



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, DECEMBER 20, 2010
at 7:00 p.m.

A G E N D A

Page

CALL TO ORDER

1. EXECUTIVE SESSION (4:30 P.M.)

This part of the meeting will be held *in camera* to consider the following items:

- Discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]

2. RISE AND REPORT

3. AGENDA APPROVAL

4. MINUTES

Adoption of the following minutes:

- 4.1. December 6, 2010

1 - 8

5. PUBLIC HEARING

None

6. BYLAWS (OCP / ZONING)

None

7. DELEGATION

Carol Nicol Dowe, B.C. Seniors Games

Presentation on Ladysmith medalists in the BC Seniors' Games, and suggestions for ways Council can acknowledge and support them

8. DEVELOPMENT PERMITS / DEVELOPMENT VARIANCE PERMITS

None

9. STAFF / ADVISORY COMMITTEE REPORTS

- 9.1. Development Cost Charge Review

9 - 30

-
-
- | | |
|---|----------------|
| 9.2. Secondary Suite Bylaw: Strategy and Process | 31 – 32 |
| 9.3. Parks, Recreation and Culture Fees and Charges for 2011 | 33 – 38 |

10. CORRESPONDENCE

None

11. BYLAWS

- | | |
|---|---|
| 11.1. Town of Ladysmith Garbage, Recyclables and Organics Collection Bylaw 2005, No. 1588 Amendment Bylaw 2010, No. 1746
May be adopted

<i>The purpose of Bylaw 1746 is to amend the Garbage, Recyclables and Organics Collection Bylaw to reflect a rate increase of \$1.00 per month for residential garbage collection.</i> | 39 – 40

41 |
| 11.2. Town of Ladysmith Revenue Anticipation Bylaw 2010, No. 1747
May be adopted

<i>The purpose of Bylaw 1747 is to enable the Town to borrow funds in anticipation of revenue to be received.</i> |

42 – 44 |
| 11.3. Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309, Amendment Bylaw 2010, No. 1748
May be adopted.

<i>The purpose of Bylaw 1746 is to amend the Street and Traffic Bylaw to allow offenders up to 30 days to pay a reduced penalty for ticketable offences.</i> |

45 – 49 |
| 11.4. Town of Ladysmith Community Centre and Facilities Fees and Charges Bylaw 2010, No. 1749”
May be read a first, second and third time |

45 – 49 |

12. NEW BUSINESS

None

13. UNFINISHED BUSINESS

- 13.1. Appointment to Cowichan Valley Regional District Community Safety Advisory Committee**

Council will recall that at the meeting held on December 6, 2010, staff were requested to determine the length of Town appointment to the Cowichan Valley Regional District’s Community Safety Advisory Committee and to report back at the next Council meeting. Staff have been advised by the CVRD that appointments to this committee are to be made annually.

Staff recommendation:

It is recommended that a Council member be appointed to the Community Safety Advisory Committee of the Cowichan Valley Regional District for a one year term.

13.2. 'Wood First' Policy

Council will recall that at the meeting held on December 6, 2010 the following resolution was adopted:

"That staff be requested to finalize the Wood First Resolution as presented for adoption by Council at its next regular meeting."

The following recommendation is presented for Council's consideration.

WHEREAS BC's forest industry has been and will continue to be an integral part of the economic, social and business life of the Town of Ladysmith;

AND WHEREAS the BC Government has passed a Wood First Act to facilitate a culture of wood by requiring the use of wood as the primary material in all new provincially funded buildings, in a manner consistent with the British Columbia Building Code;

AND WHEREAS the Council of the Town of Ladysmith deems that building with wood is consistent with natural resource, economic and social stability;

BE IT RESOLVED that the Town of Ladysmith will continue to support the development of its wood culture by:

- being a wood champion and supporting the BC government's Wood First Act by adopting this Wood First resolution;*
- ensuring that the performance of wood systems and products are considered whenever appropriate in all municipal building projects to maximize the achievement of Ladysmith's Civic Green Building Policy;*
- ensuring that all municipal infrastructure projects in Ladysmith receiving provincial or wood industry financial support employ the appropriate structural or architectural use of wood.*

14. QUESTION PERIOD

ADJOURNMENT



LADYSMITH

TOWN OF LADYSMITH
MINUTES OF A REGULAR MEETING OF COUNCIL
MONDAY, DECEMBER 6, 2010 - 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

COUNCIL MEMBERS PRESENT:

Mayor Rob Hutchins
Councillor Lori Evans

Councillor Scott Bastian
Councillor Duck Paterson

Councillor Jillian Dashwood
Councillor Bruce Whittington

COUNCIL MEMBERS ABSENT:

Councillor Steve Arnett

STAFF PRESENT:

Ruth Malli
Erin Anderson

Sandy Bowden
Chris Trumpy

Felicity Adams
Joanna Winter

CALL TO ORDER

Mayor Hutchins called the meeting to order at 6:01 p.m.

EXECUTIVE SESSION

2010-501

It was moved, seconded and carried that this meeting retire into executive session at 7:01 p.m. pursuant to Section 90(1) of the Community Charter, to consider the following items:

- 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
- litigation or potential litigation affecting the municipality
- discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]

AGENDA APPROVAL

Mayor Hutchins called the regular session of Council to order at 7:01 pm

2010-502

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

MINUTES

2010-503

It was moved, seconded and carried that the minutes of the Regular Council Meeting of November 15, 2010, and the Special Council Meeting of November 22, 2010 be adopted as circulated.

BYLAWS (OCP / ZONING)

2010-504

"Green Policy" Proposed Amendments to the OCP and Zoning Bylaw - Protection Riparian Areas (Bylaws 1736 and 1737)

It was moved, seconded and carried that Council give first and second reading to Bylaw 1736 cited as "Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No. 34), 2010, No. 1736" and first and second reading to Bylaw 1737 cited as "Town of Ladysmith Zoning Bylaw 1995, No. 1160 Amendment Bylaw (No. 84), 2010, No. 1737" and that a public hearing be scheduled for Bylaw 1736 and 1737.

2010-505

"Green Policy" Integrating Ladysmith Bicycle Plan Policies into the OCP and Zoning Bylaw (Bylaws 1738 and 1744)

It was moved, seconded and carried that Council give first and second reading to Bylaw 1738 cited as "Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No. 35), 2010 No. 1738" and Bylaw 1744 cited as "Town of Ladysmith Zoning Bylaw 1995, No. 1160 Amendment Bylaw (No. 85), 2010, No. 1744" and that a public hearing be scheduled for Bylaw 1738 and Bylaw 1744.

COUNCIL APPOINTMENTS

Council Appointments for 2011

Deputy Mayor

Mayor Hutchins appointed Councillor Arnett as Deputy Mayor for December 2010 to May 2011 and Councillor Dashwood as Deputy Mayor for June to November 2011.

2010-506

Parcel Tax Review Panel

It was moved, seconded and carried that Councillors Bastian, Whittington and Arnett be appointed to the Parcel Tax Review Panel.

2010-507

Cowichan Valley Regional District Director

It was moved, seconded and carried that Mayor Robert Hutchins be appointed as Director to the Cowichan Valley Regional District Board.

2010-508

Cowichan Valley Regional District Alternate Director

It was moved, seconded and carried that Councillor Duck Paterson be appointed as Alternate Director to the Cowichan Valley Regional

District Board.

Vancouver Island Regional Library Board Representative and Alternate Representative

2010-509

It was moved, seconded and carried that Councillor Bruce Whittington be appointed as Representative to the Vancouver Island Regional Library Board, and that Councillor Lori Evans be appointed as Alternate Representative.

Standing And Community Committee Appointments

Mayor Hutchins announced the following appointments to Council Advisory Commissions:

Advisory Design Panel Council Liaison: Councillor Whittington
Alternate: Councillor Dashwood

Advisory Planning Commission Council Liaison: Councillor Arnett
Alternate: Councillor Bastian

Joint Economic and Environment Commission Council Liaison: Councillor Arnett
Council Liaison: Councillor Whittington
Alternate: Mayor Hutchins

Heritage Revitalization Advisory Commission Council Liaison: Mayor Hutchins
Alternate: Councillor Evans

Liquid Waste Management Committee Council Liaison: Councillor Dashwood
Alternate: Mayor Hutchins

Government Services Committee (Committee of the Whole) Chair: Councillor Arnett
Vice-Chair: Councillor Bastian
Members: All members of Council

Parks, Recreation & Culture Commission Council Liaison: Councillor Bastian Duck Paterson
Council Liaison: Councillor Evans
Alternate: Councillor Paterson

Protective Services Committee Chair: Councillor Paterson
Council Liaison: Councillor Evans
Alternate: Mayor Hutchins

Mayor Hutchins announced the following Community Liaison appointments:

Celebrations Committee Council Liaison: Councillor Paterson
Alternate: Councillor Arnett

Chamber of Commerce Council Liaison: Councillor Dashwood
Alternate: Councillor Arnett

Community Health Council Liaison: Councillor Bastian
Advisory Committee Alternate: Councillor Whittington

Ladysmith Early Years Council Liaison: Councillor Dashwood
Partnership Alternate: Councillor Whittington

Festival of Lights Council Liaison: Councillor Paterson
Alternate: Councillor Evans

Social Planning Cowichan Council Liaison: Councillor Evans
Affordable Housing Alternate: Councillor Arnett
Directorate

Youth Advisory Committee Council Liaison: Councillor Bastian
Alternate: Councillor Evans

Bank Signing Authorities

2010-510

It was moved, seconded and carried that the following be appointed as bank signing authorities: any member of Council, and one of the City Manager, Director of Financial Services, Director of Corporate Services or the Manager of Accounting.

DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS

2010-511

Development Permit 3060-10-12 – Home Hardware, 1010 Ludlow Road, Lot 1, District Lot 24, Oyster District, Plan VIP 3837

It was moved, seconded and carried that Development Permit 3060-10-12 be issued amending Development Permit 3060-07-06 to permit a garden centre greenhouse structure with a 0 metre setback at the side lot line (1010 Ludlow Road – Lot 1, District Lot 24, Oyster District, Plan VIP83837., and that the Mayor and Corporate Officer be authorized to sign the Development Permit.

COUNCIL COMMITTEE REPORTS

2010-512

Government Services Committee Recommendations

It was moved, seconded and carried that the waste collection fee be increased from \$13 per household per month to \$14 per household per month, effective January 1, 2011.

2010-513

It was moved, seconded and carried that the correspondence from the Central Vancouver Island Crisis Society be referred to staff to determine if the Ladysmith detachment of the RCMP will be

participating in the RCMP Appreciation Dinner on February 12, 2011, and that the matter be brought back for Council's consideration.

2010-514 Ladysmith Festival of Lights

It was moved, seconded and carried that letters of congratulations be sent to the Ladysmith Festival of Lights and community organizations congratulating them on a job well done.

**STAFF/ADVISORY
COMMITTEE REPORTS**

2010-515 Climate Action Revenue Incentive Program

It was moved, seconded and carried that Council endorse the Climate Action Revenue Incentive Program Report for 2010.

2010-516 Wood First Policy

It was moved, seconded and carried that staff be requested to finalize the Wood First Resolution as presented for adoption by Council at its next regular meeting.

Councillor Evans requested that should Council adopt such a resolution, a policy be developed to indicate a preference to use building products produced in British Columbia.

2010-517 Secondary Suite Bylaw: Strategy and Process

It was moved, seconded and carried that staff be requested to report back to the next meeting of Council with recommendations, including a timeline, as to how a review of a secondary suite policy can be undertaken.

2010-518 Amendment to Town of Ladysmith Solid Waste Collection Bylaw No. 1588

It was moved, seconded and carried that the report from the Director of Financial Services regarding the proposed rate increase for solid waste collection be received.

2010-519 Revenue Anticipation Bylaw No. 1747

It was moved, seconded and carried that the report from the Director of Financial Services regarding the proposed Bylaw to provide for the borrowing of money in anticipation of revenue be received.

2010-520 Proposed Amendments to Streets and Traffic Bylaw No. 1309 for Graduated Penalties

It was moved, seconded and carried that the report from the Director of Corporate Services regarding the proposed amendment to Bylaw No. 1309 to allow offenders up to 30 days to pay a reduced penalty for ticketable offences be received.

2011 Council Meeting Schedule

2010-521

It was moved, seconded and carried that following schedule of regular Council meetings for 2011 be approved and that staff be directed to advertise the following schedule in accordance with section 127 of the *Community Charter*:

January 10	May 2	September 6 (Tues.)
January 17	May 16	September 19
February 7	June 6	October 3
February 21	June 20	October 17
March 7	July 4	November 7
March 21	July 18	November 21
April 4	August 2 (Tues.)	December 5
April 18	August 15	December 19

CORRESPONDENCE

2010-522

BC Hydro

It was moved, seconded and carried that Council accept a grant from the Tree Canada-BC Hydro program for a maximum of \$10,000 for the purchase of trees and shrubs, and that the Mayor and Corporate Officer be authorized to sign the agreement, and that a letter of thanks be sent to BC Hydro.

Council requested that the Bayview Connector Plan be placed on the agenda for an upcoming Government Services Meeting.

Greyhound Canada

2010-523

It was moved, seconded and carried that a representative of Greyhound Canada be invited to speak to Council at the earliest opportunity to discuss possible changes to the daily scheduled bus service between Vancouver and Nanaimo.

Green Municipal Fund

2010-524

It was moved, seconded and carried that the Mayor and Corporate Officer be authorized to sign the agreement with the Green Municipal Fund for up to \$35,750 to support the Town of Ladysmith Community Sustainability Plan, and that the Financial Plan be amended accordingly, and that a letter of thanks be sent to the Federation of Canadian Municipalities.

BYLAWS

Town of Ladysmith Development Cost Charges Parks Appropriation Bylaw 2010, No. 1743

2010-525

It was moved, seconded and carried that Town of Ladysmith Development Cost Charges Parks Appropriation Bylaw 2010, No. 1743 be adopted.

2010-526 Town of Ladysmith Building and Plumbing Bylaw 1994, No. 1119, Amendment Bylaw 2010, No. 1745
It was moved, seconded and carried that Town of Ladysmith Building and Plumbing Bylaw 1994, No. 1119, Amendment Bylaw 2010, No. 1745 be adopted.

2010-527 Town of Ladysmith Garbage, Recyclables and Organics Collection Bylaw, 2005, No. 1588, Amendment Bylaw 2010, No. 1746
It was moved, seconded and carried that Town of Ladysmith Garbage, Recyclables and Organics Collection Bylaw, 2005, No. 1588, Amendment Bylaw 2010, No. 1746 be read a first, second and third time.

2010-528 Town of Ladysmith Revenue Anticipation Bylaw 2010, No. 1747
It was moved, seconded and carried that Town of Ladysmith Revenue Anticipation Bylaw 2010, No. 1747 be read a first, second and third time.

2010-529 Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309, Amendment Bylaw 2010, No. 1748
Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309, Amendment Bylaw 2010, No. 1748 be read a first, second and third time.

NEW BUSINESS

Visioning Report Integration

Councillor Evans enquired as to the status of the integration of the Visioning Report and recommendations into the Official Community Plan and other Town policies and bylaws, and was advised that a grant has just been received from the Green Municipal Fund Council to assist with this process, and that a number of bylaws have been adopted to assist with implementation.

UNFINISHED BUSINESS

2010-530 Ladysmith Saltair Garden Club

It was moved, seconded and carried Council not reimburse the vehicle insurance deductible for a volunteer of the Saltair Garden Club for damages incurred while volunteering in Queen's Park.

QUESTION PERIOD

In response to questions from R. Johnson the Mayor advised that the Revenue Anticipation Bylaw is a routine matter for all local governments to assist with cash flow if necessary, that the funds from the Parks Appropriation Bylaw will be used for development of the park at District Lot 108, including the fields and associated work such as lighting, fencing and walkways, and that the Lot 108 project is the only Town project funded through the federal stimulus funds to be eligible for an extension, but it is not needed.

EXECUTIVE SESSION

2010-531

It was moved, seconded and carried that the Regular Session of Council recess at 8:20 p.m.

RISE AND REPORT

The Executive Session of Council arose at 9:35 p.m. with no report on the following items:

ADJOURNMENT

2010-532

It was moved, seconded and carried that this meeting of Council be adjourned at 9:35 p.m.

CERTIFIED CORRECT

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)

Subject to Adoption



Town of Ladysmith
STAFF REPORT

To: Ruth Malli, City Manager
From: Felicity Adams, Director of Development Services
Date: November 30, 2010
File No:

Re: **DEVELOPMENT COST CHARGE (DCC) REVIEW: STAKEHOLDER CONSULTATION**

RECOMMENDATION(S):

That Council provide direction regarding preparation of bylaws to implement:

- (1) the new Development Cost Charge rates (DCCs),
- (2) the waiver of DCCs for eligible projects in the Downtown, and
- (3) the reduction of DCCs for eligible developments with a low environmental impact.

PURPOSE:

The purpose of this report is to provide input from the DCC Public/Stakeholder Meeting held on October 25, 2010, and to provide an additional DCC option for Council's consideration.

INTRODUCTION/BACKGROUND:

The DCC public/stakeholder meeting to present proposed Option 7 was attended by over 20 members of the development community, members of the public, members of Council and Town staff. Presentations were made by the DCC consultant and the Mayor. A "feedback form" was provided at the meeting and it was available at Town offices and on the Town's website following the meeting, as were the presentation slides and the Frequently Asked Questions document.

Submissions were received from individuals, as well as from the Ladysmith Chamber of Commerce and the Ladysmith Downtown Business Association.

The DCC program has been developed based on the capital (DCC) projects within the current DCC program that are not yet fully-funded, Provincial requirements regarding upgrades to the waste water treatment plant and the findings of the Liquid Waste Management Plan, Provincial requirements for safe and adequate drinking water supply, OCP growth projections, the Town's road network, Parks Master Plan, and the directions set through the Community Sustainability Visioning Initiative.

SCOPE OF WORK:

The next stage in the DCC Review Project is for Council to consider input from the public/stakeholder session and to provide direction to staff regarding the proposed DCC rates.

Input Summary

Input from the public/stakeholder consultation included the following comments:

- Reduce the overall capital (DCC) program
- Reduce the single family residential DCC rate
- Implement a “do business” in Ladysmith approach
- Support for the waiver for eligible downtown developments
- Support for the reduction for eligible developments with low environmental impact
- Defer or phase-in the implementation of new rates

Option 8 – Smaller Program / Lower DCC Rates

An alternate option was developed by the DCC consultant that would have the effect of reducing the overall capital (DCC) program by reducing the scope of Park projects (deleting FJCC/High School Fields and reducing the scope of the Aggie project), and removing three Waterfront projects (sanitary sewer, storm sewer and water). If these projects are needed within the timeframe of the new DCC program, alternate funding sources or arrangements would have to be explored.

