesel Fuel	20,665 litres	1,722 LU	799	57	
MOTORCYCLES AND MOPEDS	195	Gasoline	72,540 litres	372 LU	2,514	181	181
<b>SUBTOTAL</b>	<b>7,478</b>	Gasoline	10,818,442 litres		374,967	27,018	<b>30,953</b>
	443	Diesel Fuel	1,379,316 litres		53,352	3,834	
	34	Mbl Propane	66,910 litres		1,693	102	

SOLID WASTE		Direct Emissions		Emissions Total	
Type	Estimation Method	Mass (t)	CO <sub>2</sub> e (t)	CO <sub>2</sub> e (t)	CO <sub>2</sub> e (t)
COMMUNITY SOLID WASTE	Waste-Contaminant	2,769	1,468		<b>1,468</b>
<b>SUBTOTAL</b>		<b>2,769</b>	<b>1,468</b>		<b>1,468</b>

Grand Total		Consumption	Energy	Energy & Emissions Total
Activity	Consumption	Energy	Energy (GJ)	CO <sub>2</sub> e (t)
Electricity	6,230,047 kWh	220,428 GJ		1,847
Natural Gas	83,456 GJ	83,456 GJ		4,269
Gasoline	10,818,442 L	374,967 GJ		27,018
Diesel Fuel	1,379,316 litres	53,352 GJ		3,834
Mbl Propane	66,910 litres	1,693 GJ		102
Solid Waste				1,468
				<b>38,036</b>
				<b>733,897</b>

Report reviewed at previous meeting.



Draft Report Produced on 3/11/2009  
 For more information, please contact the Ministry of Environment at [CEERP1@moec.ca](mailto:CEERP1@moec.ca)



TOWN OF LADYSMITH

BYLAW NO. 1724

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** after the close of the Public Hearing and with due regard to the reports received, 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) The "Official Community Plan Bylaw, 2003, No. 1488" is hereby amended as set out in Schedule A to this Bylaw.

**CITATION**

- (2) This bylaw may be cited for all purposes as "Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No. 32), 2010, No. 1724".

**READ A FIRST TIME** on the \_\_\_\_\_ day of \_\_\_\_\_

**READ A SECOND TIME** on the \_\_\_\_\_ day of \_\_\_\_\_

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

on the \_\_\_\_\_ day of \_\_\_\_\_

**READ A THIRD TIME** on the \_\_\_\_\_ day of \_\_\_\_\_

**ADOPTED** on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Mayor (R. Hutchins)

\_\_\_\_\_  
Corporate Officer (S. Bowden)

## Schedule A

- (1) Schedule "A" - "Town of Ladysmith Community Plan" Section 2 "Key Guiding Principles" is amended by adding:

(a) Section 2.1(9) "An Energy Vision for Ladysmith: Ladysmith is one of Canada's greenest communities. We are recognised as a leader in conservation and sustainable energy. We are committed to making the community a better place to live in a future with limited fossil fuels - a future powered by renewable energy. Our community supports the person and the pedestrian first and foremost (Community Energy Plan, 2008)."

- (b) Section 2.2 "Greenhouse Gas Reduction Targets:

"Climate change is a global issue, caused by the daily activities of billions of humans - primarily through the consumption of fossil fuel energy. A solution to the issue will require the activities of billions of humans to conserve energy and reduce greenhouse gas emissions. All persons and entities - including local governments - have a role to play in finding these solutions (Community Energy Plan, 2008).

The Town of Ladysmith is committed to being part of the solution to prevent climate change and to reducing greenhouse gas emissions. The Town's greenhouse gas reduction targets are:

- 1) 5% reduction in total community greenhouse gas emissions by 2012 from 2007 levels.
- 2) 15% reduction in total community greenhouse gas emissions by 2016 from 2007 levels.
- 3) 33% reduction in total community greenhouse gas emissions by 2020 from 2007 levels.

The Town of Ladysmith will achieve these targets through the actions identified in the *Town of Ladysmith Community Energy Plan (2008)* and by following the sustainable development objectives in the *Ladysmith Community Vision for a Sustainable West Coast Town (2008)*.

The *Community Energy and Greenhouse Gas Emissions Inventory 2007 (CEEI)* for Ladysmith indicates that in 2007:

- (i) on road transportation was the source of 81.4% (30,953 tonnes) of greenhouse gas emissions;
- (ii) buildings was the source of 14.8% (5,616 tonnes) of greenhouse gas emissions; and
- (iii) solid waste was the cause of 4% (1,468 tonnes) of greenhouse gas emissions. "

- (2) Schedule "A" - "Town of Ladysmith Community Plan" Section 4.4 "Implementation Tools" is amended by adding the following to the end of the section:

- (a) "Town of Ladysmith Community Energy Plan (2008): The Town of Ladysmith Community Energy Plan identifies seven initiative areas and 31 actions that the community can undertake to achieve the greenhouse gas reduction targets.
- (b) Ladysmith Community Vision for a Sustainable West Coast Town (2008): The Ladysmith Vision Initiative identified a sustainability strategy which outlines the fundamental sustainable development goals for Ladysmith that the community strongly supported."

Report reviewed at previous meeting.

TOWN OF LADYSMITH

BYLAW NO. 1724

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

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

**AND WHEREAS** after the close of the Public Hearing and with due regard to the reports received, 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) The "Official Community Plan Bylaw, 2003, No. 1488" is hereby amended as set out in Schedule A to this Bylaw.

