



## MINUTES OF A PUBLIC HEARING AND REGULAR MEETING OF COUNCIL

Tuesday, May 18, 2021  
6:00 P.M.

This meeting was held electronically as per Ministerial Order No. M192

### **Council Members Present:**

Mayor Aaron Stone  
Councillor Amanda Jacobson  
Councillor Rob Johnson  
Councillor Tricia McKay

Councillor Duck Paterson  
Councillor Marsh Stevens  
Councillor Jeff Virtanen

### **Staff Present:**

Allison McCarrick  
Erin Anderson  
Chris Barfoot  
Jake Belobaba  
Geoff Goodall

Donna Smith  
Julie Thompson  
Mike Gregory  
Sue Bouma

---

## **1. ACKNOWLEDGEMENT**

Mayor Stone called the Public Hearing and Regular Meeting of Council to order at 6:00 p.m., recognizing with gratitude that it was taking place on the traditional unceded territory of the Stz'uminus People.

Mayor Stone commented that leadership from the Town and the Stz'uminus First Nation gathered last week to ceremonially lower the red dresses which were raised during the Red Dress campaign for the "National Day of Remembrance for Missing and Murdered Indigenous Women and Girls and Two Spirit People".

## **2. AGENDA APPROVAL**

### **CS 2021-157**

That Council approve the agenda for this Public Hearing and Regular Meeting of Council for May 18, 2021.

*Motion Carried*

### **3. PUBLIC HEARING**

#### **3.1 “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 35) 2021, No. 2064”**

Members of the public present: Approximately 11

##### **3.1.1 Outline of Public Hearing Process - Mayor Stone**

Mayor Stone outlined the Public Hearing process and stated that the public would have the opportunity to provide their comments to Council about Bylaw No. 2064 to allow the construction of duplexes on five of the proposed parcels on the subject property located at 630 Farrell Road.

He advised that staff would introduce the proposed bylaw amendment, followed by public submissions. He reminded the public that the content of submissions would be made public and form a part of the public record for the Hearing, and that the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw, although they may ask clarifying questions. He advised that once everyone had had an opportunity to be heard, the Public Hearing would be closed and no further submissions or comments could be accepted by members of Council.

##### **3.1.2 Introduction of Bylaw and Statutory Requirements – Planner, Development Services**

Julie Thompson, Planner, Development Services, introduced the following bylaw as the subject of the Public Hearing: “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 35) 2021, No. 2064”.

She noted that the subject property is 630 Farrell Road, legally described as: Lot 2 District Lot 41 Oyster District Plan VIP79202.

Ms. Thompson advised Council that Bylaw No. 2064 would amend “Town of Ladysmith Zoning Bylaw 2014, No. 1860” by allowing the construction of a duplex on parcels over 780m<sup>2</sup> in size on the subject property. She stated that the applicant is proposing to subdivide the subject property into six parcels, five of which are proposed to contain a duplex.

Ms. Thompson also confirmed the Public Hearing notification and engagement process. Notice of this Public Hearing was published in the Ladysmith-Chemainus Chronicle on May 6 and May 13, 2021, and was posted on the Town's website as well as various community notice boards. The Notice was mailed and delivered to all properties located within 60 metres of the subject property, and a copy of the Notice, the proposed bylaw, and background information was made available at the front counters of City Hall and Development Services, and on the Town's website for the Notice period. Staff in the Development Services office were available to respond to questions prior to the Public Hearing. The Town received no written submissions relating to Bylaw No. 2064.

### **3.1.3 Submissions**

Mayor Stone invited the applicant to make the first submission to Council.

*Matt Schnurch* of Turner Surveys stated that the subdivision application received preliminary approval in 2017 and that houses containing suites were allowed in the area. He noted that the current Zoning Bylaw amendment application would not increase the number of lots, nor would it make a difference to parking in the area, as the goal was to adjust the plan to include duplexes as opposed to housing with suites.

### **3.1.4 Call for Submissions to Council (Three Times) - Mayor Stone**

Mayor Stone called for submissions to Council.

*David Garvie* cautioned Council to study the Town's infrastructure when considering developments to ensure that the demand for water, sewer and other elements of infrastructure did not surpass capacity.

Mayor Stone called for submissions to Council a second time.

Mayor Stone called for submissions to Council a third and final time.