Land Use	Current Rate	Proposed Option 7	New Option 8
Single Family Residential	\$8,884.77	\$15,848	\$13,409
Small Lot Single Family	\$8,172.11	\$11,746	\$9,967
Multi-Family Residential	\$7,014.27	\$9,567	\$8,045
Downtown Multi-Family	n/a	\$8,634	\$7,136
Commercial (Per m2 gross floor area)	\$25.00	\$112.46	\$109.47
Downtown Commercial (Per m2 gross floor area)	n/a	\$73.90	\$72.11
Industrial (Per m2 gross floor area)	\$8.86	\$42.71	\$40.14
Institutional - Care Facility (per bed)	n/a	\$5,522	\$4,587
Institutional (Per m2 gross floor area)	n/a	\$99.90	\$93.41

“Do Business” in Ladysmith Approach

The DCC program provides incentives to development that balances the Town’s sustainability and economic development objectives, such as encouraging multi-family and commercial development in the downtown or supporting new residential development in other areas of Town that has low environmental impact.

Implementation – Phase In

While it is expected that new rates are at least four to six months away, there is an option to further delay implementation of the new rates. The DCC bylaw could be adopted by Council with an implementation date later than the date that the bylaw is adopted. This approach is not recommended by staff.

Development cost charge legislation permits DCCs greater than \$50,000 to be paid by instalments subject to the legislation. Paying DCCs under \$50,000 in instalments requires bylaw authorization by Council. The instalment timing under the legislation is such that the full charge is payable within two years. Under this provision, the DCC can be paid one-third upon approval of the subdivision or granting of the permit, and one-half of the balance within one year, and full payment within two years. It does not apply to the timing of property or unit sales.

ALTERNATIVES:

That Council direct staff to proceed with:

- Proposed Option 7, or
- New Option 8.

FINANCIAL IMPLICATIONS:

Keeping the Town's capital (DCC) program up-to-date is an important element of the Town's wise financial management. Rates were last updated in 2000. Delaying the implementation of the new DCC program will delay the ability of the Town to be collecting the new DCC rate, or to be introducing the incentives for development that meets the Town's sustainability objectives.

With respect to on-going review of the DCC program, it is recommended that the DCC program should be reviewed when new infrastructure requirements are determined, e.g. through a study like the Liquid Waste Management Plan, and also on at least a 5-year cycle. An annual review of the downtown waiver and the low environmental impact rebate option, if adopted, is recommended to monitor the cost and evaluate the effectiveness of these programs.

If development is delayed due to economic conditions and market demand, Council has the option to postpone project spending to when, and if, there is corresponding growth, or to secure additional grants, or to borrow to undertake projects if they are needed prior to the project being fully-funded through DCC reserves.

LEGAL IMPLICATIONS:

The bylaw establishing new DCC rates requires approval by the Inspector of Municipalities.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

A public/stakeholder meeting was held in October, 2010 to present proposed Option 7. This report provides feedback from this meeting. Submissions have been circulated to Council.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

All departments have been involved in the development of the proposal.

RESOURCE IMPLICATIONS:

The cost of the DCC Bylaw Review project is included in the Financial Plan.

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

In support of the consideration of waiving DCCs in the Downtown for eligible developments, the Downtown chapter in the Visioning Report provides the following:

- To keep its character, all efforts need to be made to make the “boutique” downtown model work, including increasing the population in the downtown, and ensuring a very high quality public realm, by encouraging consistency in urban form and building design.
- The OCP policies for the Downtown support an increase in residential density which is the most influential criteria for a sustainable downtown.

ALIGNMENT WITH STRATEGIC PRIORITIES:

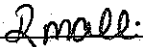
Effective land use planning and community design is Strategic Direction B. Updating the DCC Bylaw and considering green initiatives is an action to support this direction.

The completion of the DCC Bylaw Review is one of Council's Top 25 strategic priorities.

SUMMARY:

One of Council's Top 25 strategic directions is the DCC Bylaw review. This report provides a summary of feedback from the public/stakeholder consultation and provides a new Option 8 for Council's consideration.

I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

None.



Notes of DCC Stakeholder Meeting
Held on October 25, 2010 at 7:00pm
Ladysmith Secondary School, Multi-Purpose Room

Present:

Mayor Rob Hutchins; Sherry Hurst, Consultant, Leftside Partners.

Councillors – Steve Arnett, Lori Evans, Duck Patterson, Bruce Whittington.

Staff – Ruth Malli, Joe Friesenhan, Felicity Adams, Chris Willmot, Diane Webber.

Public – Jag Basí, Glenn Brower, Bill Eller, Bill Hutchinson, Gary Huth, Russ Jackson, Dwight Giesbracht, Chuck Meagher, Zella Smith, Dave Stalker, Carol Warkentin, Robert Stankie, Lindsay Gardner, Ken Wavercan, Alana Newton, Ed Brilke, Rob Waters, Laura Hansen, Jan Christenson, Chris Kaelble, Bill Drysdale, Alison Vail (Chronicle).

Sherry Hurst provided an overview of:

What are DCCs

- DCC Calculations
 - Net Project Costs
 - Growth
 - Charges
- DCC Bylaw Process
- Transition
- Where does the money go?

Mayor Rob Hutchins presented:

DCCs in Ladysmith

- History
- Why are DCCs changing?
- What are we doing to minimize impacts?
 - Rebates
 - Waivers
 - Transition
- Rates
- Context/comparisons
- Next Steps

Comments & Questions

1. Russ Jackson

- Even with proposed increase we're at low range, but we are in tough economic times.
- People want to live close to amenities. Nanaimo has more amenities, so people in Nanaimo are willing to pay more for their housing.
- Not enough amenities to encourage developers to build in Ladysmith.

2. Glenn Brower

- What is the percentage of capital projects attributable to growth vs. existing development/residents?

Sherry Hurst - Each infrastructure is different. Provided an example of the waste water treatment plant.

3. Alana Newton

- How much is left in the DCC reserve fund.
- What's Plan B?
- WWTP-P3 potential?

Mayor R. Hutchins - There is \$2.5M in DCC reserve funds.

- Plan B if DCCs slow development:
 - delay projects.
 - some projects may not be needed.
 - grants, borrow or save.

4. Dave Stalker

- Increases in cost for developers too.
- Economy is down - less value for product.

5. Glenn Brower

What are the YTD statistics of Single Family projects in Ladysmith for 2010?

Mayor R. Hutchins - 2010 - 59, 2004 - 35, 2005-2008 - 100.

- Since 9/11 there was a drop.
- Increased significantly since then.

6. Bill Eller

- The time frame is not sufficient for feedback from stakeholders.
- Lot values don't allow for developers to proceed with very costly developments.
- Environment will lead to stagnation.
- Wrong time, wrong environment, and wrong message.
- Will yield lower DCC revenue.
- Will not benefit Ladysmith.

Mayor R. Hutchins - More time is available for feedback.

7. Glenn Brower

- Glut of residential lots in Ladysmith.
- Any delay possible until market in upward saving. Some sort of economic indicator. Not sure what.
- Ability to sell lots in Nanaimo greater than in Ladysmith. – 500-600 a year in Nanaimo as opposed to 40 – 100 a year in Ladysmith.
- Cost just as much to develop in Ladysmith but value is about \$30 - \$40k less.

The Mayor announced that follow-up to the DCC stakeholder meeting is planned to go to Council on December 6, 2010 to give more time for feedback.

The meeting adjourned at 8:00pm.



FEEDBACK FORM SUMMARY

RESPONSES:

1. Did the meeting help you better understand:

	Yes	No	Unsure
How development cost charges (DCCs) are calculated	4		
The type of projects in Ladysmith that DCCs contribute to	4		
Why Ladysmith is updating its DCC rates	2	2	
What the proposed DCC rates are	4		
How Ladysmith's DCC rates compare with other communities' rates	2		1
<p>COMMENTS:</p> <p>1. <i>Ladysmith has zero amenities therefore no increases should exist.</i></p> <p>2. <i>Apples & Oranges</i></p>			
What the Town is proposing to minimize the impact of the new DCC rates	2	1	1
Proposed DCC waivers for downtown development	4		
Proposed DCC rate reductions for development with low water consumption	3		1

2. What comments or suggestions do you have on Ladysmith's proposed new DCC rates?

COMMENTS:

- *You won't have to do much calculating as an increase in DCCs will further bring construction starts to a halt. Therefore, no DCCs to calculate.*
- *It seems that this is not a good time in this economic situation to impose such an increase. I believe it is unrealistic to expect the 34.5 million in DCCs over the next 20 years especially since you need the WW treatment & water pipeline much sooner than this. An average of 60 new applications/year is only approx. 56,000/year??? Doesn't make sense*
- *Poor time to introduce. Introduce slowly; say \$1400 p.a. for next 5 years or \$2300. p.a. for next 3 years. This would also give incentive for development to start projects early or introduce new projects now.*
- *I believe driving the DCC rates in 1 year to the levels proposed will be a disincentive for Ladysmith Development. Consider 25% 1st year & 10% in each of the following 4 years to coincide with projected economic recovery. Developers can factor in futures.*

3. What comments or suggestions do you have on Ladysmith's proposed waiver for downtown development?

COMMENTS:

- *Good idea. Where were they when I built Buller & High St?*
- *I think that all should pay a portion. I understand the need for injecting an interest in downtown; however, it doesn't seem all that realistic that it will or could grow much larger.*
- *There should be a parking DCC for downtown. Until parking problem fixed Development downtown should not be encouraged.*
- *Good*

4. What comments or suggestions do you have on Ladysmith's proposed reductions for developments with low water consumption?

