



TOWN OF LADYSMITH
MINUTES OF A REGULAR MEETING OF COUNCIL
MONDAY, APRIL 18, 2016
CALL TO ORDER 5:30 P.M. FOR CLOSED SESSION
CALL TO ORDER OF REGULAR OPEN MEETING 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

COUNCIL MEMBERS PRESENT:

Mayor Aaron Stone
Councillor Joe Friesenhan
Councillor Duck Paterson

Councillor Steve Arnett
Councillor Carol Henderson

Councillor Cal Fradin
Councillor Rob Hutchins

STAFF PRESENT:

Ruth Malli
Erin Anderson
Joanna Winter

Sandy Bowden
John Manson

Felicity Adams
Clayton Postings

CALL TO ORDER

Mayor Stone called this Meeting of Council to order at 5:31 p.m. in order to retire immediately into Closed Session.

CLOSED MEETING

CS 2016-139

Moved and seconded:

That Council retire into Closed Session in order to consider the following items in accordance with section 90(1) of the *Community Charter*:

- The acquisition, disposition or expropriation of land
- The provision of a municipal service
- Human resources matters

Motion carried.

RISE AND REPORT

Council rose from Closed Session at 6:22 p.m. with report on the following items:

- Council appointed Councillor Steve Arnett to represent the Town of Ladysmith on the Island Corridor Foundation Local Government Liaison Committee.
- Council hired Guillermo Ferrero as City Manager for the Town of Ladysmith.

REGULAR OPEN MEETING

Mayor Stone called the Regular Open Meeting to order at 7:00 p.m. and recognized the traditional territory of the Stz'uminus First Nation.

AGENDA APPROVAL

CS 2016-140

Moved and seconded:

That Council approve the agenda for the Council meeting of April 18, 2016 as amended by the following addition:

12.1 Ladysmith Family and Friends Golf Tournament

Motion carried.

MINUTES

CS 2016-141

Moved and seconded:

That Council approve the minutes of the Regular Meeting of Council held April 4, 2016.

Motion carried.

DELEGATIONS

Cory Vanderhorst, MNP, LLP (Town Auditor)

Erin Anderson, Director of Financial Services

C. Vanderhorst presented a summary of the audited Financial Statements for the Town of Ladysmith for 2015. He expressed his opinion that this is an unqualified or clean audit. C. Vanderhorst responded to questions from Council.

CS 2016-142

Moved and seconded:

That Council approve the 2015 Audited Financial Statements for the Town of Ladysmith.

Motion carried.

**Allen Mapstone, JRA Associates; Nicole Allen, Atana Management
Asset Management Project Progress Report**

A. Mapstone and N. Allen provided an overview of the Asset Management Project, which is analysing the Town's infrastructure and identifying priorities for replacement, upgrade or repair of the Town's infrastructure. The project is in its preliminary stages, and Council will be receiving further reports. A. Mapstone and N. Allen responded to questions from Council.

PROCLAMATIONS

Mayor Stone declared the week of May 15th to 21st, 2016 as National Public Works Week in the Town of Ladysmith, in recognition of the importance of public works services to the health, safety and comfort of our community, and of the personnel who staff public works departments.

Mayor Stone proclaimed the month of May 2016 as Child Find's Green Ribbon of Hope Month, and May 25th as National Missing Children's Day, encouraging citizens to wear a green ribbon as a symbol of hope for the recovery of all missing children and to remain vigilant in our common desire to protect and nurture the youth of our province.

DEVELOPMENT APPLICATIONS

Presentation by the Director of Infrastructure Services: Development Above the Town's Current Water Pressure Zones (130 Metres Elevation) – General Development Considerations

The Director of Infrastructure Services made a presentation for the information of Council outlining concerns and options for supplying water for residential use as well as firefighting in developments that take place about the Town's current water pressure zones, or above 130 metres.

Official Community Plan Amendment / Rezoning Application – Holland Creek Development (Glencar Consultants Inc.) – Lot 1, Block 192, District Lot 103, Oyster District, Plan EPP44156 (Arbutus Hump)

CS 2016-143

Moved and seconded:

That Council direct staff to proceed with designating a portion of the Arbutus Hump hillside as Multi-Family Residential Land Use Designation, as shown on the Holland Creek Development Proposed Land Use Designations plan, so that the boundary between the multi-family and the park is primarily at the 155 metre contour adding approximately 1.0 ha and trail access to the proposed park area, with the following parameters:

- (a) Securing a 10 metre vegetation and tree management retention buffer through a registered covenant on the multi-family site to buffer the adjacent park site; and
- (b) Establishing view corridors in the land use policy and development permit area guidelines for the multi-family site to maintain views from the park site to Bute Island / Dunsmuir Islands and toward the Channel to the south; and
- (c) Developing land use policy and zoning regulation to permit limited single-family residential land use, as originally proposed, on the lower slope of the multi-family designation for site design flexibility; and
- (d) Including the Multi-Family area within appropriate Development Permit Area(s) including Multi-Unit and Hazard Lands; and
- (e) Including in the multi-unit zoning regulations, a maximum 10 metre building height (3 storeys) and underbuilding parking; and
- (f) Placing a “no build” covenant on the multi-family site to limit development above the 130 geodetic elevation (in meters) until such time that adequate water for fire protection is available to the satisfaction of the Town.

