



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, OCTOBER 4, 2010
at 7:00 p.m.

A G E N D A

Page

CALL TO ORDER

1. AGENDA APPROVAL

2. PROCLAMATIONS

Mayor Hutchins has proclaimed

November 1 to 5, 2010 as National Technology Week

in the Town of Ladysmith

3. MINUTES

Adoption of the following minutes:

3.1. September 20, 2010

1 - 3

4. BYLAWS (OCP / ZONING)

None

5. COUNCIL COMMITTEE REPORTS

5.1. Mayor R. Hutchins

Cowichan Valley Regional District Board

5.2. Councillor S. Bastian

Advisory Planning Commission; Protective Services Committee; Youth
Advisory Committee

5.3. Councillor J. Dashwood
Liquid Waste Management Committee; CVRD – Community Safety Advisory Committee; Downtown Business Association

5.4. Councillor S. Arnett
Economic Development Commission; Parks, Recreation & Culture Commission; Chamber of Commerce

5.5. Councillor D. Paterson
Government Services Committee; Parks, Recreation & Culture Commission; Celebrations Committee; Festival of Lights

5.5.1. Government Services Committee Recommendations
Recommendations from the meeting of September 20, 2010

4

5.6. Councillor L. Evans
Heritage Revitalization Advisory Commission; Community Health Advisory Committee; Social Planning Cowichan – Affordable Housing Directorate

5.7. Councillor B. Whittington
Vancouver Island Regional Library Board; Advisory Design Panel; Environment Commission; Ladysmith Early Years

6. STAFF / ADVISORY COMMITTEE REPORTS

6.1. Official Community Plan (OCP) Amendment & Rezoning Application Lot 1, DL 146, Oyster District, Plan VIP79719 (Christie Road) 5 - 7

6.2. Town of Ladysmith Permissive Tax Exemption Bylaw 2010, No. 1741 8 - 16

6.3. Grant Application to Eco Energy Program for Solar Hot Water Supplement at Frank Jameson Community Centre (report to follow) 17 - 18

7. CORRESPONDENCE

7.1. Hon. Pat Bell, Minister of Forests and Range
Minister's challenge to adopt a Wood First resolution

Staff Recommendation:

That Council consider if it wishes to develop and adopt a Wood First resolution in response to the challenge issued by the Minister of Forests and Range

	<u>Page</u>
8. BYLAWS	
8.1. Town of Ladysmith Building and Plumbing Bylaw 1994, No. 1119, Amendment Bylaw 2010, No. 1740 May be amended and read a third time	19
8.2. Town of Ladysmith Permissive Tax Exemption Bylaw 2010, No. 1741 May be read a first, second and third time	20 - 26
8.3. Town of Ladysmith Community Services Centre Tax Exemption Bylaw 2010, No. 1742 May be read a first, second and third time	27 - 28

9. NEW BUSINESS

10. UNFINISHED BUSINESS

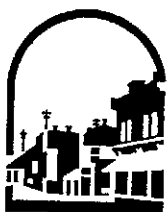
11. QUESTION PERIOD

12. EXECUTIVE SESSION

In accordance with Section 90(1) of the Community Charter, this part of the meeting will be held *In Camera* 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
- 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;

ADJOURNMENT



LADYSMITH

TOWN OF LADYSMITH
MINUTES OF A REGULAR SESSION OF COUNCIL
MONDAY, SEPTEMBER 20, 2010 - 7:00 P.M.

COUNCIL MEMBERS PRESENT:

Mayor Rob Hutchins Councillor Steve Arnett Councillor Scott Bastian
Councillor Jillian Dashwood Councillor Lori Evans Councillor Bruce Whittington

COUNCIL MEMBERS ABSENT:

Councillor Duck Paterson

STAFF PRESENT:

Ruth Malli Felicity Adams Joe Friesenhan
Chris Trumpy Joanna Winter

CALL TO ORDER

Mayor Hutchins called the meeting to order at 6:38 p.m.

EXECUTIVE SESSION

2010-415

It was moved, seconded and carried that Council retire into Executive Session at 6:38 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;
- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

AGENDA APPROVAL

Mayor Hutchins requested Council's consideration of the following addition to the agenda:

9.1 Union of BC Municipalities Conference

2010-416

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

PROCLAMATIONS

Mayor Hutchins has proclaimed:

- September 27 to October 1, 2010 as "Right to Know Week"
- November 14 to 21, 2010 as "Restorative Justice Week"

in the Town of Ladysmith

MINUTES

2010-417 It was moved, seconded and carried that the Council minutes of September 7 and September 13, 2010 be adopted as circulated.

STAFF / ADVISORY COMMITTEE REPORTS

Councillor Arnett entered the meeting (7:10 p.m.)

Strata Conversion Covenant (218 Bayview Avenue)

2010-418 It was moved, seconded and carried that Council accept the restrictive covenant prepared for 218 Bayview Avenue as part of the strata conversion application, and that the Mayor and Corporate Officer be authorized to execute the document, subject to a satisfactory legal review by the Town's solicitor.

BYLAWS

Town of Ladysmith Housing Agreement Bylaw 2010, No 1739

2010-419 It was moved, seconded and carried that Town of Ladysmith Housing Agreement Bylaw 2010, No. 1739, be adopted.

NEW BUSINESS

2010-420 It was moved, seconded and carried that the Town of Ladysmith support in principle proposed UBCM Resolution B46 for the restoration of provincial funding to public libraries in British Columbia.

UNFINISHED BUSINESS

Ladysmith Building and Plumbing Bylaw 1994, No. 1119, Amendment Bylaw 2010, No. 1740

2010-421 It was moved, seconded and carried that staff be directed to amend Bylaw No. 1740 to (1) exempt from the requirement to pay a security deposit and (2) reduce the building relocation permit fee to \$25 for those who wish to apply for a permit to move a mobile home currently located within the Town of Ladysmith to a new site within the Town of Ladysmith, where the move is necessary to permit the relocation of a mobile home because of a termination of the site use agreement for the original site, and the relocation will permit the continuation of a supply of affordable housing.

QUESTION PERIOD

R. Johnson was advised of the Town's discussion during the September 20 Government Services Committee meeting regarding a proposed regional smoking bylaw.

EXECUTIVE SESSION

2010-422

It was moved, seconded and carried that Council retire into Executive Session at 7:16 p.m.