COMMENTS:

- *Good idea.*
- *I would rather see a different utility rate for reduced consumption. A development is a development.*
- *How would it be assessed ahead of construction?*
- *Good.*

5. How could we have improved the meeting?

COMMENTS:

- *Held it 4-5 years from now, very bad economic timing.*
- *Started the conversation much sooner than one week prior to needing feedback.*
- *O.K.*

6. Any other comments?

COMMENTS:

- *Commercial & Residential construction will grind to an even further halt with its implementation at this time.*
- *The Mayor said Plan B is to not do the work & upgrades. Is this realistic?*
- *Activate a process to assess DCCs in stages; ie, 1/3 @ Development stage, 2/3 at selling and final occupancy. Or varying proportions.*

MORE COMMENTS:

SEE ATTACHED COMMENTS THAT WERE RECEIVED BY EMAIL.

GPM DEVELOPMENTS LTD

2015 Dron Place Victoria B.C. V8N6B8
250 661-4484 cmeagh@gmail.com

2010-11-06

As President of GPM Developments I attended the October 25 2010 Public meeting for the presentation and discussion of the proposal to review and increase the Town's DCC's charges. Although I was on the list, I did not receive any notice, by mail or email from the town to tell me of the meeting; it was only through the grapevine of other developers at the last minute that I became aware of the meeting. I was not impressed by this and feel the Town should be a lot more thorough in making sure stakeholders of Development property are kept informed of meetings like this. I would like to add my comments and concerns about the direction Ladysmith is considering regarding the Downtown area and the increase of the DCC costs.

As we all know the development of land and construction of residential and commercial units is a risky business in the best of times. Those jurisdictions that are well located, have supporting recreational facilities, (ice rinks, curling rinks, soccer fields, baseball parks, golf courses, hotels, nearby medical facilities, churches, schools, and a good transportation system) benefit the most, coupled with that those jurisdictions that are less expensive to develop in and expedite their approval process are the jurisdictions that benefit with the attention of development, in slow times and in good times. (Ladysmith has only 4 of the required services)

To have good development in a community there must be a balance. The partnership has to work for everyone. The Town has to make the Developer comfortable in taking a risk on the Development and time and leadership is of the essence in approvals. Long drawn out approval processes are expensive to the Developer and to the Town, with the end cost being passed on and absorbed into the cost of the project, often in the end making development marginal or unfeasible.

At this point in time Ladysmith is only approaching the identity of being a bedroom community of Nanaimo and has not yet reached the point where the public sees it as a full service location.

However it has the geographic position along with its harbour coupled with the ability (Staff and Council) to be an example of the best located, best planned town on Vancouver Island.

Growth is always an issue; it will occur if there is a will and a reason. Good growth occurs with partnerships.

In my opinion in order to get development going again in these very tough times and in order to stimulate interest from the development community this is not the time to be increasing DCC's, rather a time to look at adjusting the allocation of DCC's and then lowering the rates to encourage development, thereby increasing the actual cash flow of DCC's to the Town. The town should not be collecting DCC's at the beginning of the projects which creates a burden on development for no good reason, DCC's should

become due and payable at the occupancy or subdivision registration stage of a project, not at the building permit stage as is the case in multi-family projects.

It is also important to explore ways that will streamline the rezoning and building permit processes to reduce the time and cost factors to both the town and the developers. All the money spent during this period adds to the cost and is money that therefore is not available for DCC's. How many times has a project been through the process only to find that during the time it took to get approvals in place the market for the Development has completely disappeared? One solution may be to approve zoning and density, before approving design.

In regards to the Downtown Area of Ladysmith, the challenge there in my mind is comprised of three critical concerns.

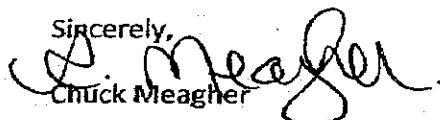
1. The requirement for parking when re-developing and creating either residential units or commercial units should be removed completely in the downtown area. The Heritage nature of the Town centre is one of Ladysmith's main attributes, let's keep in mind when most of those buildings were 1st built, the area was thriving and the automobile was not a factor, nor did parking have any place in the ability of an individual to build and developed in the downtown area and look what they did. So once again the automobile and parking should have no place in ability to re-furbish and re-densify this wonderful area.
2. People do not come to Ladysmith to shop, however if Ladysmith had a curling rink, an ice rink, a golf course, a hotel, a full service marina, places where events could be held attracting outsiders there would be people coming to Ladysmith, and yes there would be shoppers shopping in the downtown area.
3. A publication promoting some Property Tax relief and Assistance by the town to help Developers obtain grants should be considered.

(Note: The writer sat as a Director of Victoria Civic Heritage Trust for 3 years (1995-1998) and Chair of the Roundhouse committee for 2 years during which many policies were developed and are still in place to encourage the revitalization of Victoria's downtown Heritage buildings)

In closing I would like to quote a recent article in Maclean's Magazine Sept 20 2010 "High tech plants and research labs of companies such as Intel, Applied Materials, General Electric and BP have been moving to China because the Chinese have been offering subsidies in the form of free energy, free infrastructure, reduced taxes and discounted utilities."

This report in MacLean's says it all, if you invite me to come to your jurisdiction and all that I get is a huge amount of costs to setup, uncertainty in the approval process coupled with long drawn out approvals, I will look for and find other alternatives as would any business.

Sincerely,


Chuck Meagher

GPM Developments Ltd

An Assessment of the Proposal to Increase Development Cost Charges [DCCs] by the Town of Ladysmith

Prepared by the Ladysmith Chamber of Commerce

November 15, 2010

Introduction

The Directors of the Ladysmith Chamber of Commerce are truly representative of the business community, comprised of a broad cross-section of entrepreneurs, corporate managers, a lawyer and other professionals. What is shared by our Directors, is a passion for our community and a commitment to development and growth as a necessary component of a healthy and prosperous community. We have enjoyed a close working relationship with the Mayor and Council of Ladysmith, and desire to continue in a collaborative approach to meeting our commonly held objectives.

DCC Expenditure Ambitions

On October 25, 2010, the Town of Ladysmith unveiled their proposed plans to increase Development Cost Charges ["DCCs"], to a select group of local developers for their information, questions and opportunity for feedback. The Ladysmith Chamber of Commerce considers this proposal to be a matter of serious concern, in the context of economic activity and prosperity for the Town and residents of Ladysmith. This Assessment is intended to address the Town's PowerPoint presentation to developers, entitled "**DEVELOPMENT COST CHARGES – Stakeholder consultation meeting, October 25, 2010**", and is submitted to Town Staff, and the Mayor and Council for their consideration prior to making a final decision on the implementation of the proposed DCC initiative.

There are five categories of DCC Spending Ambitions identified in the presentation, specifically Roads, Sanitary Sewer, Water, Drainage and Parkland Acquisition and Improvement.

In the presentation, the Town of Ladysmith provides a good illustration of their effective use of DCCs collected since 1993, including the Lot 108 Sportsfield Multiplex, the new Water Reservoir, the Wastewater Treatment Plant Upgrade and the Chemainus Road Upgrade, all of which are valuable and appreciated improvements to the Town of Ladysmith.

The Town of Ladysmith is to be congratulated in its extraordinary success in securing grants from various agencies of different levels of government, which have been integral to the rapid progress of these DCC earmarked expenditures, and have resulted on a lower than anticipated reliance upon direct developer-generated funding through DCCs.

It's important to note that much of this successful progress was achieved prior to the onset of the current financial malaise, precipitated by the failure of mortgage-backed securities in the US, during times of sustained and durable growth in the local economy.

There are some troubling features of the fiscal realities revealed in the presentation, most notably the statistic that project costs have more than doubled since 2000, from \$30 Million to \$63 Million. Obviously, there's something happening here that cannot be explained away by inflation, since real disposable personal incomes during this period have remained relatively flat, and while bare land and residential land values have increased, they have not even come close to being doubled in value.

The immediate and inarguable reality is that this scenario is not sustainable. Whether the funding comes from local property taxes, grants from taxpayer funded higher levels of government, or from the developer through DCCs, the appetite of municipal spending is quickly and vastly out-pacing the ever-shallowing pockets of available funders.

The presentation identifies 4 DCC-funded project priorities for the planning period; 1) an upgrade of the Wastewater Treatment Plant capability from primary treatment to secondary treatment, and; 2) a fresh-water pipeline from Holland Lake to Stocking Lake, and; 3) a continued improvement to the Lot 108 Sportsfield Multiplex, and; 4) Road improvements to 4th Avenue and Dogwood.

Each and every one of these planning goals are commendable objectives and consistent with the needs of a growing Ladysmith, and it is recognized that these goals can only be achieved through a commensurate growth in the population of Ladysmith through ongoing development and accumulation of developer-generated DCCs.

The problem, as the Ladysmith Chamber of Commerce sees it, is that development and the receipt of DCCs is at a virtual stand-still, largely because the margin between the market value of newly-developed properties and the costs of developing, (including DCCs), is too small for the risk appetite of developers. This situation is well illustrated by the fact that planning-completed, "shovel-ready" projects such as the Pamela Anderson development and the Chuck Meagher multi-family development off of upper Colonia, remain inactive Why ? "because there's no money in it"

If "there's no money in it", and DCCs are effectively doubled by the Town's proposal, the margin described above is further reduced, exacerbating the risk appetite of developers and reducing real development. Accordingly, the current mediocre level of development and receipt of DCC income will further deteriorate and population growth will stall.