**CITATION**

- (2) This bylaw may be cited for all purposes as "Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No. 32), 2010, No. 1724".

**READ A FIRST TIME** on the 19<sup>th</sup> day of April, 2010

**READ A SECOND TIME** on the 19<sup>th</sup> day of April, 2010

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

on the day of

**READ A THIRD TIME** on the day of

**ADOPTED** on the day of

\_\_\_\_\_  
Mayor (R. Hutchins)

\_\_\_\_\_  
Corporate Officer (S. Bowden)

## Schedule A

- (1) Schedule "A" - "Town of Ladysmith Community Plan" Section 2 "Key Guiding Principles" is amended by adding:

(a) Section 2.1(9) "An Energy Vision for Ladysmith: Ladysmith is one of Canada's greenest communities. We are recognised as a leader in conservation and sustainable energy. We are committed to making the community a better place to live in a future with limited fossil fuels - a future powered by renewable energy. Our community supports the person and the pedestrian first and foremost (Community Energy Plan, 2008)."

- (b) Section 2.2 "Greenhouse Gas Reduction Targets:

"Climate change is a global issue, caused by the daily activities of billions of humans - primarily through the consumption of fossil fuel energy. A solution to the issue will require the activities of billions of humans to conserve energy and reduce greenhouse gas emissions. All persons and entities - including local governments - have a role to play in finding these solutions (Community Energy Plan, 2008).

The Town of Ladysmith is committed to being part of the solution to prevent climate change and to reducing greenhouse gas emissions. The Town's greenhouse gas reduction targets are:

- 1) 5% reduction in total community greenhouse gas emissions by 2012 from 2007 levels.
- 2) 15% reduction in total community greenhouse gas emissions by 2016 from 2007 levels.
- 3) 33% reduction in total community greenhouse gas emissions by 2020 from 2007 levels.

The Town of Ladysmith will achieve these targets through the actions identified in the *Town of Ladysmith Community Energy Plan (2008)* and by following the sustainable development objectives in the *Ladysmith Community Vision for a Sustainable West Coast Town (2008)*.

The *Community Energy and Greenhouse Gas Emissions Inventory 2007 (CEEI)* for Ladysmith indicates that in 2007:

- (i) on road transportation was the source of 81.4% (30,953 tonnes) of greenhouse gas emissions;
- (ii) buildings was the source of 14.8% (5,616 tonnes) of greenhouse gas emissions; and
- (iii) solid waste was the cause of 4% (1,468 tonnes) of greenhouse gas emissions. "

- (2) Schedule "A" - "Town of Ladysmith Community Plan" Section 4.4 "Implementation Tools" is amended by adding the following to the end of the section:

(a) "Town of Ladysmith Community Energy Plan (2008): The Town of Ladysmith Community Energy Plan identifies seven initiative areas and 31 actions that the community can undertake to achieve the greenhouse gas reduction targets.

(b) Ladysmith Community Vision for a Sustainable West Coast Town (2008): The Ladysmith Vision initiative identified a sustainability strategy which outlines the fundamental sustainable development goals for Ladysmith that the community strongly supported."



LADYSMITH

TOWN OF LADYSMITH  
MINUTES OF A REGULAR SESSION OF COUNCIL

MONDAY, MAY 3, 2010 - 4:00 P.M.

**PRESENT:**

Mayor Rob Hutchins  
Councillor Jillian Dashwood  
Councillor Scott Bastian

Councillor Steve Arnett  
Councillor Lori Evans

Councillor Bruce Whittington  
Councillor Duck Paterson

**STAFF PRESENT:**

Ruth Malli

Sandy Bowden

Rebecca Kalina

**CALL TO ORDER**

Mayor Hutchins called the meeting to order 4:35 p.m.

**AGENDA APPROVAL**

The Mayor requested Council's consideration of the following changes to the agenda:

Additions

- 2 - Grant In Aid - Request from Dragon Boat Team
- 13.3 - Rotary Club Request for Letter of Support
- 15.1 - Wild Salmon - Alexandra Morton

Deletion

- 12.3 - Contract Award - Artificial Turf - Lot 108 Sports Fields

2010-198

It was moved, seconded and carried that the agenda be adopted as amended.

**2010 GRANT IN AID APPLICATIONS**

Councillor S. Bastian arrived in Council Chambers at 5:49 p.m.

Council considered the 2010 Grant In Aid applications and directed staff to include \$93,750 in the 2010 budget for the grants, to be distributed as follows:

Arts on the Avenue	\$ 1,000
Ladysmith and District Historical Society	20,000
Ladysmith Celebrations Society	8,000
Ladysmith Festival of Lights	12,000
Ladysmith Fire/Rescue Santa Parade	1,000
Ladysmith and District Marine Rescue Society	1,500

Ladysmith Maritime Society Festival	1,500
Ladysmith Maritime Society Museum	1,000
Ladysmith Resources Centre Association (LRCA)	12,500
LRCA Police Based Victims Services	11,000
LRCA Youth at Risk	11,500
Arts Council of Ladysmith and District	1,000
Cowichan Family Caregivers Support Society	750
Citizens on Patrol	1,500
Community Gardens Society	5,000
Ladysmith Sportsmen Club	500
Central Vancouver Island Crisis Society	500
OPT Education	1,000
Ladysmith Ambassador Committee	1,000
Ladysmith Secondary School – Frank Jameson Bursary	1,500

The Regular Session of Council recessed at 6:08 p.m. for the Executive Session of Council.