ADJOURNMENT

2010-423

It was moved, seconded and carried that the Regular Meeting of Council be adjourned at 7:19 p.m.

R. Hutchins, Mayor

CERTIFIED CORRECT

Corporate Officer (S. Bowden)

Town of Ladysmith

COMMITTEE REPORT



LADYSMITH

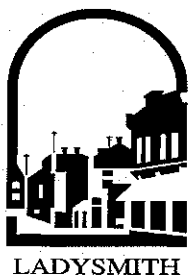
To: Mayor and Council
From: Councillor D. Paterson, Chair
Date: September 21, 2010
File No: 0550-20

Re: GOVERNMENT SERVICES COMMITTEE - September 20, 2010

At its meeting on September 20, 2010 the Government Services Committee recommended to Council the following:

1. That staff be directed to prepare a Civic Green Building Policy that:
 - a. Adopts the LEED Canada Building Rating System as the rating system by which to assess building performance;
 - b. Establishes the LEED Silver level of building performance as the minimum acceptable building standard for all newly constructed civic buildings greater than 465 sq. m. (5,000 sq. ft) and incorporates sustainable building practices into all projects that are less than this threshold;
 - c. Incorporates sustainable building practices into all renovation and/or upgrade projects for all facilities that are developed, owned or managed by the Town.

2. That the Town of Ladysmith participate in a region-wide discussion on a regional public health smoking bylaw.



Town of Ladysmith
STAFF REPORT

To: Ruth Malli, City Manager
From: Felicity Adams, Director of Development Services
Date: September 28, 2010
File No: 3360-10-05

Re: OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT & REZONING APPLICATION
Lot 1, DL 146, Oyster District, Plan VIP79719 (Christie Road)

RECOMMENDATION(S):

That Council directs the following Official Community Plan consultation pursuant to S. 879 of the Local Government Act for OCP and Zoning Bylaw amendment application 3360-10-05 (Lot 1, DL 146, Oyster District, Plan VIP79719):

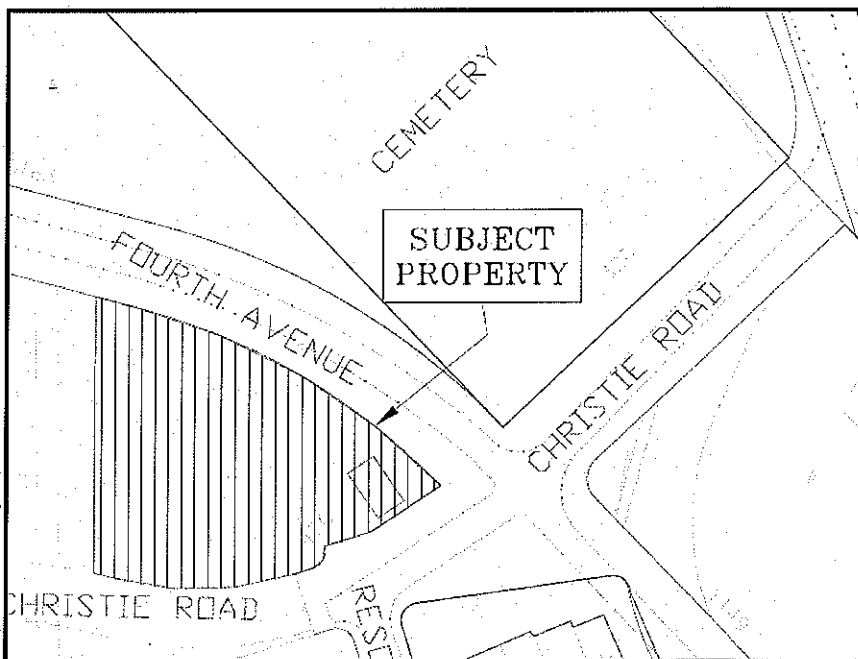
- Refer the application to the Advisory Planning Commission (APC) for review and comment prior to Council direction on the development of amending bylaws.

PURPOSE:

The purpose of this report is to introduce an Official Community Plan (OCP) and rezoning application; and to seek direction regarding consultation.

INTRODUCTION/BACKGROUND:

An application has been received from Oak Development Ltd. (R. Jackson) to amend the Official Community Plan and rezone the subject property at the corner of Fourth Avenue and Christie Road. The subject property is 0.5 hectares in size and the applicant is proposing 13 single family homes. The property is currently vacant, but contains an old reservoir originally used for the storage of potable water.



SCOPE OF WORK:

The Official Community Plan (OCP) designates the property as 'Multi-Family Residential' and the applicant is requesting to designate the property as 'Single Family Residential'. The property is zoned Medium Density Residential (R-3-A) and the applicant is requesting a single family residential zone with a minimum lot size of 300m² (3229 ft²). The applicant is requesting a density of 26 single family units per hectare however the OCP states that the maximum density permitted for small lot

single family development is 25 units per hectare. Also, staff will work with the applicant to ensure the development integrates green building and site design attributes which could be secured as part of the rezoning.

As part of the scope of work for the subject application, staff will be determining how to best implement the directions set out in two covenants that are registered on the title of the property. Covenant EP86845 (dated September 2000) states that a 12 unit strata title townhouse development is permitted on the land. Also, the covenant suggests that the reservoir for the storage of potable water be maintained. Covenant EP88192 (dated October 2000) specifies the amenity contribution for the development.

Table 1: Summary of OCP Amendment and Rezoning – 3360-10-05

	<i>Current</i>	<i>Proposed</i>
<i>OCP</i>	Multi-Family Residential	Single Family Residential
	Development Permit Area 4 (DPA4)	Secure community amenities, green building and green site design elements at rezoning stage and amend the OCP such that small lot single family development does not require a Development Permit.
<i>Zoning</i>	Medium Density Residential (R-3-A)	Single Family Residential – small lot
<i>Minimum lot size:</i>	892 m ²	300 m ²
<i>Permitted uses:</i>	Covenant EP86845 permits a 12 unit strata title development. The R-3-A zone permits 19 residential units.	12-13 single family residential units

ALTERNATIVES:

That Council proceed no further with OCP and Zoning Bylaw Amendment application 3360-10-05.

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.