This is not a situation in which developers are wingeing at an increase in development taxes, which is what DCCs are, since the tax increase implementation is being proposed during a period of decreasing development activity and a plummeting of funding available for developers, together with an associated erosion of discretionary capital in the hands of developers, since developers who are not developing are drawing their incomes from their capital reserves, if they have any

The doubling of DCCs during a period when DCC income is already low, will result in even lower DCC income and a decrease to overall economic activity related to development and residential home construction.

Back to the matter of the DCC Ambitions, and the inevitable question that arises is, "*are these ambitions too ambitious ?*" In our view, the unequivocal answer is "*Yes, they are*", since it's impossible to consider them achievable when capital costs are doubling decade-over-decade, real personal disposable income remains near-flat, tax income at all levels of government remain flat and DCC income approaches near-zero. In effect, the commendable ambitions presented by the Town become unachievable pipe-dreams.

In the opinion of the Ladysmith Chamber of Commerce, the DCC Ambitions must be achievable within the context of the ability of the funders to fund, and to have aspirations to spend \$63 Million dollars when the local economy is on flat-line life-support, is neither realistic nor achievable.

The Peer-Ratcheting Effect of DCCs

One of the fundamental effects of the existing DCC framework environment, is that it encourages Municipalities to continually seek bigger and better DCC-funded community improvements. Accordingly, when one municipality compares their DCCs to a neighbouring community, and sees their DCCs to be contextually lower, the propensity to increase the spending of other people's money causes municipalities to ever increase their ambitions, and DCCs, to enable them to adjust their respective DCC rates to appear equitable to neighbouring or equivalent jurisdictions. As a consequence of this near-universal behaviour, we're seeing the situation evolve to a point where DCCs have an increasingly direct cause-and-effect to a reduction in development, community population growth and related economic multiplier activity, which includes employment.

The Low-Hanging Fruit Effect

One of the features affecting developers, is that the easiest-to-develop lands have already been developed, leaving those areas of the municipality with higher development cost drivers such as more difficult terrain and more costly infrastructure. Consequently, aside from the impact of DCCs on the risk appetite of developers, on-the-ground development costs are rising, further impacting on the financial margins experienced by developers.

One of the most notable future examples of this situation, is the requirement of the developers of the Holland Creek plateau, to build a bridge over Holland Creek, and, if capital costs have indeed doubled over the last 10 years, this bridge will cost developers \$5-7 Million before reaching the first lot. Based on even the most optimistic estimates of absorption, this investment in development will take 20 years to amortize and will add at least \$6,000 to the cost of each lot, *not including interest*.

With on-the-ground developments costs rising more rapidly than the resulting value of developed lots, there is a diminishing elasticity in the ability of developers to absorb higher "soft costs", including DCCs.

The Effect on Affordable Housing

The effect of raising DCCs on affordable housing is easy to predict housing will become less affordable, within the elasticity of the normal rise in the value of residential real estate. To the extent that developers can continue to profitably bring new residential lots and homes to the market, the embedded cost of the DCCs will be passed on to consumers.

The construction of dedicated rental housing has not been profitable since the end of the MURB initiatives of the 1970's and early 1980's, to the extent that even if DCCs were entirely waived for the construction of dedicated rental housing, there would be no appetite for such development from developers.

The Psychological Effect of Raising DCCs

The psychological effect of raising DCCs is no different than the raising of other forms of taxation i.e. the flight of capital in this case to more economically buoyant jurisdictions, or, to jurisdictions with lower or no DCCs, such as unincorporated areas within Regional Districts. Developers are constantly calculating their costs of doing business in their range of jurisdictions, and choose to work in jurisdictions with either more favourable "soft costs" such as DCCs, or, in jurisdictions which may have similar levels of DCCs but accelerated rates of approvals for development projects and greater transparency as to the costs a developer may face in achieving the various compliances required by the municipality.

The message delivered to the business community-at-large by the doubling of DCCs is, "don't do business here" and, if developers choose to do their business in other jurisdictions, the anticipated revenue arising from DCCs evaporates, as does the community's economic multiplier generated by their activity.

The Economic Indicators Necessary for Raising DCCs

Fundamentally, the economic indicators necessary for considering the raising of DCCs is a significant and durable increase in the demand for *development opportunity*. Developers are subject to the inalienable forces of the marketplace, in which there is a fluctuating demand for new residential housing or commercial space. When demand falls, development subsides or stops. When the price drivers for supply rise, as is the case with raising DCCs, development subsides or stops. When demand rises, as the price drivers remain stable, development activity increases. When development activity increases, income derived from DCCs rises. Only when there is a significant increase in the income derived from DCCs, at current levels, and regional economic indicators suggest that the apparent rebound is durable, should the Town consider raising DCCs. An increase in the demand for *development opportunity* will only be made manifest when DCC income shows a durable rise, within an overall economic environment that satisfies the risk appetite of developers.

Conclusion

Firstly, the DCC Spending Ambitions presented by the Town, however commendable in their nature, are profoundly in excess of the foreseeable capacity of the funders, largely developers, to fund. A decade-doubling of capital costs cannot be matched by the growth in the gross margin of developers, from which DCCs are derived. While such capital cost forecasts may be accurate, a commensurate growth in spending is neither achievable nor sustainable.

In our view, the DCC Spending Ambitions need to be appropriately scaled-back to the point where actual projected DCC income, plus external grants, can illustrate the capacity to actually fund the initiatives presented.

In the view of the Ladysmith Chamber of Commerce, there is a strong case to be made for the reduction in DCCs, geared to making Ladysmith a more appealing jurisdiction in which to risk the capital necessary for development, and thereby bolster the community's overall economic health and employment. A reduction in DCCs would make Ladysmith a favoured jurisdiction in which to develop, and, would actually result in an increase to DCC revenue.

In a Town where there's no hotel, neighbourhood pub, visitor campground or recreational ice [hockey, figure skating, curling], all of which could be developer-funded as amenities associated with development, now is not the time to discourage development activity by raising DCCs.

Closing Invitation

The Ladysmith Chamber of Commerce would like to work with the Mayor and Town Council of Ladysmith in a collaborative approach to insuring that the "Ladysmith Advantage" to encourage development is maintained, enhanced and communicated. That an orderly and consensual approach to any discussion around development fees be fostered to insure that damage is not done to our reputation as a community that is open for business. We must also strive to maintain an awareness and sensitivity to regional, provincial, national and global economic realities in our discussions as we work together to reach our commonly held objectives for growth and prosperity as the foundations for a healthy community.

Sincerely,

Ladysmith Chamber of Commerce, November 15, 2010

Diane Webber

From: William B. Eller [fibermax@gmail.com]
Sent: November 18, 2010 10:48 AM
To: Diane Webber
Cc: Ruth Malli
Subject: Town of Ladysmith Proposal to "Double" DCCs

Ms. Webber,

As a developer in the Town of Ladysmith, the proposal to increase in DCCs could not be timed more poorly. With the demand for bare land real estate and residential/commercial construction at its lowest level in recent history, the imposition of ANY increase in DCCs will result in a reduction of development and construction activity, thereby reducing employment and the economic multiplier effect on the overall economic engine of Ladysmith, which is currently operating on half of the available cylinders already !

On a technical point, the Town is planning to make use of DCCs for the transition of our effluent treatment system from Primary to Secondary Treatment. In the context of the spirit and intent of the DCC legislation, the transition from Primary to Secondary Treatment of our effluent wastes is not a collateral consequence of growth, but a conscious choice of municipal governments involving the entire electorate. It's my understanding that recent upgrades to our effluent system [from previously-collected DCCs] provide for the needed capacity for the anticipated growth to the population of Ladysmith. Contextually, therefore, there would be no additional need to earmark DCC funding for sewage treatment, since the growth-driven capacity has already been constructed. While I agree with the philosophical and ethical objective of transitioning from Primary to Secondary Treatment, the transitioning should be at the cost of the entire taxpayer base, and not disproportionately burdened upon the development and construction industry through DCCs.

To be clear in this regard, the objective of transitioning from Primary to Secondary Treatment ***IS a choice we as taxpayers can make, NOT a consequence of growth***, and accordingly, should not be included in the DCC list of capital improvements to sewer infrastructure.

Further, I support the position of the Chamber of Commerce on this matter, and support the arguments and suggestions made in the Assessment they submitted to the Town.

Sincerely,

William B. Eller, President - 1399 Developments, Inc., subsidiary of Treeline Properties Limited



**LADYSMITH
DOWNTOWN**
BUSINESS ASSOCIATION

BOX 2462, LADYSMITH, B.C. V9G 1B8

LDBA@LADYSMITHDOWNTOWN.COM

WWW.LADYSMITHDOWNTOWN.COM

Town of Ladysmith proposal to increase Development Cost Charges (DCC'S)

The LDBA would like to inform our members of an initiative that the Town of Ladysmith has proposed, namely the doubling of DCC's. For those of you who are unaware of what DCC's are, it is the fee charged to developers or builders to help pay for capital costs for installing certain services, or infrastructure, that are directly or indirectly affected by development, ie, - sanitary sewer, storm sewer, water supply, roads, sidewalks and parks. DCC's are payable by anyone obtaining approval for a subdivision or a building permit.

DCC's were lowered in the year 2000 due to a slump in the economic market, and have remained the same ever since that time. The Town of Ladysmith has now reviewed DCC's against ongoing and intended infrastructure, and are intending to double DCC's to pay for those costs.

To give you an idea of DCC costs, an average size single family development is currently \$8,884 per lot, the proposed amount is \$15,848, nearly double. On the 25th of October 2010, the Town of Ladysmith and Council held a meeting to discuss this proposed increase, and provided a 5 day response from the public on this matter. After a heavy debate, the Town decided to extend the feedback date to the end of November.