**EXECUTIVE SESSION**

**2010-199**

It was moved, seconded and carried that this meeting retire into Executive Session at 6:29 p.m., pursuant to Section 90(1) of the Community Charter to consider the following items:

- personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

**RISE AND REPORT**

The Executive Session of Council rose with report on the following item:

- That staff be requested to submit an application for Brownfield Renewal Funding for Lot 8, District Lot 147, Oyster District, Plan VIP85271 (Christie/Grouhel) to fulfill requirements under the *Environmental Management Act*.
- That staff be requested to submit an application for Brownfield Renewal Funding for further environmental investigation/activities on the Ladysmith Waterfront Lands.

- That the Purchasing Policy be waived and that staff be requested to contract with Golder and Associates for the environmental investigation on Lot 8, District Lot 147, Oyster District, Plan VIP85271 (Christie/Grouhel).

The Regular Session of Council resumed at 7:00 p.m.

## MINUTES

2010-200

It was moved, seconded and carried that the Council minutes of April 19 and 26, 2010, be adopted as circulated.

## DELEGATION

### LODGE ON 4<sup>TH</sup>

Staff, family members and residents of the Lodge on 4<sup>th</sup> were in attendance to present to Council their concerns regarding 'contracting out' of services at the Lodge and their worries about quality/consistency of care with Health Employees Union employees being replaced by contract workers. They requested that Council support them by adopting a resolution regarding the quality of care of seniors and informing Vancouver Island Health Authority, the Premier and the Ministry of Health of their support.

2010-201

It was moved, seconded and carried that:

WHEREAS how we care for seniors is an important benchmark in measuring how our society treats its citizens;

AND WHEREAS the Town of Ladysmith has an interest in ensuring that Ladysmith care facilities provide a high level of service to Ladysmith citizens;

AND WHEREAS Ladysmith, like other parts of Vancouver Island, is a retirement destination for seniors who will require quality care, and demand for quality seniors' care facilities in the region is only going to increase in the future;

AND WHEREAS the contracting out of seniors' care at other seniors' care facilities in the Cowichan Valley and on the Island has already been shown to be harmful and disruptive for seniors;

AND WHEREAS continuity of care is extremely important to seniors living in care facilities, and staff and clients often develop very close relationships built on care and trust;

THEREFORE BE IT RESOLVED that the Town of Ladysmith

write letters to the offices of the Premier and Minister of Health Services of BC stating its opposition to the contracting out of seniors' care and urging the provincial government to work with all concerned parties to address the deterioration of seniors' care in Ladysmith and the Cowichan Valley.

2010-202

It was moved, seconded and carried that a letter be sent to Vancouver Island Health Authority, and copied to the Premier and the Ministry of Health, requesting that VIHA honour the agreement entered into with the Town of Ladysmith and the Ladysmith Hospital health care workers to continue to be employed at the Lodge on 4<sup>th</sup> when it opened.

## PROCLAMATIONS

Mayor Hutchins proclaimed May 16 – 22, 2010 as 'National Public Works Week' in the Town of Ladysmith.

## COUNCIL COMMITTEE REPORTS

**Councillor S. Bastian** reported that at its April 13, 2010 meeting the Advisory Planning Commission reviewed Bill 27 regarding the reduction of greenhouse gas emissions, as well as the proposed Official Community Plan amendment which proposes a three phase approach to greenhouse gas reduction. He further advised that the next meeting of the Protective Services Committee will be held on Wednesday, May 5, 2010 at the Ladysmith Ambulance Station.

**Councillor J. Dashwood** extended an invitation to Council to attend the second Liquid Waste Management Plan (LWMP) Open House on Thursday, May 13, 2010 at Aggie Hall from 6:00 p.m. to 8:00 p.m. She noted that she attended the Cowichan Valley Regional District Community Safety Advisory Committee meeting in April. She further reported that the Downtown Business Association's 'Outrageous' fundraiser on May 1, 2010 was a success and 'Thursday Night Live' will begin in June in downtown Ladysmith.

**Councillor S. Arnett** reported that the Chamber of Commerce Golf Tournament will take place in June and that they felt their Home and Garden Show in April was a success. He noted that he attended the Association of Vancouver Island Coastal Communities (AVICC) conference in April and distributed information for Council's review. He also attended a series of three workshops entitled 'Get on the Train' regarding the Island Corridor train system and its economic implications for communities.

## ECONOMIC DEVELOPMENT COMMISSION RECOMMENDATION

2010-203

It was moved, seconded and carried that the Economic Development Commission become a member of the Vancouver Island Economic Alliance for an annual cost of \$500.

**Councillor D. Paterson** advised that the Parks, Recreation and Culture Commission discussed the possibility of a dog park in Kinsmen/Brown Drive Park; at the next PRCC meeting members will visit the park to review its suitability for a dog park. He also noted that he attended the Ladysmith and District Credit Union Annual General Meeting, the Aboriginal Film Festival and the Yacht Club Sail Past.

**Councillor L. Evans** reported that she attended the April meeting of Social Planning Cowichan – Affordable Housing Directorate and informed Council that Geri Sera the Affordable Housing Strategy Coordinator, will be meeting with developers in the Cowichan Valley to discuss barriers to affordable housing. She also noted that the Heritage Revitalization Advisory Commission heritage street signs will be installed in the near future.