It is standard practice for Council to refer rezoning proposals to the Advisory Planning Commission (APC) at an early stage. Proposals that would result in a form and character development permit application may be referred to the Advisory Design Panel (ADP) at the rezoning stage. The Provincial archaeological database does not indicate any artefacts at this location. The proposal does not appear to impact other agencies' interests.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

A public hearing would be required if the application proceeds.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

The application has been referred to the Engineering Department and to the Subdivision Approving Officer 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 SUSTAINABILITY VISIONING REPORT:

Staff will evaluate the application to assess if the development concept is aligned with the policy directions of the Visioning Report. If the development proceeds staff will work with the applicant to ensure Visioning principles are achieved.

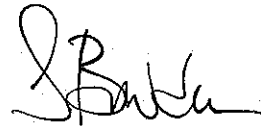
ALIGNMENT WITH STRATEGIC PRIORITIES:

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

SUMMARY:

It is recommended to refer OCP amendment and rezoning application 3360-10-05 to the APC and ADP for review and comment.

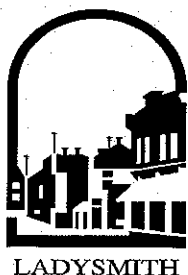
I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

"None".



Town of Ladysmith
STAFF REPORT

To: Ruth Malli, City Manager
From: Sandy Bowden, Director of Corporate Services
Date: September 28, 2010
File No:

Re: PERMISSIVE TAX EXEMPTION BYLAW 2010, NO. 1741

RECOMMENDATION:

That Council approve the requested property tax exemptions stipulated in Permissive Tax Exemption Bylaw 2010, No. 1741, and give first three readings to the bylaw at the Council meeting on October 4, 2010.

PURPOSE:

The purpose of this staff report is to provide Council with an overview of proposed property tax exemptions which include places of worship, charitable, non-profit organizations and properties with a partnering agreement with the Town of Ladysmith, for the 2011 taxation year.

INTRODUCTION/BACKGROUND:

In accordance with Section 224 of the Community Charter, Council may, by bylaw, exempt land or improvements from taxation under section 197 (1) (a) [*municipal property taxes*].

Each year, Council approves a bylaw exempting places of worship, charitable and non-profit organizations from property taxes. In addition, Council has also exempted properties which are the subjects of partnering agreements between the Town and the property owner.

FINANCIAL IMPLICATIONS:

See attached Schedule A of Bylaw No. 1741. The estimated municipal portion of exempted property taxes for 2011 is \$67,010.23.

LEGAL IMPLICATIONS:

Staff will ensure that the statutory notice for Schedule A is published in the Ladysmith Chronicle, prior to the adoption of the bylaw, in accordance with the legislation.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

The public is generally supportive of exempting properties which are the subject of the Bylaw from property taxes.

ALIGNMENT WITH STRATEGIC PRIORITIES:

N/A

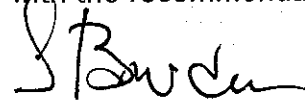
ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT

N/A

SUMMARY:

Council's authorization is required to exempt certain properties from taxation annually. Schedule A of Bylaw No. 1741 specifies the properties located within Ladysmith which are recommended for property tax exemptions. It is recommended that Council give 1st, 2nd and 3rd readings to Bylaw No. 1741 at the October 4, 2010 Regular Council Meeting. The bylaw will be placed on the October 18, 2010 Regular Council agenda for final adoption.

I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

Permissive Tax Exemption Bylaw 2010, No. 1741

TOWN OF LADYSMITH

BYLAW NO. 1741

A bylaw to exempt from taxation certain lands and buildings for the year 2011.

WHEREAS Section 224 and 225 of the *Community Charter* permits Council, by by-law, to exempt from taxation certain buildings, the lands on which the buildings stand and the lands surrounding certain buildings;

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

Part 1 – Church Properties Tax Exemption

All church halls and lands within the legal boundaries of those properties listed under Section 1 of Schedule ‘A’ are hereby exempted from taxation for the year 2011.

Part 2 – Charitable, Not-for Profit and Recreational Tax Exemption

All lands within the legal boundaries of those properties listed under Section 2 of Schedule ‘A’ are hereby exempted from taxation for the year 2011.

Part 3 – Partnering Exemption Authority

All lands within the legal boundaries of those properties listed under Section 3 of Schedule ‘A’ are hereby exempted from taxation for the year 2011.

Schedule A through E, inclusive, which are attached hereto form a part of this bylaw.

This bylaw may be cited as "Permissive Tax Exemption Bylaw 2010, No. 1741."

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)

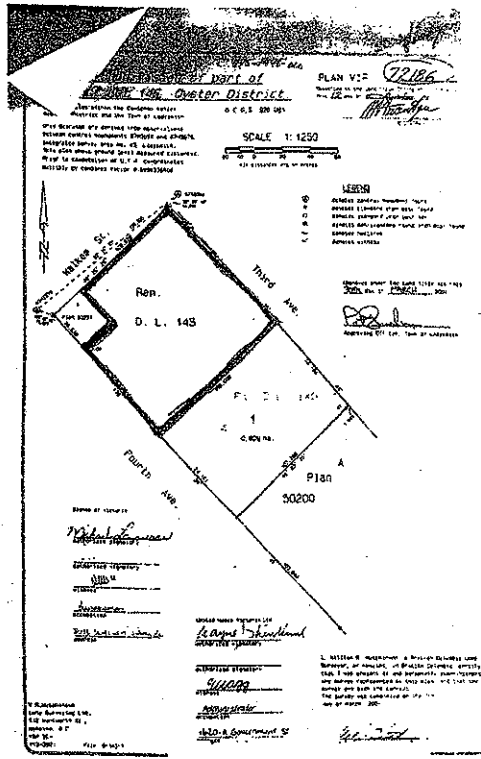
TOWN OF LADYSMITH PERMISSIVE TAX EXEMPTION BYLAW 2010, NO. 1741

SCHEDULE "A"

