



TOWN OF LADYSMITH
MINUTES OF A MEETING OF COUNCIL
MONDAY, SEPTEMBER 15, 2014
COUNCIL CHAMBERS, CITY HALL
CALL TO ORDER 3:30 P.M.

COUNCIL MEMBERS PRESENT:

Mayor Rob Hutchins
Councillor Bill Drysdale
Councillor Glenda Patterson

Councillor Steve Arnett
Councillor Gord Horth

Councillor Jillian Dashwood
Councillor Duck Paterson

STAFF PRESENT:

Ruth Malli
John Manson

Sandy Bowden
Clayton Postings

Felicity Adams
Joanna Winter

CALL TO ORDER

Mayor Hutchins called this Regular Meeting of Council to order at 3:00 p.m.

CLOSED SESSION

CS 2014-309

Moved and seconded at 3:01 p.m.:

That Council retire into Closed Session to discuss the following items:

- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose
- 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
- labour relations or other employee relations

Motion carried.

CALL TO ORDER

Mayor Hutchins reconvened the Regular Meeting of Council at 6:00 p.m.

AGENDA APPROVAL

CS 2014-310

Moved and seconded:

That the agenda for the Regular Council Meeting of September 15, 2014 be approved as amended by the following addition:

8.1 Letter from April and Steve Marrington

9.4 Closed Circuit Video Equipment Request for Proposals

Motion carried.

MINUTES

CS 2014-311

Moved and seconded:

That the minutes of the Regular Meeting of Council held Monday, August 18, 2014 be approved.

Motion carried.

**DEVELOPMENT
APPLICATIONS**

CS 2014-312

Zoning Bylaw Amendment – Owner Occupancy and Housekeeping Amendments

Moved and seconded:

That the proposed amendments to Zoning Bylaw 1860 be referred to staff for development of recommendations for alternatives to an owner occupancy requirement for coach house dwellings.

Motion carried.

CS 2014-313

Holland Creek Place – Covenant CA3656639 (Kolk)

Moved and seconded:

That Council confirm its direction from the July 7, 2014 meeting, that the construction of a walkway from Lot A, District Lot 43, Oyster District, Plan EPP12594 to the sidewalk on Dogwood Drive is not required due to desired tree retention and long-term maintenance implications.

Motion carried.

REPORTS

CS 2014-314

Municipal Services Committee Recommendations

Moved and seconded:

That Council direct staff to investigate and report back on a maintenance and replacement program and budget for public benches in the Town of Ladysmith, including the feasibility of having volunteer organizations assist with bench maintenance.

Motion carried.

CS 2014-315

Moved and seconded:

That Council request Councillors D. Paterson and G. Patterson to investigate Adopt-a-Block programs in neighbouring communities and report back with recommendations.

Motion carried.

CS 2014-316

2015 Permissive Tax Exemption Bylaw

Moved and seconded:

That Council receive the staff report regarding the Permissive Tax Exemption Bylaw for 2015.

Motion carried.

CS 2014-317

Multi-Material B.C. Contract

Moved and seconded:

That Council

- confirm that the Town intends to continue with an agreement with Multi-Material B.C. beyond the current agreement which ends on March 31, 2015 and authorize staff to negotiate with Multi-Material B.C. under terms similar to the existing agreement, for a period of five years;
- approve an additional \$25 per ton tippage fee to the Cowichan Valley Regional District to cover the cost of shipping recycled materials from Bings Creek to Nanaimo for processing under

the Multi-Material B.C. system; and

- direct staff to investigate and report back on an automated pick-up system; the feasibility of picking up glass and film plastics for recycling; and the feasibility of a reduction in garbage and recycling fees for residents.

Motion carried.

Closed Circuit Video Equipment for RCMP Ladysmith Detachment – Request for Proposals

Moved and seconded:

CS 2014-318

That Council authorize the reallocation of up to \$25,000 budgeted as partial funding for the Royal Canadian Mounted Police RCMP Detachment generator to the Closed Circuit Video Equipment and that the Financial Plan be amended accordingly.