**Councillor B. Whittington** informed Council that at the recent Ladysmith Early Years Committee meeting three of the member agencies reported concerns about provincial funding cuts. He reported that the Environment Commission had two guests at their April 21, 2010 meeting: Brian Epps of the Ministry of Environment and Domenico Iannidinardo of TimberWest. Councillor Whittington noted that he attended the Nanaimo Airport Commission Annual Entities Meeting on behalf of the Mayor.

## STAFF REPORTS

2010-204

### HERITAGE BUILDING BROCHURE

It was moved, seconded and carried that up to \$2000 from the Heritage Strategic Plan Implementation budget for 2010 be allocated to the production and publishing of the heritage building brochure and that the brochure be referred to staff for review in conjunction with the Town's Communications Plan.

2010-205

### CONTRACT AWARD – FRANK JAMESON COMMUNITY CENTRE LIGHTING

It was moved, seconded and carried that the contract for the lighting upgrade at the Frank Jameson Community Centre be awarded to Elm Electric in the amount of \$10,630.

RCMP – 2010 FIRST QUARTER REPORT

2010-206

It was moved, seconded and carried that the 2010 First Quarter Report from S/Sgt. R. Plamondon. RCMP, be received.

**CORRESPONDENCE**

BIG BIKE RIDER FUNDRAISER – HEART AND STROKE FOUNDATION

2010-207

It was moved, seconded and carried that approval be granted to the Heart and Stroke Foundation of BC and Yukon to use First Avenue from Dunsmuir Square to the roundabout to hold their Big Bike Ride fundraiser on June 17, 2010.

ROTARY CLUB REQUEST FOR LETTER OF SUPPORT

2010-208

It was moved, seconded and carried that a letter of support in principal be provided to the Rotary Club of Ladysmith for their gazebo project to be located on the new breakwater and that the letter writers be advised to contact the approving agencies to obtain authorization prior to building.

**BYLAWS**

2010-209

It was moved, seconded and carried that Town of Ladysmith Zoning Bylaw 1995, No. 1160 Amendment Bylaw (No. 81), 2010, No. 1714 be adopted.

2010-210

It was moved, seconded and carried that third reading of Town of Ladysmith Waterworks Regulation Bylaw 1999, No. 1298, Amendment Bylaw 2010, No. 1726 be rescinded.

2010-211

It was moved, seconded and carried that Town of Ladysmith Waterworks Regulation Bylaw 1999, No. 1298, Amendment Bylaw 2010, No. 1726 be amended by replacing Schedule A with the Schedule A circulated with the Agenda.

2010-212

It was moved, seconded and carried that Town of Ladysmith Waterworks Regulation Bylaw 1999, No. 1298, Amendment Bylaw 2010, No. 1726 be read a third time as amended.

2010-213

It was moved, seconded and carried that Town of Ladysmith Community Centre and Facilities Fees and Charges Bylaw 2010, No. 1728 be read a first, second and third time.

**NEW BUSINESS**

2010-214

It was moved, seconded and carried that the Town of Ladysmith extend a welcome to Alexandra Morton during her walk through Ladysmith, and wish her success in her continued quest for the preservation of the wild salmon resources on the west coast.

**UNFINISHED BUSINESS**

2010-215

It was moved, seconded and carried that the letter dated March 17, 2010 from the BC Coalition for Action on Alcohol Reform be received.

**QUESTIONS**

Council entertained questions from the audience regarding accessory buildings in the Town of Ladysmith

**ADJOURNMENT**

2010-216

It was moved, seconded and carried that the meeting be adjourned at 8:29 p.m.

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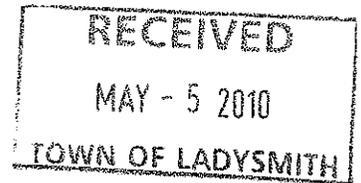
Mayor (R. Hutchins)

**CERTIFIED CORRECT**

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Corporate Officer (S. Bowden)

**REQUEST**



To: Mayor Rob Hutchins, Ladysmith Town Council

From: Shelley Anderson, Ladysmith Orcas Swim Club Secretary

Date: May 3, 2010

Subject: Orcas Swim Club/Team financial uncertainty

On behalf of the Orcas Swim Club I am writing to you to ask for your attention to the grave situation facing the Ladysmith Swim Club. Due to recent changes in the economic climate and the uncertainty of the reinstatement of full Bing Gaming funds to support the Orcas Swim Club the club may well not be able to financially sustain itself for the 2010-2011 season and will disband. As you are aware this would incur a loss of almost \$25,000 in revenue to the Frank Jamieson Community Centre pool.

The Orcas Swim Club President, Mark Tollas, Treasurer, Stephanie Irving and myself Shelley Anderson, Secretary would like to present a review of the Club situation and suggested options to create a sustainable model for the Orcas Swim Club so that the young children and youth of Ladysmith are able to continue to experience sport, represent our Town of Ladysmith and do what they love to do .....swim.