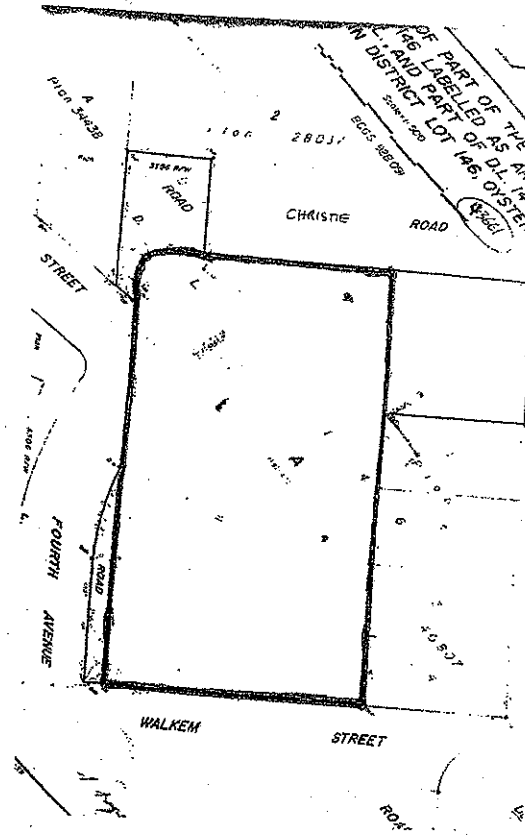
PROPERTY DESCRIPTION		2011			2012	2013
		ESTIMATE FOR AMOUNT OF TAX REVENUE FOREGONE BASED ON 2009			(2010 + 2%)	(2011 + 2%)
		MUNICIPAL REVENUE	OTHER GOVT REVENUE	TOTAL REVENUE	TOTAL REVENUE	TOTAL REVENUE
Section 1						
St. Mary's Catholic Church 224.2(f) Buildings for Public Worship	1135 4th Ave Remainder of DL 145, LD43 Oyster Land District except Plans 33231 & VIP72186 (Specifically the area of land and buildings outlined in red on Schedule 'B') Folio 1448.000	5,668.92	4,361.66	10,030.58	10,231.19	10,435.81
Pentecostal Assemblies of Canada 224.2(f) Buildings for Public Worship	1149 4th Ave Lot A, Plan 46331, DL43, Oyster District (Specifically the area of land and buildings outlined in red on Schedule 'C') Folio 1449.080	4,806.45	5,954.05	10,760.50	10,975.71	11,195.22
United Church of Canada 224.2(f) Buildings for Public Worship	232 High Street Lot A, Plan VIP63119, DL56 Oyster Land District Folio 327.010	748.02	923.27	1,671.29	1,704.72	1,738.81
Ladysmith Fellowship Baptist Church 224.2(f) Buildings for Public Worship	381 Davis Rd Lot 1, Plan 43316, DL 43, LD43 Folio 1041.500	1,680.04	2,396.71	4,076.75	4,158.29	4,241.46
Anglican Synod Diocese of BC 224.2(f) Buildings for Public Worship	314 Buller St Lot A, Blk 76, LD 43 Plan 703A Folio 494.000	952.61	1,246.72	2,199.33	2,243.32	2,288.19
Section 2						
Ladysmith Senior Citizens Housing Society 224.2(a) Non-Profit	101 1st Ave Lot 1, DL56, LD43, Plan 31443 Folio 1338.000	5,313.58	3,904.97	9,218.55	9,402.92	9,590.98
Ladysmith Senior Citizens Housing Society 224.2(a) Non-Profit	207 Jamison Rd Lot 1, DL 56, LD 43, Plan 21490 (Specifically the area of land surrounding the building footprint as shown on Schedule D) Folio 1322.300	856.83	525.38	1,382.21	1,409.85	1,438.05
Ladysmith Resource Centre Association 224.2(a) Non-Profit	721 1st Ave Lot 11, Blk 7, LD43, Plan 703 (Right to Purchase) Folio 0055.000 AND	4,203.64	2,466.67	6,670.31	6,803.72	6,939.79
	26 Buller St Lot 12, Blk 7, LD43, Plan 703 (Right to Purchase) Folio 0056.000 AND	2,286.62	1,296.11	3,582.73	3,654.38	3,727.47
	12 Buller ST Lot 14, Blk 7, LD43, Plan 703 Folio 0058.000	1,147.48	745.78	1,893.26	1,931.13	1,969.75
Ladysmith Maritime Society 224.2(a) Non-Profit	616 Oyster Bay Dr Lot 4, DL 8G/11G, LD43, Plan 45800 Portion & DL24 & 56, except Plan VIP64405, VIP71943 & VIP72131 Folio 1109.322 now included with 1602.100 AND	1,037.08	533.12	1,570.20	1,601.60	1,633.63
Ladysmith Maritime Society 224.2(a) Non-Profit	Unit C, I & M - 610 Oyster Bay Dr Lot 4, Plan 45800 Parent parcel 1109.300	1,760.64	1,075.08	2,835.72	2,892.43	2,950.28
Ladysmith Golf Club Society 224.2(f) Recreational	380 Davis Rd DL43, LD43, except Plans 2478, 4670, 5873, 7527, 8922, 12027, 14051, 15693, 835R, 34197, 48247	2,620.00	3,129.70	5,749.70	5,864.69	5,981.98

	& VIP57353. exc E&N R/W Pcl A (DD24404N) Pcl C (DD344431), VIP65242 Folio 1017.005					
Ladysmith Festival of Lights 224.2(a) Non-Profit	1163 4th Ave Lot A, DL146, LD43, Plan 34438 Folio 1449.200	5,919.40	3,514.34	9,433.74	9,622.41	9,814.86
St John's Masonic Temple Assoc (Leased by Town for parking lot) 224.2(a) Non-Profit	26 Galacre St Lot 9, Blk 9, LD43, Plan 703 Folio 85.000	1,904.74	1,220.62	3,125.36	3,187.87	3,251.63
Arts Council of Ladysmith & District 224.2(a) Non-Profit	Units J, K & L - 610 Oyster Bay Rd Lot 4, 45800 Folio 1109.328	972.99	594.12	1,567.11	1,598.45	1,630.42
Eco-Tourism Building (mechanical room and public storage only) 224.2(a) Non-Profit	Transfer Beach Lot 2, Plan 36262 (Specifically the area of land and buildings outlined in red on Schedule 'E') Folio 1110.110	1,873.58	1,144.04	3,017.62	3,077.97	3,139.53
Ladysmith Health Care Auxiliary 224.2(a) Non-Profit	910 1st Ave (Thrift Shop) Lot 1, Blk 30, Plan 703A Folio 263.000	4,840.72	2,855.68	7,696.40	7,850.33	8,007.34
Island Corridor Foundation 224.2(a) Non-Profit	Folio 910.005 Folio 1052.008, 1052.009 Folio 1475.000, 1476.001 Folio 1477.000, 1477.010 Folio 1477.020, 1477.030	11,560.76	5,794.94	17,355.70	17,702.81	18,056.87
Canadian Legion Branch #171 224.2(a) Non-Profit	621 1st Ave Lot A, Blk 8, Plan 703 Folio 70.000	2,165.61	1,375.94	3,541.55	3,612.38	3,684.63
Section 3						
Ladysmith & District Historical Society archives 225.2(a) Partnering Agreement	1115A - 1st Ave (under Tim Horton's) Lot 1, VIS5873, DL118, LD43 Folio 1373.010	2,252.93	1,375.68	3,628.61	3,701.18	3,775.20
Municipal Parking lot 225.2(a) Partnering Agreement 3 year exemption (2009, 2010 & 2011)	17 & 25 Roberts St Lots 8 & 9, Blk 11, Plan 703A Folios 123.000 & 125.000	2,437.59	1,288.15	3,725.74	3,800.25	3,876.26
TOTALS		67,010.25	47,722.73	114,732.96	117,027.60	119,366.16