The Chamber of Commerce had an emergency meeting earlier this week to discuss this issue, and have challenged this proposal. The Chamber of Commerce have written a document assessing the proposed increase in DCC's, which has now been lodged with the Town of Ladysmith.

This document covers a multitude of perspectives on this issue, ranging from, the questioning of inflation costs, DCC expenditure ambitions, the current economic market, to - the reduction in affordable housing, reduction in community growth and reduction in business sustainability.

The Town of Ladysmith has information on their website regarding this proposal, and they encourage the public to educate themselves on this matter and to comment on this proposal prior to the end of November.

This issue falls within the LDBA's mandate, and after careful consideration, the LDBA agrees with the Town, for the need to find funding for necessary



**LADYSMITH
DOWNTOWN**
BUSINESS ASSOCIATION

BOX 2462, LADYSMITH, B.C. V9G 1B8
LDBA@LADYSMITHDOWNTOWN.COM
WWW.LADYSMITHDOWNTOWN.COM

infrastructure, but at the same time recognizes the negative implications that come from doubling DCC costs. The LDBA feels that Town and Council should review the source from which the funding will come from to pay for current and future infrastructure.

If you have any interest, questions, comments, or simply want to be kept informed on this issue then you should contact the Town of Ladysmith directly at-

City Hall
410 Esplanade Ave
Ladysmith

Or Email: dwebber@ladysmith.ca
Or Fax: 250-245-6411

The Town website address, for more information is –
<http://www.ladysmith.ca/upload/nwd291.pdf>

Ladysmith Downtown Business Association

www.LadysmithDowntown.com
250-245-3700

Members working together to cultivate the heart of our community.

“For our members about our members”



Town of Ladysmith
STAFF REPORT

To: Ruth Malli, City Manager
From: Felicity Adams, Director of Development Services
Date: December 14, 2010
File No:

Re: **SECONDARY SUITE BYLAW: STRATEGY AND PROCESS**

RECOMMENDATION(S):

Option 1: (Recommended option)

That Council fund the development of a secondary suite policy and regulations, including community-wide and neighbourhood-level consultation, for up to \$40,000 with \$20,000 carried forward from the 2010 budget and an additional \$20,000 included in the 2011 Financial Plan, and direct staff to issue a Request for Proposals.

Option 2:

That Council direct staff to issue a Request For Proposals for the development of a secondary suite policy and regulations, with community-wide consultation, for up to \$20,000 to be funded from the 2010 Financial Plan.

PURPOSE:

The purpose of this report is to provide Council two options for the funding and timing of a secondary suite bylaw process.

INTRODUCTION/BACKGROUND:

At its meeting held December 6, 2010, Council directed staff to report back to the next meeting with recommendations, including a timeline, as to how a secondary suite policy can be undertaken.

SCOPE OF WORK:

The development of secondary suite policy and regulations would be undertaken by a consultant. The scope of work would be similar in both Option 1 and Option 2, except for the richness of the community process.

Implementation of new OCP policy, if determined to be needed, would follow the completion of the process. Implementing new zoning regulations could be undertaken concurrently with a Zoning Bylaw rewrite.

ALTERNATIVES: Two options are presented for Council.

FINANCIAL IMPLICATIONS:

Information from other communities and consultants indicates a project cost between \$20,000 and \$40,000, depending on the scope of work, including the type and level of community consultation.

The 2010 Financial Plan includes \$20,000 for planning policy updates.

LEGAL IMPLICATIONS: None.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS: Both options include community consultation.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:
Departmental involvement would include Corporate Services, Public Works, the Building Inspector and Subdivision Approving Officer.

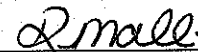
RESOURCE IMPLICATIONS:
Undertaking a secondary suite policy and regulations project will require consultant resources. Development Services would manage the contract.

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:
Complete community land use is the first of eight pillars in the Ladysmith sustainability strategy.

ALIGNMENT WITH STRATEGIC PRIORITIES:
Affordable housing (DL108) is one of Council's Top 25 strategic priorities. Effective land use planning and community design are strategic directions.

SUMMARY:
Two options for proceeding with the development of a secondary suites policy and regulation are provided. Staff recommends Option 1.

I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:
"None".



Town of Ladysmith

STAFF REPORT

To: Ruth Malli, City Manager
From: Patrick Durban, Director of Parks, Recreation & Culture
Date: December 15, 2010
File No:

Re: FEES AND CHARGES FOR PARKS, RECREATION & CULTURE

RECOMMENDATION:

THAT Council approve a two-percent increase in the Parks, Recreation & Culture fees and that Council approve the proposed DL108 Playfield facility rates for 2010 and 2011, and that Council give first three readings to the Town of Ladysmith Bylaw 2010, No. 1749.

PURPOSE:

To provide Council with information and recommendations concerning proposed fees for use of Town recreation facilities.

INTRODUCTION / BACKGROUND:

In the fall of 2002, Council approved the Fees and Charges Policy, which became the principle document to guide future fees and charges discussions. The policy identified an annual review to take place each fall with recommendation to Council for implementation.

Rental rates for DL108 Playfield shown below have been established for 2010 and 2011. For the balance of 2010, the rates for field use are \$10 per hour for adults and \$5 per hour for youth and for lights are \$5 per hour for practices and \$10 per hour for games.

Age Category	Timeframe	2011
Adult 18 yrs +	per hour	21.50
Adult 18 yrs +	per day	145.00
Youth	per hour	6.00
Youth	per day	39.00

In 2011 there will be a charge of \$10 per hour for practice lights usage and \$13 per hour for game lights usage.

As there has been no charge for hourly or daily use of Town playfields, it is being proposed that the rates are for the balance of 2010 and 2011 only and that staff review the rates to determine if these are appropriate for future years.

SCOPE OF WORK:

Patrons will be notified in advance about rate increases, staff will update software, and publications will be changed as appropriate.

ALTERNATIVES:

Council can choose to maintain existing rates and not charge for field use.

FINANCIAL / LEGISLATIVE / LEGAL IMPLICATIONS:

The proposed fees are based on a survey of facilities in communities surrounding Ladysmith and are proposed to be increased by two-percent as recommended in the Fees and Charges Policy. The two-percent increase does not apply to the Turf Fields, which will be increased as noted above.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

Patrons will be notified in advance of all rate increases and with regard to playfield rates, the Playfield User Committee will be involved in the rate review to determine acceptable rental rates.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

None

RESOURCE IMPLICATIONS:

None

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT

This aligns with Sustainability Pillar #7, a Healthy Community

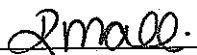
ALIGNMENT WITH STRATEGIC PRIORITIES:

This aligns with Strategic Direction A, Wise Financial Management

SUMMARY:

As per Council policy regarding Community Centre Fees and Charges, the proposed fees are presented for Council's consideration, and for inclusion in Bylaw 2010, No. 1749.

I concur with the recommendation



Ruth Malli, City Manager

ATTACHMENTS:

- Appendix A – Admission Rates
- Appendix B – Facility Rates
- Appendix C – Field Rates
- Appendix D – Admission Comparison

Appendix A - Admission Rates

Prices include HST

Single Admissions

Child	2.80
Youth	3.70
Adult	5.35
Senior	3.70
Family	9.30

10 X Punch Card

Child	23.70
Youth	31.75
Adult	45.00
Senior	31.75
Family	78.70

30 X Punch Cards

Child	N/A
Youth	84.35
Adult	118.75
Senior	84.35
Family	N/A

1-Month Pass

Child	N/A
Youth	37.65
Adult	47.10
Senior	37.65
Family	N/A

3-Month Pass

Child	N/A
Youth	101.75
Adult	127.20
Senior	101.75
Family	N/A

6-Month Pass

Child	N/A
Youth	192.15
Adult	240.25
Senior	192.15
Family	N/A

12-Month Pass

Child	N/A
Youth	364.50
Adult	457.00
Senior	364.50
Family	N/A

Appendix B - Facility Rates

Facility Rentals (plus HST) -

Commercial Bookings are plus 20% of regular rate.

Not for Profit are less 50% of regular rate.

Pool Rentals		FJCC Upper Hall	
1 Pool	67.01	Hourly Rate	32.89
2 Pool	98.43	Kitchen Hourly Rate	92.00
Extra Guard	38.45	Day Rate	18.76
Prime Time Rate - Club		Meeting Room	
Non-Prime Time Rate - Club		Hourly Rate	19.94
School District 68	41.00	Hourly Rate with Pool	18.41
School District - Other	45.64	Day Rate	139.12
Special Needs	41.00	FJCC Gymnasium	
Aggie Hall		Fair - Day 1	310.43
Hourly Rate	35.95	Fair - Day 2	222.66
Hourly Rate for Kitchen	60.74	Fair - Day 3	158.15
Daily Rate inc. Kitchen	165.69	Extra Maintenance	36.61
Fair - Day 1 inc. Kitchen	246.07	FJCC Kitchen/hr	35.95
Fair - / Day 2 inc. Kitchen	175.74	Gym / Hour	35.95
Fair - / Day 3 inc. Kitchen	129.03	FJCC Lower Program Space	
Reception / Dance / Party	325.73	Hourly Rate	35.44
Misc. Rentals		Hourly Rate with Pool	18.41
Table / Day	5.81	Daily Rate	121.48
Chair / Day	.76	Transfer Beach	
		Shelter - Resident / Day	44.57
		Amphitheatre - Full Day	316.40
		Amphitheatre - Half Day	46.86

Appendix C – Field Rental Rates

Field Rentals (plus HST)