Thank you for your consideration, I look forward to hearing from you,

Sincerely,

Shelley Anderson



Town of Ladysmith  
**STAFF REPORT**

To: Ruth Malli, City Manager  
From: Felicity Adams, Director of Development Services  
Date: May 12, 2010  
File No: 3360-10-03 and 3360-10-04

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Re: OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT & REZONING APPLICATION  
Proposed Lots 2, 3 and 4 - Lot 1, D.L. 108, Oyster District, Plan VIP73133

RECOMMENDATION(S):

1. That Council supports the Official Community Plan (OCP) consultation process that was completed for rezoning 3360-09-05 (DL108) to meet the requirements of Section 879 of the Local Government Act for OCP and Zoning Bylaw amendment application 3360-10-03 and 3360-10-04 (proposed Lots 2, 3 and 4 - District Lot 108).
2. That Staff be directed to prepare a bylaw to amend the Official Community Plan to permit medium density residential development on proposed Lot 2 and 3; and to permit a manufactured home park on proposed Lot 4; of Lot 1, District Lot 108, Oyster District, Plan VIP73133.

*Option One - Preferred Option*

3. That Staff be directed to prepare a bylaw to amend the Zoning Bylaw to:
  - (a) Rezone proposed Lot 2 to Medium Density Residential (R-3-A);
  - (b) Rezone proposed Lot 3 to Medium Density Residential (R-3-A) with a site specific amendment to permit a density of 44 units per hectare (a total of 48 units); and
  - (c) Rezone Lot 4 to Manufactured Home Park (MHP-1).

*Option Two*

3. That Staff be directed to prepare a bylaw to amend the Zoning Bylaw to:
  - (a) Rezone proposed Lot 2 to Medium Density Residential (R-3-A);
  - (b) Rezone proposed Lot 3 to Multi-Family Residential (R-3) (to permit a total of 66 units); and
  - (c) Rezone Lot 4 to Manufactured Home Park (MHP-1).

PURPOSE:

The purpose of this report is to update Council regarding the proposed site configuration for the residential component of District Lot 108. Also, to seek direction regarding a proposal from LMF Developments Inc. to rezone portions of District Lot 108.

INTRODUCTION/BACKGROUND:

A rezoning was completed for the residential components of District Lot 108 in September 2009. However, LMF Developments Inc. (the purchaser of lots 3 and 4) is

proposing that the residential components of District Lot 108 be reconfigured as shown in 'Schedule A: Proposed Development Plan of part of District Lot 108'.

- The area for the sports field is not altered and is shown on Lot 1.
- Town-owned Lot 2 is proposed to be zoned Medium Density Residential (R-3-A) permitting 28 residential units.
- LMF Developments Inc. has applied to rezone Lot 3 to Multi-Family Residential (R-3) permitting 66 residential units.
- The proposed new area for the Manufactured Home Park Zone (MHP-1) is shown on Lot 4 and is 1.96 hectares in size.

**SCOPE OF WORK:**

An application has been received from LMF Developments to amend the Official Community Plan and rezone proposed Lot 3 to Multi-Family Residential (R-3), rather than Medium Density Residential (R-3-A) as originally considered. The proposed Lot 3 is 1.11 hectares in size. The R-3 zone would permit 66 units on Lot 3 and the R-3-A zone would permit 41 units on Lot 3. See Table 1 which compares the implications of the R-3 zone versus the R-3-A zone for proposed Lot 3.

**Table 1: Summary of OCP Amendment and Rezoning Options for Lot 3**

	<i>Option 1</i>	<i>Option 2</i>
<b>OCP</b>	Multi-Family Residential and DPA-4	Multi-Family Residential and DPA 4
<b>Zoning</b>	Medium Density Residential (R-3-A)	Multi-Family Residential (R-3)
<b>Minimum lot size:</b>	892 square metres	1336 square metres
<b>Density:</b>	41 residential units (37 units/ha) OR A site specific amendment permitting 48 units (44 units/ha)	66 residential units (60 units/ha)

While increasing density is an objective of the Visioning Report and Sustainability Strategy, the general objective is to increase densification closer to the downtown core rather than on the outskirts of town, adjacent to rural areas. If a rezoning for a density of 60 units per hectare is considered, it is typical to receive a development concept plan demonstrating a proposed design and neighbourhood context.

Staff supports a density of 44 units per hectare which would permit 48 units on proposed lot 3. It is not recommended to support the proposed density of 60 units per hectare in the subject location, particularly without a development concept. Thus, staff recommends that the R-3-A zone be applied to proposed Lot 3 with a site specific amendment to permit 48 units.

**ALTERNATIVE:**

To accept the applicants proposal to rezone proposed Lot 3 to Multi-Family Residential (R-3) to permit 66 residential units.

**FINANCIAL IMPLICATIONS:** n/a

**LEGAL IMPLICATIONS:**

As this application proposes to amend the OCP, Council must:

1. Consider whether consultation on the OCP amendment should be early and on-going, and
2. Specifically consider whether consultation is required with:
  - (i) the boards of the CVRD and the RDN
  - (ii) the council of a municipality adjacent to Ladysmith
  - (iii) First Nations
  - (iv) the school district, great boards or improvement district boards, and
  - (v) the provincial or federal government and their agencies.

A public consultation process was conducted in relation to the rezoning of the residential portions of District Lot 108 in 2009 which included a public meeting, referral to the Advisory Planning Commission, and referral to the Cowichan Valley Regional District. Consultation regarding the amending bylaws is not expected to garner new comments.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

A public hearing would be required if the application proceeds.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

The application has been referred to the Director of Public Works and Director of Parks, Recreation, and Culture for review and comment.