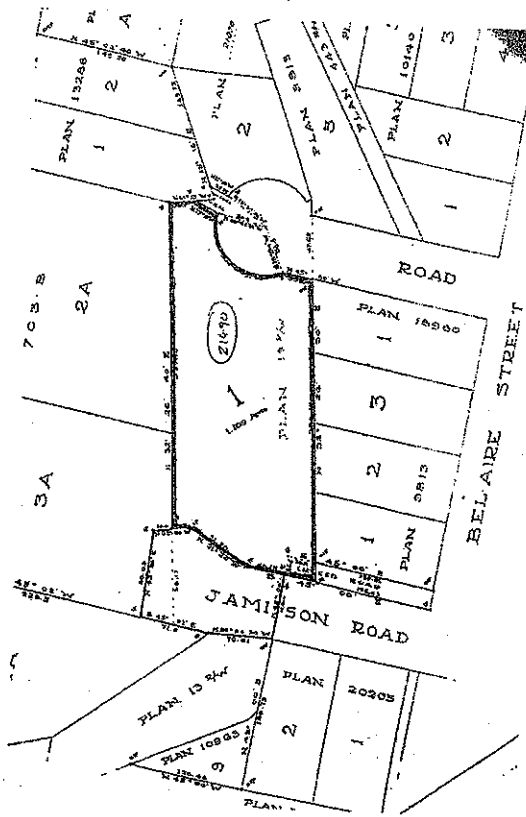
This is Schedule "B" attached to and forming part of
Tax Exemption Bylaw 2010, No. 1741



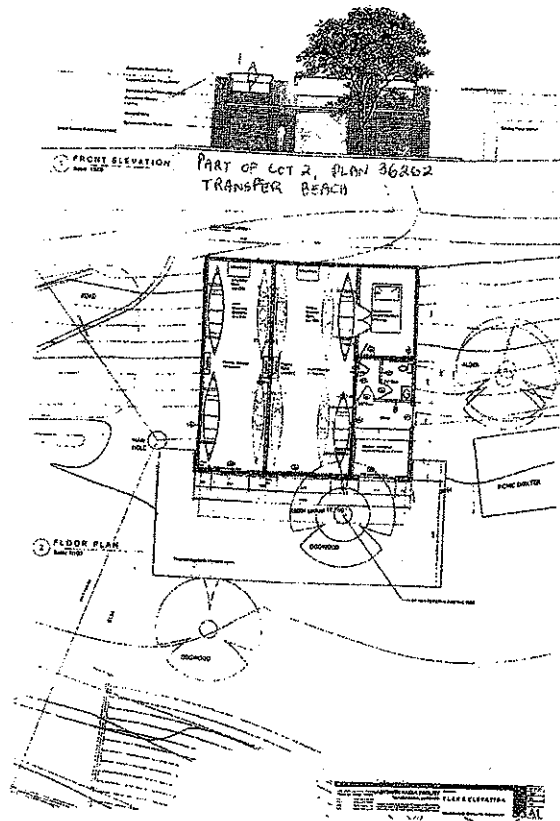
This is Schedule "C" attached to and forming part of
Tax Exemption Bylaw 2010, No. 1741

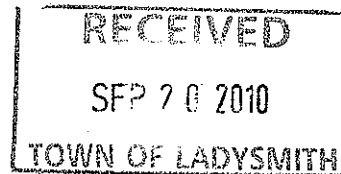


This is Schedule "D" attached to and forming part of
Tax Exemption Bylaw 2010, No. 1741



This is Schedule "E" attached to and forming part of
Tax Exemption Bylaw 2010, No. 1741





September 14, 2010

Mayor Robert Hutchins
Town of Ladysmith
PO Box 220 Stn Main
Ladysmith, British Columbia
V9G 1A2

Dear Mayor Hutchins,

The Government of British Columbia has committed to support our forest industry by requiring that wood be the primary building material in all new publicly owned and provincially funded buildings. In addition to the economic benefits of this policy for the forest industry, there are significant climate change benefits since every tonne of wood material used in construction reduce greenhouse gases by about 5.7 tonnes by sequestering carbon and displacing more energy intensive materials.

I am very pleased that the communities of Nakusp, Fruitvale, Castlegar, Campbell River, Shuswap, Prince George, Terrace, Cariboo, Quesnel, Armstrong and Kelowna have recently followed through on my challenge to adopt Wood First Resolutions. I would like to recognize their commitment and leadership to supporting this important policy and entrenching their recognition of the importance of forest-related industry to their constituents and our province.

To those communities that have not yet adopted their own Wood First Resolution, I would like to renew my challenge to you to do so. To send a strong and clear message to your constituents that you are committed to taking advantage of the structural, social, environmental and aesthetic benefits of wood in your current and upcoming projects.

I recently announced the creation of the Wood Enterprise Coalition between WoodWORKS!BC, BC Wood and FPInnovations. The WEC can help you "develop" your wood first resolutions, realize your wood-friendly building projects and support your local communities. If you have not already done so, I urge you to contact them as soon as you can.