Motion carried.

BYLAWS

Town of Ladysmith Community Centre and Facilities Fees and Charges Bylaw 2014, No 1846

Moved and seconded:

CS 2014-319

That Town of Ladysmith Community Centre and Facilities Fees and Charges Bylaw 2014, No. 1846 be adopted.

Motion carried.

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

Town of Ladysmith Permissive Tax Exemption Bylaw 2014, No. 1867

Moved and seconded:

CS 2014-320

That Town of Ladysmith Permissive Tax Exemption Bylaw 2014, No. 1867, be read a first, second and third time.

Motion carried.

Councillor Arnett returned to the meeting.

CORRESPONDENCE

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

**Steve Dinsmore, Ladysmith Kinsmen Club
Update on Completed, Planned and Proposed Projects**

Moved and seconded:

CS 2014-321

That Council:

- Receive with thanks the progress report from the Kinsmen Club dated August 25, 2014 regarding various projects undertaken by the Club;
- Refer the proposed project to replace the playground at Transfer Beach Park to staff to discuss project details with the Club including, but not limited to, playground design, financial implications, project schedule, and the option of partnering

with other community groups such as the Ladysmith Rotary Club, and report back to Council in this regard; and,

- Once approval in principle is given by Council to proceed with the project, refer the project details to the Parks, Recreation and Culture Commission for review and recommendation.

Motion carried.

Councillor D. Paterson returned to the meeting.

NEW BUSINESS

Special Meeting

Moved and seconded:

CS 2014-322

That a Special Meeting of Council take place on Wednesday, October 1, 2014 at 7:00 p.m., at a location to be determined, to consider the boundary extension application by Couverdon Real Estate.

Motion carried.

UNFINISHED BUSINESS

Extension of Municipal Services (Policy Paper)

Moved and seconded:

CS 2014-322A

That Council approve the policy paper titled “Extension of Municipal Services” prepared by Allan Neilson-Welch.

Motion carried.

RECESS

Moved and seconded at 6:30 p.m.:

CS 2014-323

That this Regular Meeting of Council recess, that Council retire into Closed Session, and that the Regular Meeting reconvene at 7:00 at the Aggie Hall.

Motion carried.

RISE AND REPORT

Council arose from Closed Session at 6:45 p.m. without report.

PRESENTATION

Holland Lake and Stocking Lake Hydrology Update

Mayor Hutchins reconvened the meeting at the Aggie Hall at 7:00 p.m. and welcomed the members of the public in attendance. Mayor Hutchins made a presentation giving a global and local context on water supply and consumption.

Mauricio Herrera, Project Director with Tetra Tech EBA, provided an overview of the hydrology update for Holland Lake and Stocking Lake carried out by Tetra Tech EBA in 2014 in support of the Town’s long-term planning for its surface water supply system.

John Manson, Director of Infrastructure Services with the Town of Ladysmith, summarized the results of the modelling, discussing five options outlined in the report, and analyzing several variables including water consumption, precipitation and size of population.

Members of the audience were invited to ask questions.

Bryan Henderson

Enquired whether more data, detail and measurements would make the modelling more accurate and was advised that the current model is based on a reasonable data set typical of these types of projects, and sound hydrological modelling and analysis.

Jim Szasz

Enquired why the report did not contain information and analysis on Hart Lake, and was advised that the Town does not currently hold a water licence on Hart Lake.

Mel Dorey, Area H Director, Cowichan Valley Regional District

Thanked the Town for undertaking this study, and enquired whether the Town will install turbidity meters, and was advised that these are already in place and working effectively to alert staff to switch water supply when necessary.

Councillor Steve Arnett

Enquired about the cost of the infrastructure required to store water as outlined in the report, and was advised that Option 5 includes recommendations for considerable enhancement to water storage, but that no costing has yet been done.

Councillor Arnett

Asked about the cost of installing more sophisticated and user-friendly software to collect and analyze data on the water supply system. Staff advised that the cost would likely be less than \$10,000.