RESOURCE IMPLICATIONS:

Processing rezoning applications is a core function of the Development Services Department. Processing this application is within available staff resources.

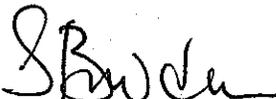
ALIGNMENT WITH STRATEGIC PRIORITIES:

Effective land use planning and community design is a Council strategic direction.

SUMMARY:

The reconfiguration of District Lot 108 proposes that the Manufactured Home Park be relocated and that a multi-family development area be relocated. LMF Developments Inc. has applied to rezone proposed Lot 3 to Multi-Family Residential (R-3) to permit 66 residential units. Staff is recommending that proposed Lot 3 be rezoned to Medium Density Residential (R-3-A) with a site specific amendment permitting a density of 44 units per hectare (a total of 48 residential units).

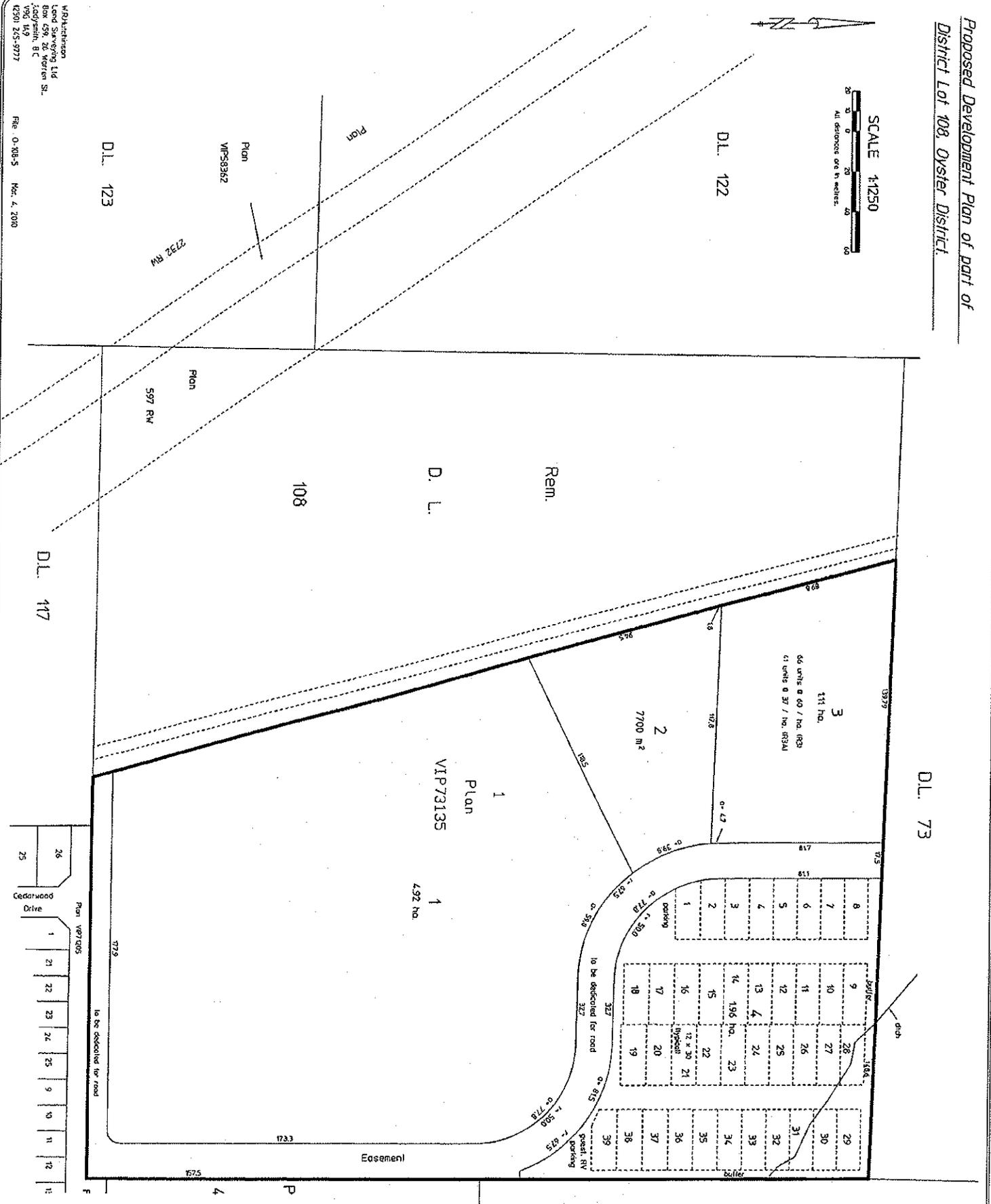
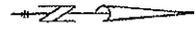
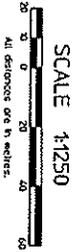
I concur with the recommendation.

