



TOWN OF LADYSMITH
MINUTES OF A REGULAR MEETING OF COUNCIL
MONDAY, APRIL 27, 2015 LADYSMITH EAGLES HALL
921 FIRST AVENUE HALL
CALL TO ORDER: 6:00 P.M.
RECESS: 6:30 P.M.
PUBLIC HEARING AND COUNCIL MEETING (PART TWO): 7:00 P.M.

COUNCIL MEMBERS PRESENT:

Mayor Aaron Stone	Councillor Steve Arnett	Councillor Cal Fradin
Councillor Joe Friesenhan	Councillor Carol Henderson	Councillor Rob Hutchins
Councillor Duck Paterson		

COUNCIL MEMBERS ABSENT:

Councillor Steve Arnett

STAFF PRESENT:

Ruth Malli	Sandy Bowden	Felicity Adams
Erin Anderson	John Manson	Joanna Winter
Clayton Postings (entered 7:00 p.m.)		

CALL TO ORDER

Mayor Stone called this special Council Meeting to order at 6:01 p.m. and acknowledged the traditional territory of the Stz'uminus First Nation.

AGENDA APPROVAL

CS 2015-162

Moved and seconded:

That the agenda for the Special Council Meeting of April 27, 2015 be approved with the following amendments:

Add "High Street Crosswalk" under New Business

Add "Notice of Motion" under New Business.

Motion carried.

DELEGATIONS

Cory Vanderhorst, MNP

Presentation of 2014 Audited Financial Statements

Cory Vanderhorst presented the audited financial statements for the Town of Ladysmith for the year ended December 31, 2014, and responded to questions from Council.

CS 2015-163

Moved and seconded:

That Council approve the 2014 Town of Ladysmith Audited Financial Statements.

Motion carried.

Council thanked Mr. Vanderhorst for his presentation.

RECESS

CS 2015-164

Moved and seconded:

That this Special Council Meeting recess at 6:18 p.m. and that it

reconvene at 7:00 p.m.
Motion carried.

Mayor Stone reconvened this Special Meeting of Council at 7:00 p.m.

PUBLIC HEARING

Town of Ladysmith Zoning Bylaw 1860, Amendment Bylaw (No. 1), 2015, No. 1875

Public Attendance: 41

Applicant – Town of Ladysmith

A Public Hearing for Bylaw 1875 was held at the Ladysmith Eagles Hall, 921 First Avenue, Ladysmith, B.C. on Monday, April 27, 2015 at 7:00 p.m.

Mayor Stone welcomed the members of the public and outlined the process for the Public Hearing. He stated that the Public Hearing is for Bylaw 1875 which would amend the R-3-A zone in the Town of Ladysmith Zoning Bylaw 2014, No. 1860 by adding new site specific regulations for the subject properties to permit Townhouse Dwelling Use and Two Unit Dwelling Use to a total combined maximum of 15 units. Mayor Stone advised the public that following the close of the Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of Council.

Mayor Stone reminded those present that the purpose of the Public Hearing was not the Development Permit application for 606 Farrell Road but the Rezoning Bylaw 1875.

Felicity Adams, Director of Development Services, introduced the Public Hearing and stated that the subject of the Public Hearing was Town of Ladysmith Zoning Bylaw 1860, Amendment Bylaw (No. 1), 2015, No. 1875.

The following properties are the subject of the Zoning Bylaw amendment.

606 Farrell Road, legally described as:

- Lot A, District Lot 41, Oyster District, Plan VIP84543 except part in Strata Plan VIS6497 (Phase 1);
- Strata Lot 1, District Lot 41, Oyster District, Strata Plan VIS6497 together with an interest in the Common Property in the Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V;
- Strata Lot 2, District Lot 41, Oyster District, Strata Plan VIS6497 together with an interest in the Common Property in the Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V;
- Strata Lot 3, District Lot 41, Oyster District, Strata Plan VIS6497 together with an interest in the Common Property in the Proportion to the Unit Entitlement of the Strata Lot as Shown on

- Form V; and
- Common Property Strata Plan VIS6497.

The Public Hearing Notice was printed in the Ladysmith Chronicle newspaper on April 14, 2015 and April 21, 2015 and posted on community notice boards throughout Town, as well as on the Town's website. The Notice was mailed and delivered to the subject properties and all properties located within 60 metres of the subject property.

Copies of the Notice, the proposed Bylaw and background information considered by Council were made available at the front counter of City Hall for the Notice period. Staff in the Development Services office were available to respond to questions prior to the public hearing.