Field	2010	2011
Aggie, Little League, Holland Creek Fees for Tournaments Only	114.45	116.73
DL108 Turf Field Hourly Adult	10.00	21.50
DL108 Turf Field Hourly Youth	5.00	6.00
DL108 Turf Field Daily Adult		145.00
DL108 Turf Field Daily Youth		39.00
DL108 Turf Field Lights Hourly Practice	5.00	10.00
DL108 Turf Field Lights Hourly Game	10.00	13.00

Appendix D – Admission Fee Comparisons

	City of Nanaimo	Cowichan	Saanich	Ladysmith
Single Admission				
Tot	Under 2 Free	4.00	Under 2 Free	Under 2 Free
Child	3.25	5.00	3.25	2.63
Youth	4.50	8.00	5.25	3.62
Adult	6.25	10.00	6.25	5.23
Senior	4.50	8.00	5.25	3.62
Family	12.50	24.00	12.50	9.12
10 X Punch Cards				
Tot	N/A	38.00	N/A	N/A
Child	26.00	47.50	29.00	23.25
Youth	36.00	76.00	37.00	31.14
Adult	50.00	95.00	50.00	44.16
Senior	36.00	76.00	37.00	31.14
Family	N/A	228.00	100.00	77.17
1-Month Pass				
Tot		48.00		N/A
Child		60.00		N/A
Youth		96.00		36.90
Adult		120.00		46.19
Senior		96.00		36.90
Family	N/A	288.00	N/A	N/A
3-Month Pass				
Tot	N/A	N/A	N/A	N/A
Child	87.75	90.00	N/A	N/A
Youth	121.50	144.00	101.00	99.74
Adult	168.75	180.00	133.00	124.69
Senior	121.50	144.00	101.00	99.74
Family	337.50	432.00	N/A	N/A

TOWN OF LADYSMITH

BYLAW NO. 1746

A bylaw to amend "Town of Ladysmith Garbage, Recyclables and Organics Collection Bylaw, 2005 No. 1588"

NOW THEREFORE the Municipal Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. "Town of Ladysmith Garbage, Recyclables and Organics Collection Bylaw, 2005 No. 1588", as amended, is hereby further amended as follows:

A) Replace "Schedule A" with the attached "Schedule A", effective January 1, 2011

B) Delete section 20.5 of the "Town of Ladysmith Garbage, Recyclables and Organics Collection Bylaw, 2005 No. 1588"

2. CITATION

This bylaw may be cited for all purposes as "Town of Ladysmith Garbage, Recyclables and Organics Collection Bylaw, 2005 No. 1588 Amendment Bylaw 2010, No. 1746".

READ A FIRST TIME on the 6th day of December, 2010

READ A SECOND TIME on the 6th day of December, 2010

READ A THIRD TIME on the 6th day of December, 2010

ADOPTED on the day of , 2010

Mayor
(R. Hutchins)

Director of Corporate Services
(S. Bowden)

SCHEDULE "A"

RATES AND CHARGES

1. A charge of Fourteen (\$14.00) Dollars per unit per month is imposed on every owner of a dwelling unit.

2. The charge for garbage tags for extended service is \$2.00 per tag.

3. All charges shall be due and payable when levied.

TOWN OF LADYSMITH

BYLAW NO. 1747

A bylaw to Provide for the Borrowing of Money in Anticipation of Revenue

NOW THEREFORE the Municipal Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. The council is hereby empowered and authorized to borrow upon the credit of the Town of Ladysmith from a financial institution, the sum of up to \$3,500,000.00 (three million five hundred thousand dollars.)
2. The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the authorized Signing Officers.
3. When collected, revenue from property taxes must be used to repay money borrowed under this bylaw.

4. CITATION

This bylaw may be cited for all purposes as "Town of Ladysmith Revenue Anticipation Borrowing Bylaw 2010, No. 1747".

READ A FIRST TIME on the 6th day of December, 2010
READ A SECOND TIME on the 6th day of December, 2010
READ A THIRD TIME on the 6th day of December, 2010
ADOPTED on the day of , 2010

Mayor
(R. Hutchins)

Director of Corporate Services
(S. Bowden)

TOWN OF LADYSMITH

BYLAW NO. 1748

A bylaw to amend "Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309"

NOW THEREFORE the Municipal Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. "Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309", as amended, is hereby further amended by replacing Schedule A – Fine Schedule with the attached Schedule A.

2. **CITATION**

This bylaw may be cited for all purposes as "Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309 Amendment Bylaw 2010, No. 1748".

READ A FIRST TIME on the 6th day of December, 2010

READ A SECOND TIME on the 6th day of December, 2010

READ A THIRD TIME on the 6th day of December, 2010

ADOPTED on the day of , 2010

Mayor
(R. Hutchins)

Director of Corporate Services
(S. Bowden)

SCHEDULE "A"

FINE SCHEDULE

The indicated penalties for alleged offenses committed against this Bylaw are as follows:

SECTION	DESCRIPTION	FINE	
		WITHIN 30 DAYS	AFTER 30 DAYS
10(2)	Drive contrary to <i>traffic control device</i>	\$30.00	\$50.00
10(3)	Interfere with <i>traffic control device</i>	\$30.00	\$50.00
10(4)	Remove notice from <i>vehicle</i>	\$30.00	\$50.00
11(1)	Disobey <i>stop sign – stop line</i>	\$30.00	\$50.00
11(2)	Disobey <i>stop sign – crosswalk</i>	\$30.00	\$50.00
11(3)	Disobey <i>stop sign – no stop line/crosswalk</i>	\$30.00	\$50.00
12	Stunting	\$30.00	\$50.00
13	Unnecessary Noise	\$30.00	\$50.00
14	Racing	\$30.00	\$50.00
15	Careless driving	\$30.00	\$50.00
16	Driving over newly painted lines	\$30.00	\$50.00
28(1)	Pedestrian impede <i>traffic on highway</i>	\$20.00	\$35.00
28(2)	Pedestrian impede <i>traffic on sidewalk</i>	\$20.00	\$35.00
28(3)	Busking/Panhandling	\$20.00	\$35.00
29(2)(a)	Cyclist on a <i>sidewalk</i>	\$20.00	\$35.00
29(2)(b)	Cyclist improperly using <i>crosswalk</i>	\$20.00	\$35.00
29(2)(c)	Cyclist on left side of <i>roadway</i>	\$20.00	\$35.00
29(2)(d)	Cyclists riding abreast	\$20.00	\$35.00
29(2)(e)	Cyclist riding without using hands	\$20.00	\$35.00
29(2)(f)	Cyclist not astride seat	\$20.00	\$35.00
29(2)(g)	Cyclist with too many persons	\$20.00	\$35.00
29(2)(h)	Cyclist on <i>highway</i> where prohibited	\$20.00	\$35.00
29(2)(i)	Cyclist without safety helmet	\$20.00	\$35.00
29(3)	Child without safety helmet	\$20.00	\$35.00
29(4)	Cyclist off available bike path	\$20.00	\$35.00
29(5)	Cyclist attached to <i>vehicle</i>	\$20.00	\$35.00
29(6)	Cyclist - undue care on <i>highway</i>	\$20.00	\$35.00
29(7)	Cyclist without lights	\$20.00	\$35.00
29(8)	Play <i>vehicle</i> on roadway	\$20.00	\$35.00
29(9)	Skateboarding in downtown core	\$55.00	\$100.00
30(1)	Parked on left side of <i>roadway</i>	\$20.00	\$35.00
30(2)(a)	Left <i>vehicle</i> unsecured	\$20.00	\$35.00
30(2)(b)	Improper wheel position	\$20.00	\$35.00
30(3)	Parked obstructing free passage of <i>traffic</i>	\$20.00	\$35.00
30(4)	Improper <i>angle parking</i>	\$20.00	\$35.00
30(5)	No valid plates	\$20.00	\$35.00
31(1)	Parked on <i>sidewalk</i>	\$20.00	\$35.00
31(2)	Parked blocking <i>driveway</i>	\$20.00	\$35.00
31(3)	Parked in <i>intersection</i>	\$20.00	\$35.00
31(4)	Parked at fire hydrant	\$20.00	\$35.00
31(5)	Parked on a <i>crosswalk</i>	\$20.00	\$35.00
31(6)	Park within 15 metres of a <i>crosswalk</i>	\$20.00	\$35.00
31(7)	Park within 6 metres of a <i>traffic control device</i>	\$20.00	\$35.00
31(8)	Park within 15 metres of a railway track	\$20.00	\$35.00
31(9)(a)	Parked advertising for sale	\$20.00	\$35.00
31(9)(b)	Parked for repair or wrecking	\$20.00	\$35.00
31(9)(c)	Parked displaying signs	\$20.00	\$35.00
31(9)(d)	Parked selling goods	\$20.00	\$35.00
31(10)	Parked obstructing <i>traffic</i> at construction	\$20.00	\$35.00
31(11)	Double <i>parked</i>	\$20.00	\$35.00
31(12)	Parked on a bridge or in a tunnel	\$20.00	\$35.00
31(13)	Parked contrary to <i>traffic control device</i>	\$20.00	\$35.00
31(14)	Parked block view of <i>traffic control device</i>	\$20.00	\$35.00
31(15)	Excessive <i>vehicle</i> length – <i>angle parking</i>	\$20.00	\$35.00
31(16)	Parked at bus stop	\$20.00	\$35.00
31(17)	Park within 9 metres of an <i>intersection</i>	\$20.00	\$35.00
32	Parked beyond time limit	\$20.00	\$35.00