  
\_\_\_\_\_  
Ruth Malli, City Manager

ATTACHMENTS:

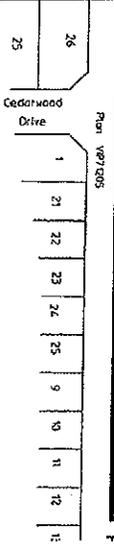
Schedule A: Proposed Development Plan of D.L. 108

Proposed Development Plan of part of  
 District Lot 108, Oyster District



W.R. Hutchinson  
 Land Surveying Ltd  
 Box 459, De Winton St.  
 Lyttelton, N.Z.  
 Tel: 03 755 9777

File: 0-108-5 No. 4, 2000



Schedule A - Proposed Development Plan of District Lot 108



# Ladysmith Fire / Rescue

P.O. Box 760 Ladysmith, B.C. V9G 1A5  
 Phone: 250-245-6436 • Fax: 250-245-0917



## FIRE CHIEF'S REPORT

MONTH: **April**, 2010

TYPE OF CALL OUT	J	F	M	A	M	J	J	A	S	O	N	D	YEAR'S TOTALS
Alarms Activated: Pulled Station			1										1
By mistake	1	1		2									4
Electrical problem													
Due to cooking		2		2									4
Assistance													
Burning Complaint		1											1
Fire: Structure	1			1									2
Chimney				2									2
Interface / Bush													
Vehicle		1											1
Other	1												1
Hazardous Materials		1		1									2
Hydro Lines: Down / Fire			1	1									2
Medical Aid			4	2									6
Mutual Aid	2	1		1									4
MVI		5	5	5									15
Rescue													
<b>MONTH TOTALS (not incl. Practises)</b>	<b>5</b>	<b>12</b>	<b>11</b>	<b>17</b>									<b>45</b>
Practises (Totals for each Month)	4	4	5	4									17

**ALARMS ACTIVATED (location/owner):**

1. 49<sup>th</sup> Parallel Grocery 1<sup>st</sup> Ave (cooking)
2. Gulf View Estats – 385 Davis Rd (working on system)
3. Carlos Place 440-4<sup>th</sup> Ave (pushed wrong button on security panel)
4. 120-4<sup>th</sup> Avenue (cooking on stove)

**COMPARISONS:**

Year to Date / 10 45 (excl. practises)  
 Year to Date / 09 55 (excl. practises)  
 Year to Date / 08 55 (excl. practises)

**APPROVED:**

*Ray Delcourt*  
 Fire Chief

TOWN OF LADYSMITH  
 BUILDING PERMIT  
 SUMMARY REPORT  
 MONTH: APRIL 2010

Commercial	Industrial	Institutional	(New) Residential	# Dwelling Units	Residential Adds / Renos / Demos	Permits This Month	Permits For Year To Date	Bldg & Pibg Permit Fees This Month	Permit Values This Month	Permit Values This Year					
\$ -	2	\$ -	2	\$ -	0	\$ 1,363,888	10	7	\$ 36,589	4	15	55	\$ 34,833	\$ 1,406,468	\$ 6,453,870

SUMMARY - YEAR TO DATE

JAN	\$ -	0	\$ -	0	\$ -	0	\$ 766,498	5	5	\$ 13,450	10	15	15	\$ 6,425	\$ 766,498	\$ 766,498
FEB	\$ 15,000	3	\$ -	0	\$ 985,000	1	\$ 542,420	3	4	\$ 9,000	4	11	26	\$ 10,011	\$ 1,551,420	\$ 2,317,918
MAR	\$ 125,000	2	\$ -	0	\$ -	0	\$ 2,559,484	10	13	\$ 45,000	2	14	40	\$ 19,111	\$ 2,729,484	\$ 5,047,402
APR	\$ -	0	\$ -	0	\$ -	0	\$ 1,363,888	7	10	\$ 36,589	6	15	55	\$ 11,483	\$ 1,406,468	\$ 6,453,870
MAY	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0	\$ -	0	0	0	\$ -	\$ -	\$ -
JUN	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0	\$ -	0	0	0	\$ -	\$ -	\$ -
JUL	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0	\$ -	0	0	0	\$ -	\$ -	\$ -
AUG	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0	\$ -	0	0	0	\$ -	\$ -	\$ -
SEP	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0	\$ -	0	0	0	\$ -	\$ -	\$ -
OCT	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0	\$ -	0	0	0	\$ -	\$ -	\$ -
NOV	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0	\$ -	0	0	0	\$ -	\$ -	\$ -
DEC	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0	\$ -	0	0	0	\$ -	\$ -	\$ -
TOTAL	\$ 140,000	5	\$ -	0	\$ 985,000	1	\$ 5,232,290	25	32	\$ 104,039	22	55	55	\$ 47,030	\$ 6,453,870	\$ 6,453,870