**3.1.5 Declaration that the Public Hearing for Bylaw No. 2064 is Closed - Mayor Stone**

Hearing no comments and receiving no submissions, Mayor Stone called the Public Hearing for Bylaw No. 2064 closed and stated that no further submissions or comments from the public or interested persons could be accepted by members of Council.

**4. BYLAWS - OFFICIAL COMMUNITY PLAN AND ZONING (SUBJECT OF PUBLIC HEARING)**

**4.1 “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 35) 2021, No. 2064”**

**CS 2021-158**

That Council give third reading to "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 35) 2021, No. 2064".

*Motion Carried*

**5. MINUTES**

**5.1 Minutes of the Regular Meeting of Council held May 4, 2021**

**CS 2021-159**

That Council approve the minutes of the Regular Meeting of Council held May 4, 2021.

*Motion Carried*

**5.2 Minutes of the Special Meeting of Council held May 11, 2021**

**CS 2021-160**

That Council approve the minutes of the Special Meeting of Council held May 11, 2021.

*Motion Carried*

## **6. COMMITTEE MINUTES**

### **6.1 Committee of the Whole Recommendations - May 11, 2021**

#### **CS 2021-161**

That Council adopt the proposed Council Code of Conduct Policy.

*Motion Carried*

#### **CS 2021-162**

That Council refer the issue of Electric Vehicle charging stations, including both public and private infrastructure, to the Official Community Plan review process.

*Motion Carried*

### **6.2 Parks, Recreation and Culture Advisory Committee - April 21, 2021**

#### **CS 2021-163**

That Council receive for information the minutes of the April 21, 2021 meeting of the Parks, Recreation and Culture Advisory Committee.

*Motion Carried*

### **6.3 Community Planning Advisory Committee - May 5, 2021**

#### **CS 2021-164**

That Council receive for information the minutes of the May 5, 2021 meeting of the Community Planning Advisory Committee.

*Motion Carried*

## **7. REPORTS**

### **7.1 2021 Active Transportation Planning Program Grant**

#### **CS 2021-165**

That Council:

1. Support an application to UBCM's Active Transportation Planning Program seeking \$20,000 to support Active Transportation Planning as part of the Official Community Plan Review; and
2. Commit the Town to provide overall grant management for the project, should the requested funds be received.

*Motion Carried*

## **7.2 Adjustments to Water Billing Accounts**

### **CS 2021-166**

That Council approve adjustments to the following utility accounts due to water leaks:

1. Account No. 0270000 for up to \$3,475;
2. Account No. 0687000 for up to \$3,263; and
3. Account No. 0701000 for up to \$4,586.

*Motion Carried*

## **7.3 Methuen Street Watermain Replacement between 4th and 5th Avenues**

### **CS 2021-167**

That Council direct staff to replace the watermain on Methuen Street between 4<sup>th</sup> and 5<sup>th</sup> Avenues for an estimated cost of \$145,000, with funding to come from the Water Operating Reserve, and to amend the 2021-2025 Financial Plan accordingly.

*Motion Carried*

## **7.4 Sodium Hypo-Chlorite Project – Request to Increase Budget**

### **CS 2021-168**

That Council direct staff to increase the budget for the Sodium Hypo-Chlorite Project at the Water Filtration Plant from \$50,000 to \$100,000, with funding to come from the Water Operating Reserve, and to amend the 2021-2025 Financial Plan accordingly.

*Motion Carried*

## **7.5 Public Art Donation Request: Original Prints by Roy Henry Vickers**

Councillor Paterson declared a conflict of interest related to Agenda Item 7.5., as he is the donor of the artwork, and vacated the meeting at 6:37 p.m.

### **CS 2021-169**

That Council accept the donation of public art from Duck and Tracy Paterson consisting of 13 original framed prints created by Roy Henry Vickers currently on loan to the Town of Ladysmith and displayed in the Town's Council Chamber in accordance with Public Art Policy 15-7710-B.

*Motion Carried*

Councillor Paterson returned to the meeting at 6:39 p.m.

**8. BYLAWS**

**8.1 "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 36) 2021, No. 2066"**

**CS 2021-170**

That Council adopt "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 36) 2021, No. 2066".

*Motion Carried*

**10. QUESTION PERIOD**

There were no questions submitted by the public.

**11. ADJOURNMENT**

**CS 2021-171**

That this Regular Meeting of Council adjourn at 6:41 p.m.

*Motion Carried*

CERTIFIED CORRECT:

---

Mayor (A. Stone)

---

Corporate Officer (D. Smith)