SECTION	DESCRIPTION	FINE	
		WITHIN 30 DAYS	AFTER 30 DAYS
33(1)	Parked too long in loading zone	\$20.00	\$35.00
33(2)	Parked too long in passenger zone	\$20.00	\$35.00
34	Parked in <i>disabled zone</i> without permit	\$20.00	\$35.00
36(3)	Disobey direction of a <i>peace officer</i>	\$50.00	\$75.00
37	Littering	\$50.00	\$75.00
38(1)	Abandon container or <i>vehicle</i>	\$75.00	\$100.00
39(1)	<i>Driver</i> fail to correctly state name	\$75.00	\$100.00
39(2)	Pedestrian fail to correctly state name	\$75.00	\$100.00
40(1)	Container without warning protection	\$75.00	\$100.00
40(2)	Place material on <i>roadway</i>	\$75.00	\$100.00
40(3)	Fail to remove material from <i>roadway</i>	\$75.00	\$100.00
40(4)	Interfere with warning protection	\$75.00	\$100.00
40(5)	Use <i>trailer</i> as living quarters	\$30.00	\$50.00
40(6)	Interfere in parade or funeral procession	\$30.00	\$50.00
40(7)	Drive over fire hose	\$200.00	\$250.00
41	Fail to remove accident debris	\$30.00	\$50.00
42(1)	Unauthorized signs on <i>highway</i>	\$30.00	\$50.00
43(3)	Fail to comply with Regulations		
	- No oversize permit	\$75.00	\$100.00
	- Contrary to oversize permit	\$75.00	\$100.00
	- Wheels and tires	\$75.00	\$100.00
	- Weighing of <i>vehicles</i>	\$75.00	\$100.00
	- No overload permit	\$75.00	\$100.00
	- Contrary to overload permit	\$75.00	\$100.00
	- Fail to secure load as required	\$75.00	\$100.00
	- Misuse of overload or oversize permit	\$75.00	\$100.00
	- No axles permit	\$75.00	\$100.00
	- Contrary to axles permit	\$75.00	\$100.00
	- Overweight on towing dolly	\$75.00	\$100.00
	- No pilot car as required	\$75.00	\$100.00
	- No flags or lamps as required	\$75.00	\$100.00
45	Fail to obtain <i>highway</i> use permit	\$75.00	\$100.00
46(1)	<i>Heavy Truck</i> off <i>truck route</i>	\$100.00	\$150.00
46(2)	<i>Heavy Truck</i> on no <i>Heavy Truck</i> route	\$100.00	\$150.00
47(1)	<i>Heavy Truck</i> parked in <i>residential district</i>	\$75.00	\$100.00
47(2)(a)	Commercial <i>trailer</i> parked with no motive power unit attached	\$75.00	\$100.00
47(2)(b)	Non-commercial <i>trailer</i> parked with no motive power unit attached	\$20.00	\$35.00
47(3)	Excessive <i>vehicle</i> length in a <i>lane</i>	\$20.00	\$35.00
47(4)	<i>Vehicle</i> over 5,000 kg after hours	\$35.00	\$50.00
47(5)	Commercial <i>truck</i> after hours on the <i>highway</i>	\$75.00	\$100.00
47(6)	Dangerous goods on <i>highway</i>	\$75.00	\$100.00
48(1)	<i>Heavy Truck</i> operating after hours	\$100.00	\$150.00
49	Drive contrary to order of <i>Superintendent of Public Works</i>	\$75.00	\$100.00
50(1)(a)	Exceed licensed gross <i>vehicle</i> weight		**
50(1)(b)	Exceed axle weight permitted		**
50(1)(c)(i)	Exceed load dimensions		**
50(1)(c)(ii)	Exceed <i>vehicle</i> dimensions		**
50(1)(d)	Non-conforming distance between axles		**
52	ATV not insured or equipped as required	\$30.00	\$50.00
53	Snowmobile on <i>highway</i> without permit	\$30.00	\$50.00
54	No lights on ATV when required	\$30.00	\$50.00
55(1)	Careless operation of ATV	\$30.00	\$50.00
55(2)	Operate ATV in planting area	\$30.00	\$50.00
55(3)	Operate ATV on sidewalk	\$30.00	\$50.00
55(4)	Operate ATV on railroad right-of-way	\$30.00	\$50.00
55(5)	ATV on private property without permission	\$30.00	\$50.00
55(6)	Operate ATV harassing wildlife	\$30.00	\$50.00
55(7)	Operate ATV in environmentally sensitive area	\$75.00	\$100.00
56	Operate ATV without helmet	\$30.00	\$50.00

NOTE: ** Refer to Section 50(2) for penalty

TOWN OF LADYSMITH

BYLAW NO. 1749

A bylaw to repeal the Frank Jameson Community Centre and other recreation facilities fee schedules.

WHEREAS the Council may by bylaw, pursuant to the *Community Charter* establish fees for the use of recreation or community use property in the municipality;

AND WHEREAS it is deemed appropriate to establish fees for use of the Frank Jameson Community Centre and other recreation facilities;

NOW THEREFORE the Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. The fees set forth in Schedules "A" and "B" attached to and forming part of this bylaw are the fees for the use of the Frank Jameson Community Centre and other recreation facilities effective January 1, 2011.

2. **Repeal**

"Ladysmith Community Centre and Facilities Fees and Charges Bylaw 2010, No. 1728" is hereby repealed.

3. **Citation**

This bylaw may be cited for all purposes as "Ladysmith Community Centre and Facilities Fees and Charges Bylaw 2010, No. 1749".

READ A FIRST TIME on the _____ day of _____, 2010

READ A SECOND TIME on the _____ day of _____, 2010

READ A THIRD TIME on the _____ day of _____, 2010

ADOPTED on the _____ day of _____, 2010

Mayor
(R. Hutchins)

Corporate Officer
(S. Bowden)

Schedule A – Admission Rates
Prices include HST

Single Admissions

Child	2.80
Youth	3.70
Adult	5.35
Senior	3.70
Family	9.30

10 X Punch Card

Child	23.70
Youth	31.75
Adult	45.00
Senior	31.75
Family	78.70

30 X Punch Cards

Child	N/A
Youth	84.35
Adult	118.75
Senior	84.35
Family	N/A

1-Month Pass

Child	N/A
Youth	37.65
Adult	47.10
Senior	37.65
Family	N/A

3-Month Pass

Child	N/A
Youth	101.75
Adult	127.20
Senior	101.75
Family	N/A

6-Month Pass

Child	N/A
Youth	192.15
Adult	240.25
Senior	192.15
Family	N/A

12-Month Pass

Child	N/A
Youth	364.50
Adult	457.00
Senior	364.50
Family	N/A

Schedule B – Facility Rental Rates

Facility Rental prices below are plus HST where applicable

Pool Rentals	Regular Rate (\$)	Commercial Rate (\$)	Not-for-Profit Rate (\$)
1 Pool	67.01	80.41	33.51
2 Pool	98.43	118.12	49.22
Extra Guard	38.45	46.14	19.23
School District 68	41.00	49.20	20.50
School District - Other	45.64	54.77	22.82
Special Needs	41.00	49.20	20.50
Aggie Hall			
Hourly Rate	35.95	43.14	17.98
Hourly Rate for Kitchen	60.74	72.89	30.37
Daily Rate inc. Kitchen	165.69	198.83	82.85
Fair - Day 1 inc. Kitchen	246.07	295.28	123.04
Fair - / Day 2 inc. Kitchen	175.74	210.89	87.87
Fair - / Day 3 inc. Kitchen	129.03	154.84	64.52
Reception / Dance / Party	325.73	390.88	162.87
Misc. Rental			
Table / Day	5.81	6.97	2.91
Chair / Day	0.76	0.91	0.38
Transfer Beach			
Shelter - Resident / Day	44.57	53.48	22.29
Amphitheatre – Full Day	316.40	379.68	158.20
Amphitheatre – Half Day	46.86	56.23	23.43

Schedule B – Facility Rental Rates (continued)

Facility Rental prices below are plus HST where applicable

	Regular Rate (\$)	Commercial Rate (\$)	Not-for-Profit Rate (\$)
FJCC Upper Hall			
Hourly Rate	32.89	39.47	16.45
Kitchen Hourly Rate	92.00	110.40	46.00
Day Rate	18.76	22.51	9.38
Meeting Room			
Hourly Rate	19.94	23.93	9.97
Hourly Rate with Pool	18.41	22.09	9.21
Day Rate	139.12	166.94	69.56
FJCC Gymnasium			
Fair - Day 1	310.43	372.52	155.22
Fair - Day 2	222.66	267.19	111.33
Fair - Day 3	158.15	189.78	79.08
Extra Maintenance	36.61	43.93	18.31
FJCC Kitchen/hr	35.95	43.14	17.98
Gym / Hour	35.95	43.14	17.98
FJCC Lower Program Space			
Hourly Rate	35.44	42.53	17.72
Hourly Rate with Pool	18.41	22.09	9.21
Daily Rate	121.48	145.78	60.74

**Schedule C
Ball Field Rental Rates**

	Prices in Effect Until December 31, 2010	Prices in Effect from January 1, 2011
Aggie, Little League, Holland Creek Fees for Tournaments Only	114.45	116.73
DL108 Turf Field Hourly Adult	10.00	21.50
DL108 Turf Field Hourly Youth	5.00	6.00
DL108 Turf Field Daily Adult	0.00	145.00
DL108 Turf Field Daily Youth	0.00	39.00
DL108 Turf Field Lights Hourly Adult	5.00	10.00
DL108 Turf Field Lights Hourly Youth	10.00	13.00