# of Demolitions for month = 2 , for YTD = 8

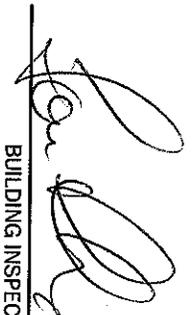
COMPARISONS

# DWELLING UNITS / VALUE

YEAR TO DATE / 10	32	\$ 3,868,402
YEAR TO DATE / 09	12	\$ 1,465,000
YEAR TO DATE / 08	4	\$ 1,678,000

PERMITS ISSUED / VALUE

YEAR TO DATE / 10	55	\$ 6,453,870
YEAR TO DATE / 09	46	\$ 4,486,270
YEAR TO DATE / 08	19	\$ 2,567,300

  
 BUILDING INSPECTOR

**TOWN OF LADYSMITH**  
**LADYSMITH TROLLEY BUS ACTIVITY REPORT**  
**April, 2010**

DAY	DATE	PASSENGER	FUEL	KM	KM	WEATHER	WHEEL	SERVICE	BIKES
		COUNT	LITRES	START	FINISH		CHAIRS	DOG	
Thurs	1	108	53	37442	37654	Sunny / Rainy	0	0	2
Fri	2	STAT							
Sat	3	58	92	37654	37868	Sun / Cloud	0	1	0
	4								
Mon	5	STAT							
Tues	6	95	48	37868	38083	Sunny/Rainy	0	0	0
Wed	7	101	91	38083	38288	Rain	0	0	0
Thurs	8	91	74	38288	38501	Sunny	0	0	0
Fri	9	123	72	38501	38719	Sunny	0	0	1
Sat	10	100	64	38719	38932	Sunny	0	1	1
	11								
Mon	12	97	64	38933	39146	Sunny	0	0	0
Tues	13	90	52	39146	39360	Sunny	0	0	10
Wed	14	129	71	39574	39788	Sunny	0	0	2
Thurs	15	107	85	39574	39788	Sunny	0	0	3
Fri	16	125	101	72321	72573	Sunny	0	0	0
Sat	17	42	83	72573	72777	rain	0	0	0
	18								
Mon	19	-	-	-	-	-	-	-	0
Tues	20	-	-	-	-	-	-	-	0
Wed	21	105	65	39789	40004	Nice	0	0	3
Thurs	22	126	86	40004	40217	Sunny	0	0	2
Fri	23	124	64	40217	40431	Rain/Cloud	0	0	1
Sat	24	46	65	40431	40646	Rain/Cloud	0	0	2
	25	-	-	-	-				
Mon	26	68	65	40646	40859	cloudy	0	1	2
Tues	27	101	70	40859	41071	Sunny	0	1	0
Wed	-	-	-	-	-	-	-	-	0
Thurs	29	85	81	41075	41288	Sunny	0	0	2
Fri	30	59	63	41503	41714	Sunny	0	0	1
<b>TOTAL</b>		<b>1980</b>	<b>1509</b>				<b>0</b>	<b>4</b>	<b>32</b>

DONATIONS FOR APRIL 2010 - \$470.89

DONATIONS YEAR-TO-DATE = \$2536.81

AVERAGE DAILY RIDER COUNT FOR APRIL/10 = 94

RECEIVED

MAY - 5 2010

**COASTAL ANIMAL CONTROL SERVICES OF BC LTD**

2202 Herd Rd. Duncan, BC. V9L 6A6

(250) 748-3395

**TOWN OF LADYSMITH POUND REPORT**

APRIL 2010

<b>Disposition of Impounded Dogs</b>	<b>Current Month</b>	<b>2010 Totals</b>	
Stray dogs impounded	1	5	
Stray dogs claimed	1	5	
Stray dogs put up for adoption	0	0	
Stray dogs euthanized	0	0	
Stray livestock / cats	0	0	
<b>Calls Received and Investigated</b>	<b>4</b>	<b>21</b>	
Aggressive dogs	0	1	
Dogs at large	2	9	
Noise (barking) complaints	2	9	
Other non specific dog related calls	0	2	
Wildlife / livestock / cats	0	0	
<b>After hour call outs</b>	<b>0</b>	<b>2</b>	
<b>Monthly Pound and Board Fees Collected</b>	<b>\$120.00</b>	<b>\$690.00</b>	
Impound fees	\$100.00	\$500.00	
Daily board fees	\$20.00	\$190.00	
<b>Tickets issued</b>	<b>0</b>	<b>0</b>	
Unlicensed dog	\$0	\$0	
Dog at large	\$0	\$0	
Dangerous dog at large	\$0	\$0	
Habitually noisy	\$0	\$0	
<b>Licencing Statistics</b>	Tags	2	9
	Revenue	\$50.00	\$210.00

Judi Burnett

# CAS Summary of Service Calls, Ladysmith

4 calls in total

01-Apr-10 to 30-Apr-10

Issue	Call #	Received	Type	Completed
<b>At large</b>		<b>1</b>		
	756	14-Apr-10	Dog	
<b>Confined</b>		<b>1</b>		
	757	15-Apr-10	Dog	16-Apr-10
<b>Noisy</b>		<b>2</b>		
	759	21-Apr-10	Dog	
	758	19-Apr-10	Dog	27-Apr-10



## ROTARY CLUB OF LADYSMITH

P.O. BOX 875, LADYSMITH, BRITISH COLUMBIA, CANADA V0R 2E0

On Sunday, June 13th, the Rotary Club of Ladysmith is hosting a golf tournament with all proceeds going to support our many club projects and local charities.

This is a fun tournament (no prior experience required) played in a best ball format. Nine teams of five players each will play 18 holes at Ladysmith Golf Club nine teams of five players each will play 18 holes at Eaglequest Golf Course. Lunch will be served after at Eagle's Hall. There will be entertainment, draws and prizes for all.

We are challenging groups, organizations and businesses to put in a team and enjoy a day of fun and fellowship. Cost per team is \$250.00.

We are also seeking donations of prizes. If you have an item or items you would like to donate, (definitely ok to have your business logo or business card attached to it), please contact Barbara Bezeau (250) 245-3700, Carol Warkentin (250) 416-1344 or Jennifer McCormick at (250) 924-5045.

We thank you for your support of the Rotary Club of Ladysmith.

Yours sincerely,

Barbara Bezeau