Sincerely,

Pat Bell
Minister

Page 1 of 2

pc: Kathy Chopik, ADM, Competitiveness and Innovation Division

Ministry of Forests and Range

Werner Hofstätter – Wood First Act Advisor – Wood Enterprise Coalition

Mary Tracey – Director – WoodWorks!BC Project - Canadian Wood Council

Brian Hawrysh – Chief Executive Officer – BC Wood Specialties Group

Roland Baumeister - Manager of Secondary Manufacturing – FPInnovations

TOWN OF LADYSMITH

BYLAW NO. 1740

A Bylaw to Amend the Town of Ladysmith Building and Plumbing Bylaw 1994, No. 1119

The Council of the Town of Ladysmith, in open meeting lawfully assembled hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as "Ladysmith Building and Plumbing Bylaw 1994, No. 1119, Amendment Bylaw 2010, No. 1740".

2. AMENDMENT

The "Ladysmith Building and Plumbing Bylaw 1994, No. 1119" is hereby amended as follows:

(a) Delete Section 13.2 in its entirety and replace it with the following Section 13.2:

13.2.1 A person who applies for a permit to a building or structure or parts of them either within or into the Municipality shall deposit with the Building Inspector a certified cheque or other financial security in the amount of Five Thousand Dollars (\$5,000.00) payable to the Municipality, in a form satisfactory to the Chief Financial Officer to ensure that the building shall be completely re-erected on the new site within twelve months of the date of issuance of the Moving Permit.

13.2.2 If the building or structure referred to in 13.1.1 is not completed within the specified time, the Building Inspector may send a written notice to the applicant stating that the building does not comply with this Bylaw or other enactment and direct the applicant to remedy the non-compliance within thirty days from the date of the notice. If the non-compliance is not remedied within the period of thirty days, the Municipality may use the security to remedy the non-compliance, and if the cost to remedy exceeds the amount of the security then the amount of the difference may be recovered by the Municipality as taxes in accordance with applicable Community Charter provisions.

13.2.2 Section 13.2.1 does not apply to a person who applies for a permit to move a mobile home currently located within the Town of Ladysmith to a new site within the Town of Ladysmith where the move is necessary to permit the relocation of a mobile home because of a termination of the site use agreement for the original site and the relocation will permit the continuation of a supply of affordable housing.

(b) Delete the last sentence of Section 13.9. Section 13.9 to read as follows:

13.9 Every person relocating a building or structure from a site within the Municipality shall ensure that the site is left in a neat, clean and safe condition after the removal.

(c) Amend Schedule "J" by adding "Permit Fee to Move a Mobile Home Located Within Ladysmith to Another Site Within Ladysmith" - \$25.

READ A FIRST TIME	on the	7 th	day of	September,	2010
READ A SECOND TIME	on the	7 th	day of	September,	2010
READ A THIRD TIME	on the	7 th	day of	September,	2010
RESCIND THIRD READING	on the		day of		2010
AMEND AT SECOND READING	on the		day of		2010
READ A THIRD TIME AS AMENDED	on the		day of		2010
ADOPTED	on the		day of		2010

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)

TOWN OF LADYSMITH

BYLAW NO. 1741

A bylaw to exempt from taxation certain lands and buildings for the year 2011.

WHEREAS Section 224 and 225 of the *Community Charter* permits Council, by by-law, to exempt from taxation certain buildings, the lands on which the buildings stand and the lands surrounding certain buildings;

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

Part 1 – Church Properties Tax Exemption

All church halls and lands within the legal boundaries of those properties listed under Section 1 of Schedule 'A' are hereby exempted from taxation for the year 2011.

Part 2 – Charitable, Not-for Profit and Recreational Tax Exemption

All lands within the legal boundaries of those properties listed under Section 2 of Schedule 'A' are hereby exempted from taxation for the year 2011.

Part 3 – Partnering Exemption Authority

All lands within the legal boundaries of those properties listed under Section 3 of Schedule 'A' are hereby exempted from taxation for the year 2011.

Schedule A through E, inclusive, which are attached hereto form a part of this bylaw.

This bylaw may be cited as "Permissive Tax Exemption Bylaw 2010, No. 1741."

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)

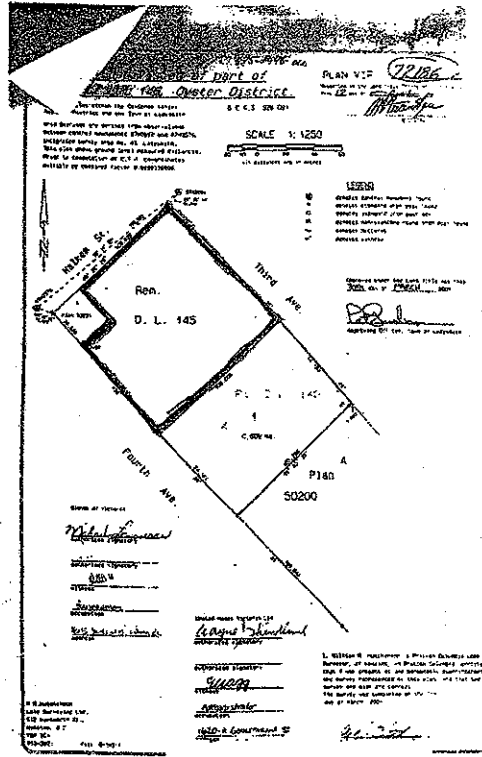
TOWN OF LADYSMITH PERMISSIVE TAX EXEMPTION BYLAW 2010, NO. 1741

SCHEDULE "A"

