



Town of Ladysmith

Minutes of a meeting of Council of the Town of Ladysmith held in Council Chambers at City Hall on Monday, September 21, 2009 at 7:00 p.m.

COUNCIL MEMBERS PRESENT:

Mayor Rob Hutchins (Chair)

Scott Bastian

Duck Paterson

Steve Arnett

Lori Evans

Bruce Whittington

COUNCIL MEMBERS ABSENT:

Jillian Dashwood

STAFF PRESENT:

Ruth Malli

Felicity Adams

Sandy Bowden

Rebecca Kalina

Mayor Hutchins called the meeting to order at 6:29 p.m.

EXECUTIVE SESSION

2009-495: It was moved, seconded and carried that this meeting retire into Executive Session (6:29 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;
- (Additional Item) labour relations or other employee relations;

RISE AND REPORT

2009-496: It was moved, seconded and carried that the Executive Session of Council rise without report (6:44 p.m.)

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

AGENDA APPROVAL

The Mayor requested Council's consideration of the following addition to the agenda:
11.1 - Appointment of voting delegate for Municipal Insurance Association meeting at the Union of British Columbia Municipalities conference.

2009-497: It was moved, seconded and carried that the agenda for the Regular Council meeting for Monday, September 21, 2009 be approved as amended.

MINUTES

2009-498: It was moved, seconded and carried that the Council minutes of September 8, 2009 be approved as circulated.

PUBLIC HEARINGS

PUBLIC HEARING - Bylaw 1692 and Bylaw 1993

APPLICANT AGENT

Town of Ladysmith

PUBLIC ATTENDANCE: 35

A Public Hearing for Bylaw 1692 and Bylaw 1693 was held in Council Chambers at City Hall, 410 Esplanade, Ladysmith, B.C. on Monday, September 21, 2009 at 7:00 p.m.

Mayor Hutchins welcomed the public and noted that the public input portion of the hearing would take place in two parts - Part 1 would entertain questions clarifying the project or bylaw and Part 2 would afford attendees an opportunity to provide comments to council on the proposed development.

F. Adams, Manager of Development Services, provided an overview of the application from the Town for a portion of Lot 1, District Lot 108, Oyster District, Plan VIP73133 (3.3 ha –about 8 acres). She noted that the property is located at the end of 4th Avenue at the north-western boundary of the Town and that the purpose of Bylaw 1692 is to amend the Official Community Plan to:

- Add a new policy to support manufactured home parks as an affordable housing option;
- Permit a manufactured home park density up to 20 units per hectare;
- re-designate the subject area for manufactured home park use and multifamily residential use, and include the multi-family area within DPA 4.

And that the purpose of Bylaw 1693 is to amend the Zoning bylaw to:

- add new definitions for manufactured home park and manufactured home consistent with provincial legislation,
- create a new Manufacture Home Park only zone;
- Rezone the subject area for manufactured home park use and multiple family residential uses, including duplexes.

Ms. Adams advised that the Public Hearing notice was published in the Chronicle newspaper on September 8 and 15, 2009 and posted on community notice boards throughout Town and on the Town's website. Notices were mailed to neighbouring property owners and a copy was made available at the front counter of City Hall for the two week notice period. A sign on the subject property provided information regarding the Neighbourhood Information Meeting and tonight's Public Hearing. She stated that there were no written submissions or telephone enquiries received in connection with this Public Hearing.

The Neighbourhood Information Meeting was also advertised in the Chronicle newspaper on September 1 and 8, 2009. The Neighbourhood Information Meeting was held on Thursday, September 10, 2009; it was attended by 35 people. No concerns were raised about the subject bylaws.

The Bylaws were referred to the Cowichan Valley Regional District; and no comments were received from the CVRD. The Bylaws were referred to the Town's Advisory Planning Commission which expressed support for the proposed development.

Mayor Hutchins called for questions a first time.
Mayor Hutchins called for questions a second time.
Mayor Hutchins called for questions a third time.

No questions were asked.