Maureen Thom

Enquired whether the models in the report accurately analyze the impact of climate change and decreasing annual precipitation. She was advised that the consultants took a conservative approach to the analysis, and used river run-off data rather than precipitation levels based on climate change models for greater accuracy in the modelling.

Maureen Thom

Enquired about the possible effects of an earthquake on the Town's water supply system, and was advised that the system is designed to meet specific earthquake design standards, but that the effects would vary based on the location and strength of an earthquake.

Greg Roberts

Asked about the implications on the five options and the capacity of the water supply system to manage growth if the Town does not secure a licence to use sufficient water from Banon Creek, and if the Banon Creek biology had been reviewed. He was advised that the Town is confident the licence will provide sufficient capacity,

and the Town extracts a small portion of Banon Creek discharge

Rob Johnson

Asked how vulnerable the existing pipeline is to an earthquake, on a scale of one to 10, particularly the pipeline downstream of Stocking Lake. He was advised that the damage sustained in an earthquake would vary depending on its location and strength, and that the Town plans to upgrade the pipeline downstream of Stocking Lake. R. Johnson also asked how Ladysmith compares with the rest of British Columbia with respect to water consumption and was told that Ladysmith's consumption is slightly lower than the provincial average.

Mayor Rob Hutchins

Enquired why raising the Holland Lake dam was not a high priority item in the recommendations, in light of the risk of a long-term drought. He was told that modelling showed that storage is key to managing water supply in times of low precipitation and high demand. However, over time several options will need to be adopted, including storage, combined with one or more of the other options presented.

Carol Henderson

Asked whether the modelling took into account heavy precipitous rainfall and the resulting effects such as siltation and run-off, and was advised that it did.

Carol Henderson

Enquired where a new reservoir would be built in the new development proposed by Couverdon, and was told that it will be at the required elevation, although a specific site has not been determined.

Greg Roberts

Asked whether the Town had considered a suggestion to draw down water supply to actually model how the system would serve an expanded population, and was advised that there is some risk to this approach, and that the modelling methodology provides the ability to predict the effect without actually drawing down the water.

Debbie Baker

Enquired whether there is a maximum limit for daily consumption under the water services agreement with the Stz'uminus First Nation, and was told that the agreement provides for consumption on a per unit basis, and the agreement provides specific limits on supply, which have been incorporated into the model.

Debbie Baker

Enquired whether the modelling took into account possible dramatic development in Saltair and the Stz'uminus First Nation, and was told that the anticipated population growth used in the modelling takes growth in these areas into account within the units allowed for in the agreement.

Bruce Whittington

Asked whether there has been any calculation of the environmental cost of enhancing infrastructure, raising the Holland Lake dam and building new pipelines. He was advised that the report under consideration is a planning document, and that environmental studies would be carried out prior to any work being done.

Bruce Whittington

Enquired if there is a provision to recover from unanticipated events such as natural disasters or contamination of the water supply, and was advised that the general principle is to build redundancy into the system to accommodate potential breakdowns, but that this model does not consider reliability or include predictions for emergencies.

Penelope Allen

Asked why there are so many discrepancies throughout the province with respect to fees charged for water licences, and was advised that the Town shares this concern and has made representation to the Province about it.

Penelope Allen

Asked the Town to consider offering credits to residents who use less water as an incentive for reduction in water use. She was advised that the Town already uses a block water rate system where water charges increase with the amount of water used.

Debbie Baker

Asked how much water rates would increase annually, and was advised that costs cannot be calculated until a decision is made with respect to the water supply system options presented in the report under discussion.

Loretta Christopherson

Enquired whether all of the Town of Ladysmith is metered, and was told that the town has universal water metering in place. L. Christopherson also asked whether the modelling had taken different elevations and levels of vegetation into account and was told that the methodology took variations in terrain and vegetation into account.

ADJOURNMENT

CS 2014-324

Moved and seconded:

That this meeting of Council adjourn at 10:10 p.m.

Motion carried.

CERTIFIED CORRECT:

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)