OPPOSED:

Councillors Fradin and Henderson

Official Community Plan Amendment / Rezoning Application – Holland Creek Development (Glencar Consultants Inc.) – Lot 1, Block 192, District Lot 103, Oyster District, Plan EPP44156 (Zoning Bylaw Amendment)

CS 2016-144

Moved and seconded:

That Council:

1. Direct staff to prepare a bylaw to amend the Town of Ladysmith Zoning Bylaw to permit the following uses on the property legally described as Lot 1, Block 192, District Lot 103, Oyster District, Plan EPP44156: single dwelling residential, community care facility, parks and recreation, nature park, and low density residential; as shown on ‘Map A: Proposed Zoning Districts (Holland Creek Partners)’ and as outlined in this staff report from

the Director of Development Services dated April 12, 2016.

2. Direct staff to include a Holland Creek Area trails project budget of \$300,000 in the Parks Development Cost Charge Program for trail development within the subject property.
3. Direct staff to work with the applicant to prepare the required documents related to the community amenity contribution and land-use agreements, including:
 - a) Transfer of land shown in green on 'Map B: Proposed Zoning Districts (Holland Creek Partners)' to the Town;
 - b) Protection of the two Streamside Protection and Enhancement Areas (SPEA) not being transferred to the Town;
 - c) A commitment to provide a continuous fence at the rear of the single family lots that are adjacent to a Streamside Protection and Enhancement Area.
 - d) Wildfire protection guidelines and the Lewkowich Engineering Associates Ltd. geotechnical assessment; and
 - e) Preparation of the required documents to allow for the dedication of the new collector road alignment and sanitary statutory right of way as shown on Map A: Proposed Zoning Districts (Holland Creek Partners).

Motion carried.

REPORTS

Officers and Delegation of Authority Bylaw 2016, No. 1905

Moved and seconded:

CS 2016-145

That Council direct staff to process "Town of Ladysmith Officers and Delegation of Authority Bylaw 2016, No. 1905" as presented in the staff report from the Director of Corporate Services dated April 6, 2016.

MOTION REFERRED

Moved and seconded:

CS 2016-146

That consideration of "Town of Ladysmith Officers and Delegation of Authority Bylaw 2016, No. 1905" be referred to a future meeting of Council.

Motion carried.

BYLAWS

Town of Ladysmith 2015 Audited Financial Statements Bylaw 2016, No. 1910

Moved and seconded:

CS 2016-147

That Town of Ladysmith 2015 Audited Financial Statements Bylaw 2016, No. 1910 be read a first, second and third time.

Motion carried.

Town of Ladysmith 2016 to 2020 Financial Plan Bylaw 2016, No. 1908

Moved and seconded:

CS 2016-148

That Town of Ladysmith 2016 to 2020 Financial Plan Bylaw 2016, No. 1908 be read a first, second and third time.

Motion carried.

Town of Ladysmith Tax Rates Bylaw 2016, No. 1909

Moved and seconded:

CS 2016-149

That Town of Ladysmith Tax Rates Bylaw 2016, No. 1909 be read a first, second and third time.

Motion carried.

Town of Ladysmith Water Parcel Tax Bylaw 2016, No. 1906

Moved and seconded:

CS 2016-150

That Council adopt Town of Ladysmith Water Parcel Tax Bylaw 2016, No. 1906.

Motion carried.

Town of Ladysmith Sewer Parcel Tax Bylaw 2016, No. 1907

Moved and seconded:

CS 2016-151

That Council adopt Town of Ladysmith Sewer Parcel Tax Bylaw 2016, No. 1907.

Motion carried.

CORRESPONDENCE

Rod Smith, Ladysmith Maritime Society

Request to Locate Shipping Container at Machine Shop for Storage

Moved and seconded:

CS 2016-152

That Council:

1. Grant permission for the Ladysmith Maritime Society to locate a shipping container for storage in the vicinity of the Car Shop at the Machine Shop; and

2. Direct staff to work with the Ladysmith Maritime Society to secure the necessary permits and prepare the site.

Motion carried.

NEW BUSINESS

Ladysmith Family and Friends Golf Tournament

Moved and seconded:

CS 2016-153

That Council enter a team in the Ladysmith Family and Friends Golf Tournament.

Motion carried.

UNFINISHED BUSINESS

Resolution for Union of British Columbia Municipalities – Eligibility for Gaming Grants

Moved and seconded:

CS 2016-154

That Council endorse the following resolution for consideration at the 2016 Convention of the Union of British Columbia Municipalities:

WHEREAS not-for-profit organizations make invaluable contributions to communities throughout British Columbia in the form of community and social services and community recreational infrastructure, and such organizations are not eligible to apply for gaming grants to support capital projects;

AND WHEREAS British Columbia communities which do not host casinos and community gaming centres are unable to benefit from the sharing of revenues from such facilities;

NOW THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities strongly urge the Gaming Policy and Enforcement Branch through the Minister of Finance to reinstate Community Gaming Grant funding for major capital projects initiated by not-for-profit organizations.

Motion carried.

Water Filtration Plant – Grant Application

Moved and seconded:

That Council

CS 2016-155

1. Direct staff to apply to the Small Communities Fund Program of the New Building Canada Fund for grant funding of a minimum of two-thirds of the cost of the Water Filtration Plant Project; and
2. Confirm the Town's commitment that up to one-third of funding for this project will come from borrowing, with the debt-servicing to be funded through the approved Water Parcel Tax.

Motion carried.

QUESTION PERIOD

Members of the public enquired about protection of the Ladysmith watershed, tax rates, the need for a water filtration plant, Ladysmith Harbour and the *Viki Lyne II*.

ADJOURNMENT

CS 2016-156

Moved and seconded:

That this meeting of Council adjourn at 9:10 p.m.

Motion carried.

CERTIFIED CORRECT:

Mayor (A. Stone)

Corporate Officer (S. Bowden)