Mayor Hutchins called for comments a first time.
Mayor Hutchins called for comments a second time.

L. Courtney – Rocky Creek Road
Expressed support on behalf of the Ivy Green Residents Association for this new manufactured home park.

G. Horth – Gatacre Street
Inquired about the timing of building the playing fields and about the funding.

M. Geary – Parkhill Terrace
Inquired about the work on Lot 108 and the manufactured home park being done simultaneously.

Mayor Hutchins called for comments a third time.

No further comments were made.

Mayor Hutchins called for any written submissions. No letters were forthcoming.

Hearing no further comments, Mayor Hutchins declared that the Public Hearing for Bylaw 1692 and Bylaw 1693 was closed. (7:08 p.m.).

BYLAWS (OCP/ZONING) 2009-499: It was moved, seconded and carried that Town of Ladysmith Official

Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No. 25), 2009, No. 1692 be read a third time and adopted.

2009-500: It was moved, seconded and carried that Town of Ladysmith Zoning Bylaw 1995, No. 1160 Amendment Bylaw (No. 75), 2009, No. 1693 be read a third time and adopted.

PROCLAMATIONS

Mayor Hutchins proclaimed October 19 - 25, 2008 as "Waste Reduction Week" in the Town of Ladysmith.

REPORTS

COMMUNITY SERVICES CENTRE/CIVIC SPACE REZONING (208 HIGH STREET AND 217 BULLER STREET)

2009-501: It was moved, seconded and carried that Town of Ladysmith Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No. 27), 2009 No. 1696 be read a first and second time;

And that Town of Ladysmith Zoning Bylaw 1995, No. 1160 Amendment Bylaw (No. 76), 2009, No. 1697 be read a first and second time;

And that a public hearing be scheduled for Bylaw 1696 and Bylaw 1697 on October 19, 2009.

BIKE PLAN RFP - CONSULTANT SELECTION

2009-502: It was moved, seconded and carried that the contract for the Bike Plan Update project be awarded to HB Lanarc with Richard Drdul in the amount of \$20,928 plus GST;

AND that Council include this project in the Development Services list of Top 5 strategic priorities.

MACHINE SHOP SPACE RENTAL

2009-503: It was moved, seconded and carried that Staff be authorized to lease Unit H in the Machine Shop building to Atlantis Kayaks for \$5.00 per square foot, for a period of one year commencing October 1, 2009, and that Council direct staff to proceed with statutory notification.

REQUEST FOR EXPRESSIONS OF INTEREST - COMMUNITY SOCIAL SERVICES CENTRE AND SPIRIT SQUARE

2009-504: It was moved, seconded and carried that Staff be authorized to negotiate terms of reference and a contract for Council approval with D'Ambrosio Architecture and Urbanism for the purpose of designing a multi-purpose community social services building and surrounding Spirit Square.

CORRESPONDENCE

WESTERN ECONOMIC DIVERSIFICATION CANADA - GRANT

2009-505: It was moved, seconded and carried that the grant for the Community Services Centre in the amount of \$2,752,047 be received;
and that a letter of thanks for the grant be forwarded to Western Economic Diversification Canada and to the Minister;
and that the Mayor and Corporate Officer be authorized to sign the agreement on behalf of the Town;
and that the 5 year Financial Plan and budget be amended accordingly.

2009-506: It was moved, seconded and carried that Staff be recognized for their work on the CAF grant application for the Community Services Centre.

BYLAWS

2009-507: It was moved, seconded and carried that Town of Ladysmith Cemetery Management Bylaw 2009, No. 1668 be adopted.

NEW BUSINESS

DELEGATE FOR MUNICIPAL INSURANCE ASSOCIATION MEETING

2009-509: It was moved, seconded and carried that Councillor S. Arnett be appointed as the voting delegate for the Municipal Insurance Association meeting at the Union of British Columbia Municipalities conference.

ADJOURNMENT

2009-510: It was moved, seconded and carried that the meeting be adjourned at 7:26 p.m

CERTIFIED CORRECT:

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)