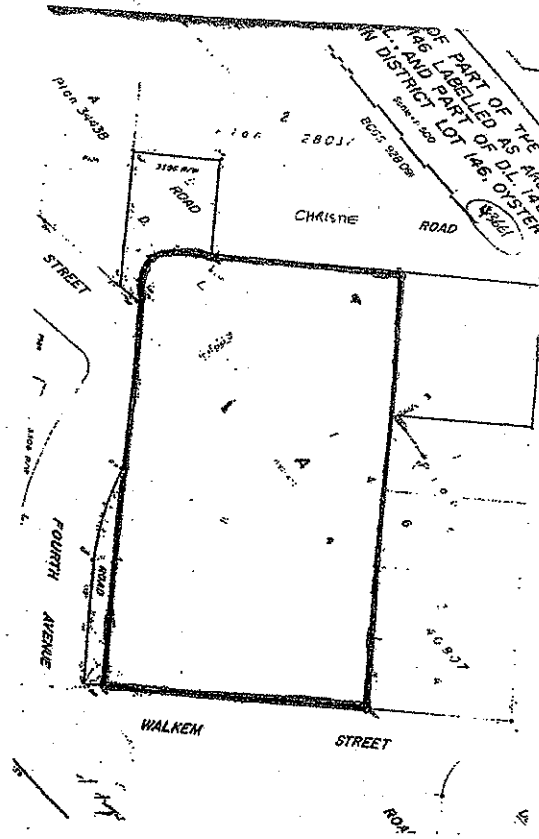
PROPERTY DESCRIPTION		2011			2012	2013
		ESTIMATE FOR AMOUNT OF TAX REVENUE FOREGONE BASED ON 2009			(2010 + 2%)	(2011 + 2%)
		MUNICIPAL REVENUE	OTHER GOV'T REVENUE	TOTAL REVENUE	TOTAL REVENUE	TOTAL REVENUE
Section 1						
St. Mary's Catholic Church 224.2(f) Buildings for Public Worship	1135 4th Ave Remainder of DL 145, LD43 Oyster Land District except Plans 33231 & VIP72186 (Specifically the area of land and buildings outlined in red on Schedule 'B') Folio 1448.000	5,668.92	4,361.66	10,030.58	10,231.19	10,435.81
Pentecostal Assemblies of Canada 224.2(f) Buildings for Public Worship	1149 4th Ave Lot A, Plan 46331, DL43, Oyster District (Specifically the area of land and buildings outlined in red on Schedule 'C') Folio 1449.080	4,806.45	5,954.05	10,760.50	10,975.71	11,195.22
United Church of Canada 224.2(f) Buildings for Public Worship	232 High Street Lot A, Plan VIP63119, DL56 Oyster Land District Folio 327.010	748.02	923.27	1,671.29	1,704.72	1,738.81
Ladysmith Fellowship Baptist Church 224.2(f) Buildings for Public Worship	381 Davis Rd Lot 1, Plan 43316, DL 43, LD43 Folio 1041.500	1,680.04	2,396.71	4,076.75	4,158.29	4,241.46
Anglican Synod Diocese of BC 224.2(f) Buildings for Public Worship	314 Buller St Lot A, Blk 76, LD 43 Plan 703A Folio 494.000	952.61	1,246.72	2,199.33	2,243.32	2,288.19
Section 2						
Ladysmith Senior Citizens Housing Society 224.2(a) Non-Profit	101 1st Ave Lot 1, DL56, LD43, Plan 31443 Folio 1338.000	5,313.58	3,904.97	9,218.55	9,402.92	9,590.98
Ladysmith Senior Citizens Housing Society 224.2(a) Non-Profit	207 Jamison Rd Lot 1, DL 56, LD 43, Plan 21490 (Specifically the area of land surrounding the building footprint as shown on Schedule D) Folio 1322.300	856.83	525.38	1,382.21	1,409.85	1,438.05
Ladysmith Resource Centre Association 224.2(a) Non-Profit	721 1st Ave Lot 11, Blk 7, LD43, Plan 703 (Right to Purchase) Folio 0055.000 AND	4,203.64	2,466.67	6,670.31	6,803.72	6,939.79
	26 Buller St Lot 12, Blk 7, LD43, Plan 703 (Right to Purchase) Folio 0058.000 AND	2,286.62	1,296.11	3,582.73	3,654.38	3,727.47
	12 Buller ST Lot 14, Blk 7, LD43, Plan 703 Folio 0058.000	1,147.48	745.78	1,893.26	1,931.13	1,969.75
Ladysmith Maritime Society 224.2(a) Non-Profit	616 Oyster Bay Dr Lot 4, DL 8G/11G, LD43, Plan 45800 Portion & DL24 & 56, except Plan VIP64405, VIP71943 & VIP72131 Folio 1109.322 now included with 1602.100 AND	1,037.08	533.12	1,570.20	1,601.60	1,633.63
Ladysmith Maritime Society 224.2(a) Non-Profit	Unit C, I & M - 610 Oyster Bay Dr Lot 4, Plan 45800 Parent parcel 1109.300	1,760.64	1,075.08	2,835.72	2,892.43	2,950.28
Ladysmith Golf Club Society 224.2(i) Recreational	380 Davis Rd DL43, LD43, except Plans 2478, 4670, 5873, 7527, 8922, 12027, 14051, 15693, 835R, 34197, 48247	2,620.00	3,129.70	5,749.70	5,864.69	5,981.98

	& VIP57353. exc E&N R/W Pcl A (DD24404N) Pcl C (DD344431), VIP65242 Folio 1017.005					
Ladysmith Festival of Lights 224.2(a) Non-Profit	1163 4th Ave Lot A, DL146, LD43, Plan 34438 Folio 1449.200	5,919.40	3,514.34	9,433.74	9,622.41	9,814.86
St John's Masonic Temple Assoc (Leased by Town for parking lot) 224.2(a) Non-Profit	26 Gatacre St Lot 9, Blk 9, LD43, Plan 703 Folio 85.000	1,904.74	1,220.62	3,125.36	3,187.87	3,251.63
Arts Council of Ladysmith & District 224.2(a) Non-Profit	Units J, K & L - 610 Oyster Bay Rd Lot 4, 45800 Folio 1109.328	972.99	594.12	1,567.11	1,598.45	1,630.42
Eco-Tourism Building (mechanical room and public storage only) 224.2(a) Non-Profit	Transfer Beach Lot 2, Plan 36262 (Specifically the area of land and buildings outlined in red on Schedule 'E') Folio 1110.110	1,873.58	1,144.04	3,017.62	3,077.97	3,139.53
Ladysmith Health Care Auxiliary 224.2(a) Non-Profit	910 1st Ave (Thrift Shop) Lot 1, Blk 30, Plan 703A Folio 263.000	4,840.72	2,855.68	7,696.40	7,850.33	8,007.34
Island Corridor Foundation 224.2(a) Non-Profit	Folio 910.005 Folio 1052.008, 1052.009 Folio 1475.000, 1476.001 Folio 1477.000, 1477.010 Folio 1477.020, 1477.030	11,560.76	5,794.94	17,355.70	17,702.81	18,056.87
Canadian Legion Branch #171 224.2(a) Non-Profit	621 1st Ave Lot A, Blk 8, Plan 703 Folio 70.000	2,165.61	1,375.94	3,541.55	3,612.38	3,684.63
Section 2						
Ladysmith & District Historical Society archives 225.2(a) Partnering Agreement	1115A - 1st Ave (under Tim Horton's) Lot 1, V1S5873, DL118, LD43 Folio 1373.010	2,252.93	1,375.68	3,628.61	3,701.18	3,775.20
Municipal Parking lot 225.2(a) Partnering Agreement 3 year exemption (2009, 2010 & 2011)	17 & 25 Roberts St Lots 8 & 9, Blk 11, Plan 703A Folios 123.000 & 125.000	2,437.59	1,288.15	3,725.74	3,800.25	3,876.26
TOTALS		67,010.23	47,722.73	114,732.96	117,027.60	119,368.16