Written submissions from the following individuals received prior to the Agenda deadline were included in the Public Hearing agenda package:

Cleve Carleton, 606 Farrell Road

Gerald Stasiuk, #6, 626 Farrell Road

James Russell, #13, 626 Farrell Road on behalf of the owners of 'The Gales' at 626 Farrell Road

Liliane and Varner Nickle, #15, 626 Farrell Road

Mayor Stone called for written submissions to Council. Two written submissions were received:

Saviour C. Hockey and E. Ann Hockey, 713 Stirling Drive

James Russell, 626 Farrell Road

Mayor Stone called for comments to Council.

Sharon Haynes, 626 Farrell Road – Spoke in support of Bylaw 1875 and provided concerns about tree removal and drainage, traffic egress, and the character of new development being complimentary to the existing neighbourhood character.

James Russell, 626 Farrell Road -- Spoke in support of Bylaw 1875 on behalf of 15 neighbouring residents as listed in his written submission.

Cleve Carleton, 606 Farrell Road – Spoke in support of Bylaw 1875.

Lynne McDermott, 606 Farrell Road – Commented on property taxes.

The Corporate Officer read the written submission from Saviour Hockey and E. Ann Hockey expressing support of Bylaw 1875 and asking questions related to the development.

The Corporate Officer read the up-dated written submission from James Russell, endorsed by 15 neighbouring property owners, expressing support for Bylaw 1875.

Mayor Stone called for any further comments about the bylaw amendment. Hearing no further comments, Mayor Stone declared the Public Hearing for Bylaw 1875 closed.

**DEVELOPMENT
APPLICATIONS**

Councillor Paterson declared a conflict of interest with the following agenda item and excused himself from the meeting.

Industrial Development Permit Application – 1146 Rocky Creek Road (Harley)

Lot C, District Lot 38, Oyster District, Plan EPP36585

Moved and seconded:

CS 2015-165

That Council

1. Direct staff to remove Development Permit 3060-00-08 (EP96966), 3060-07-03 (FB178787), and 3060-08-18 (FB219990) from the Certificate of Title of Lot C, District Lot 38, Oyster District, Plan EPP36585 (1146 Rocky Creek Road) as these permits are no longer relevant for the property;
2. Issue Development Permit 3060-15-05 for a light industrial development at Lot C, District Lot 38, Oyster District, Plan EPP36585 (1146 Rocky Creek Road), subject to the submission of a landscape bond in the amount of 100 per cent of the onsite landscaping.
3. Authorize the Mayor and Corporate Officer to sign the Development Permit.

Motion carried.

Councillor Paterson returned to the meeting.

**BYLAWS –
OCP/ZONING**

Town of Ladysmith Zoning Bylaw 1860, Amendment Bylaw (No. 1), 2015, No. 1875

Moved and seconded:

CS 2015-166

That Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 1) 2015, No. 1875 be read a third time and adopted.

Motion carried.

**2015 – 2019
FINANCIAL PLAN
DELIBERATIONS**

Financial Plan Overview

The Director of Financial Services gave a presentation summarizing Council's previous directions with respect to the 2015 to 2019 Financial Plan, and reviewed proposed property tax rates by class.

Moved and seconded:

CS 2015-167

That Council direct staff to prepare the 2015 to 2019 Financial Plan Bylaw, 2015 Property Tax Bylaw and 2015 Water and Sewer Rates Bylaws.

Motion carried.

NEW BUSINESS

Appointment of Director and Alternate Director to Cowichan Valley Regional District Board

CS 2015-168

Moved and seconded:

That Council appoint Mayor Aaron Stone to serve as Director representing the Town of Ladysmith on the Cowichan Valley Regional District Board, effective immediately.

Motion carried.

CS 2015-169

Moved and seconded:

That Council appoint Councillor Rob Hutchins to serve as Alternate Director representing the Town of Ladysmith on the Cowichan Valley Regional District Board until December 2015.

Motion carried.

Request for Crosswalk at Second Avenue and High Street

Staff provided Council with an update on previous direction to investigate the feasibility of installing a crosswalk across High Street at Second Avenue. Staff have consulted with the Insurance corporation of British Columbia (ICBC), who have recommended installing a crosswalk with lights to ensure better visibility at that site.

Council requested that staff continue to seek funding to support this project and report back to Council.

Notice of Motion

Councillor Henderson provided notice of her intent to bring the following motion forward for consideration at the next Regular Meeting of Council:

That Council consider a bylaw to designate areas of land that may be subject to flooding, erosion or land slip as Tree Cutting Permit Areas as outlined in section 923 of the Local Government Act.

ADJOURNMENT

CS 2015-170

Moved and seconded:

That this meeting of Council adjourn at 9:13 p.m.

Motion carried.

CERTIFIED CORRECT:



Corporate Officer (S. Bowden)



Mayor (A. Stone)

