



TOWN OF LADYSMITH
MINUTES OF A SPECIAL MEETING OF COUNCIL
TUESDAY, JANUARY 28, 2014
PART A – COUNCIL CHAMBERS, CITY HALL
CALL TO ORDER 5:02 P.M.
PART B – LADYSMITH SENIORS CENTRE, 630 SECOND AVENUE
CALL TO ORDER 6:30 P.M.

COUNCIL MEMBERS PRESENT:

Mayor Rob Hutchins Councillor Steve Arnett Councillor Bill Drysdale
Councillor Jillian Dashwood Councillor Duck Paterson

COUNCIL MEMBERS ABSENT

Councillor Gord Horth Councillor Glenda Patterson

STAFF PRESENT:

Ruth Malli Sandy Bowden Joanna Winter
John Manson Felicity Adams (entered at 6:30 p.m.)

GUESTS PRESENT:

Seamus Frain, Opus DaytonKnight

CALL TO ORDER

Mayor Hutchins called this Special Meeting of Council to order at 5:02 p.m.

AGENDA APPROVAL

CS 2014-031

It was moved, seconded and carried that the agenda for the Special Council Meeting of January 28, 2014 be approved.

STAFF REPORTS

Request for Proposals for Supply and Delivery of MBBR/DAF Equipment for the Waste Water Treatment Plant

The Director of Infrastructure Services and Seamus Frayne, Opus DaytonKnight presented an overview of the proposal received for supply and delivery of MBBR/DAF equipment for the Waste Water Treatment Plant, and responded to questions from Council.

CS 2014-032

It was moved, seconded and carried that Council authorize the Town and Opus DaytonKnight to enter negotiations with World Water Works to finalize the details of the equipment, controls and pricing with a view to entering into a contract with World Water Works to supply and deliver the MBBR/DAF equipment to the Town, and, if successful, to enter into a contract with World Water Works. In the event that the Town is unable to successfully conclude negotiations with World Water Works under the above terms, that Council authorize the Town and Opus DaytonKnight to

enter negotiations with Veolia on the same terms as above.

S. Frain left the meeting.

CLOSED MEETING

CS 2014-033

It was moved, seconded and carried at 5:26 p.m. that Council retire into Closed Meeting after a two minute recess.

ARISE AND REPORT

Council arose from the Closed Meeting at 5:47 p.m. without report.

RECESS

CS 2014-034

It was moved, seconded and carried that this meeting of Council recess at 5:47 p.m. and that it reconvene as scheduled at the Ladysmith Seniors Centre at 6:30 p.m.

PRESENTATIONS & DELEGATIONS

Mayor Hutchins reconvened the Special Meeting at the Ladysmith Seniors Centre at 6:30 p.m.

Bob Smits, Chair, North Oyster Diamond Ratepayers

Bob Smits, Chair of the North Oyster Diamond Ratepayers, spoke to Council regarding the effects of the proposed Boundary Extension Application by Couverdon/TimberWest, expressed residents' concerns and urged Council to consider a regional approach to watershed management given the interconnection between watersheds. Mr. Smits responded to questions from Council.

Frank Limshue, Couverdon Real Estate & James Miner, Sasaki Associates Inc.

Frank Limshue, Director of Planning and Zoning, Couverdon Real Estate and James Miner, Planning Consultant, gave a presentation outlining Couverdon's Boundary Extension Application, impacts on watersheds and viewsapes and development possibilities, and responded to questions from Council and the audience.

Bryan Henderson enquired about the amount of the proposed lands surrounding Holland Lake as a percentage of the total watershed.

Brita Myrmel expressed concern about the large number of 'unknowns' surrounding the application and commented that it is not environmentally responsible to keep putting cement on top of aquifers.

Dave Judson enquired about TimberWest's logging practices on all lands and their effects throughout the watershed, expressed

concern about watershed preservation, suggested ways in which the Town could protect the lands surrounding Stocking and Holland Lakes and enquired about the effect of the proposal on property taxes.

Mary Marcotte, John Simmons and Greg Smith urged Couverdon to provide more information to area residents and to consider conducting opinion surveys.

Lynne Rolko asked about the financial benefit to the Town and the tax impact on citizens of boundary expansion.

Myfanwy Plecas expressed a concern about the Town's ability to accommodate the increase in demand on water and sewer infrastructure.

Bob Jameson enquired whether the Town is able to construct a pipeline across Crown land to draw water directly from Holland Lake.

Bob Smits stated that water should be considered as a regional resource and watershed protection matters addressed accordingly.

Rob Johnson enquired whether Couverdon proposes to donate or sell the lands surrounding Stocking and Holland Lakes to the Town, about the next steps in the Boundary Extension Application process, about the impact on property taxes, and about the proposed mix of commercial and residential development on the Couverdon lands.

Greg Dodd enquired how the Town proposes to keep people out of the watershed.

Tammy Edwards enquired on what basis the Town had determined the capacity of its water system to accommodate anticipated population.

Greg Roberts asked Council to consider the original intent and values of the Town's sustainability vision, other options for achieving watershed protection in partnership with TimberWest/Couverdon, cooperative approaches to protect valuable forest lands, and, the possible effects of climate change on the town's water supply.

Councillor Arnett reiterated his commitment to watershed protection for future generations.

Councillor D. Paterson was advised that the value of the

watershed lands which Couverdon proposes to provide to the Town for a nominal amount as part of the Boundary Extension Application is estimated at approximately \$5 million.

Mayor Hutchins explained that Council must first vote to accept the Boundary Extension Application. This would be followed by a public input period which will take the form of an Alternate Approval Process. Should the application pass the Alternate Approval Process, the Town would then forward the application to the Provincial Government for review and consultation with First Nations. Provincial approval would then lead to an amendment of the Town's Letters Patent to reflect the new boundary. At that point, any development of the new properties would be subject to the Town's regular rezoning process.

Mayor Hutchins thanked the representatives of Couverdon and members of the community for attending the meeting.

CS 2014-035 It was moved, seconded and carried that Council direct staff to proceed with the proposed boundary extension submitted by Couverdon Real Estate/TimberWest and that the Mayor and Corporate Officer be authorized to sign the proposal for submission to the Provincial Government.

CS 2014-036 It was moved, seconded and carried that Council direct staff to proceed with the Alternative Approval Process for the proposed boundary extension submitted by Couverdon Real Estate/TimberWest, to be concluded by the end of March, 2014, in accordance with the legislation.

CS 2014-037 It was moved, seconded and carried that Council direct staff to submit a notice of the proposed boundary extension to the B.C. Gazette in accordance with the legislation.

ADJOURNMENT

CS 2014-038 It was moved, seconded and carried that this Special Meeting of Council be adjourned at 8:47 p.m.

CERTIFIED CORRECT:

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)