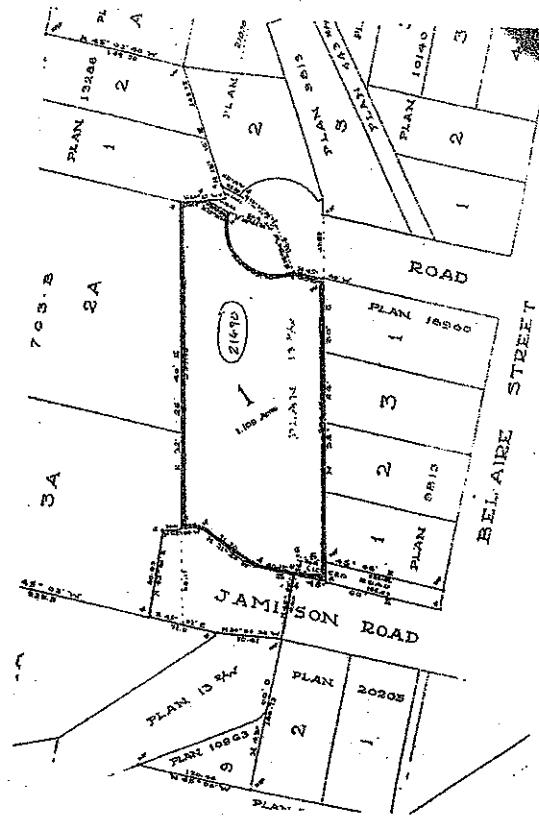
This is Schedule "B" attached to and forming part of
Tax Exemption Bylaw 2010, No. 1741



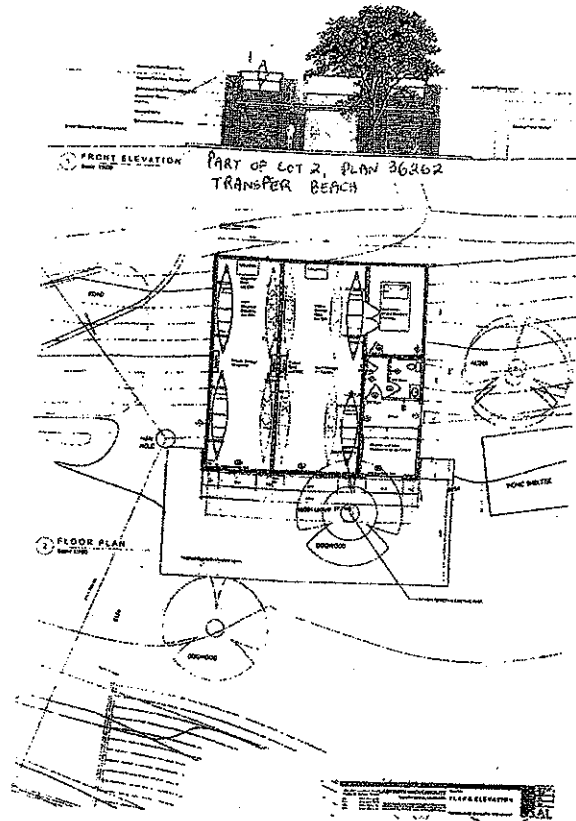
This is Schedule "C" attached to and forming part of
Tax Exemption Bylaw 2010, No. 1741.



This is Schedule "D" attached to and forming part of
Tax Exemption Bylaw 2010, No. 1741



This is Schedule "E" attached to and forming part of
Tax Exemption Bylaw 2010, No. 1741



TOWN OF LADYSMITH

BYLAW NO. 1742

A bylaw to exempt from taxation certain lands and buildings for the years 2011 to 2020.

WHEREAS Section 224 and 225 of the *Community Charter* permits Council, by by-law, to exempt from taxation certain buildings, the lands on which the buildings stand and the lands surrounding certain buildings;

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

Charitable, Not-for Profit and Recreational Tax Exemption

All lands within the legal boundaries of those properties listed under Schedule 'A' are hereby exempted from taxation for the years 2011 to 2020.

Schedule A, which is attached hereto, forms a part of this bylaw.

This bylaw may be cited as "Community Services Centre Tax Exemption Bylaw 2010, No. 1742."

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)

TOWN OF LADYSMITH BYLAW NO. 1742

SCHEDULE "A"

PROPERTY DESCRIPTION		2011			2012	2013
		ESTIMATE FOR AMOUNT OF TAX REVENUE FOREGONE BASED ON 2010			(2011 + 2%)	(2012 + 2%)
		MUNICIPAL REVENUE	OTHER GOV'T REVENUE	TOTAL REVENUE	TOTAL REVENUE	TOTAL REVENUE
Ladysmith Seniors and Ladysmith Resource Centre <i>225.2(a) Non-Profit</i>	610 & 630 2nd Ave Lot B, Blk B, Plan 6460 Folio 222.400	6,993.00	10,796.00	17,789.00	18,144.78	18,507.68
Boy's & Girls Club <i>225.2(a) Non-Profit</i>	220 High St Lot A, Plan VIP68919 Folios 222.510 & 222.520	8,905.12	13,818.88	22,724.00	23,178.48	23,642.05
TOTALS		15,898.12	24,614.88	40,513.00	41,323.26	42,149.73