



## MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, October 19, 2021

7:00 P.M.

City Hall Council Chambers  
410 Esplanade

### **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  
Chris Geiger

Donna Smith  
Ryan Bouma  
Christina Hovey  
Julie Thompson  
Sue Bouma

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### **1. CALL TO ORDER**

Mayor Stone called this Regular Meeting of Council to order at 6:00 p.m., in order to retire immediately into Closed Session.

### **2. CLOSED SESSION**

#### **CS 2021-325**

That, in accordance with section 90(1) of the *Community Charter*, Council retire into closed session in order to consider items related to the following:

- labour relations or other employee relations - section 90(1)(c); and
- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public - section 90(1)(k).

*Motion Carried*

**3. OPEN MEETING AND ACKNOWLEDGEMENT (7:00 P.M.)**

Mayor Stone called this Regular Meeting of Council to order at 7:07 p.m., recognizing with gratitude that it was taking place on the traditional unceded territory of the Stz'uminus First Nation.

**4. AGENDA APPROVAL**

**CS 2021-326**

That Council approve the agenda for this Regular Meeting of Council for October 19, 2021 as amended to include the following items received after publication of the agenda:

- Item 8.1., "Public Submissions regarding Development Variance Permit Application for 433 Thetis Drive"
- Item 14.1., "Maps of South Davis Intersection"
- Item 14.3., "Renoviction Bylaw Discussion"

*Motion Carried*

**5. RISE AND REPORT- Items from Previous Closed Session**

The following items from the Closed Meeting of Council held February 2, 2021 were reported:

**CE 2021-038**

That Council approve the "through road" configuration for 1260 Churchill Place, as outlined in Option A of the staff report dated February 2, 2021.

OPPOSED: Mayor Stone, Councillor Stevens

**CE 2021-039**

That Council approve an R-1-A and Multi-family lot layout for 1260 Churchill Place, as outlined in Option G of the staff report dated February 2, 2021.

**CE 2021-040**

That Council approve rezoning and/or preparing a Preliminary Layout Acceptance (PLA) for the subdivision and sale of 1260 Churchill Place, as a "turnkey project".

**CE 2021-041**

That Council direct staff to prepare a report for a future open Council meeting providing more detailed information on the preferred options identified by Council for road configuration, lot layout and the subdivision and sale of 1260 Churchill Place.

**6. MINUTES**

**6.1 Minutes of the Regular Meeting of Council held October 5, 2021**

**CS 2021-327**

That Council approve the minutes of the Regular Meeting of Council held October 5, 2021.

*Motion Carried*

**7. DELEGATIONS**

**7.1 Cowichan Housing Association 2021 Annual Report**

Dr. Shelley Cook, Executive Director of Cowichan Housing Association, reviewed the Association's programs and financials and discussed the current housing crisis and challenges, as well as emerging issues. She reviewed recommendations going forward, such as acquiring land suitable for affordable housing, supporting a region-wide workforce housing strategy and implementation, relaxing bylaw enforcement on non-standard housing, and developing vacation rental business licencing. She responded to Council's questions.

Council thanked Dr. Cook for her presentation.

**CS 2021-328**

By unanimous consent, Council received for information the Cowichan Housing Association 2021 Annual Report.

*Motion Carried*

**8. DEVELOPMENT APPLICATIONS**

**8.1 Development Variance Permit & Development Permit Application for a Single Detached Dwelling at 433 Thetis Drive**

**CS 2021-329**

That Council:

1. Issue Development Variance Permit 3090-21-10 to increase the maximum permitted height for a single unit dwelling at 433 Thetis Drive;
2. Issue Development Permit 3060-21-12 for land alteration and construction of a single unit dwelling at 433 Thetis Drive; and
3. Authorize the Mayor and Corporate Officer to sign Development Variance Permit 3090-21-10.

*Motion Carried*

**9. BYLAWS- OFFICIAL COMMUNITY PLANNING AND ZONING**

**9.1 Zoning Bylaw Amendment Application – 431 1st Avenue**

**CS 2021-330**

That Council:

1. Give first and second readings to "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 45) 2021, No. 2091"; and
2. Direct staff to proceed with scheduling and notification for a Public Hearing for Bylaw No. 2091 as required under section 464(1) of the *Local Government Act*.

*Motion Carried*

**10. COMMITTEE MINUTES**

**10.1 Official Community Plan Steering Committee - September 23, 2021**

**CS 2021-331**

That Council receive for information the minutes of the Official Community Plan Steering Committee meeting held September 23, 2021.

*Motion Carried*

## **10.2 Community Planning Advisory Committee - October 6, 2021**

### **CS 2021-332**

That Council receive for information the minutes of the October 6, 2021 meeting of the Community Planning Advisory Committee.

*Motion Carried*

## **11. REPORTS**

### **11.1 Re-Prioritization of 2021 Water Projects**

#### **CS 2021-333**

That Council:

1. Defer the Oyster Bay watermain construction project from the 2021 Capital Plan to the 2022 Capital Plan and re-budget accordingly;
2. Move the Kitchener Street watermain replacement project from the 2022 Capital Plan into the 2021 Capital Plan at a cost of \$165,000 with the funds to come from the Oyster Bay watermain project;
3. Add the replacement of the Parkhill Terrace watermain from Neville Street to the end of the street, to the 2021 Capital Plan at an estimated cost of \$100,000, with funds coming from the Water Reserve; and
4. Amend the 2021 to 2025 Financial Plan accordingly.

*Motion Carried*

### **11.2 Yard Waste Pilot Program – Fall 2021**

#### **CS 2021-334**

That Council approve two additional yard waste curbside collection days per route in the fall of 2021, using funding remaining from the 2021 Yard Waste Pilot Program budget.

*Motion Carried*

## **12. BYLAWS**

### **12.1 Amendments to “Council Procedure Bylaw 2009, No. 1666”**

#### **CS 2021-335**

That Council give first, second and third readings to “Council Procedure Bylaw 2009, No. 1666, Amendment Bylaw (#4) 2021, No. 2092”.

*Motion Carried*

**12.2 "Town of Ladysmith 2022 Permissive Tax Exemptions Bylaw 2021, No. 2084"**

**CS 2021-336**

That Council adopt "Town of Ladysmith 2022 Permissive Tax Exemptions Bylaw 2021, No. 2084".

*Motion Carried*

**12.3 Bylaw Status Sheet**

**13. CORRESPONDENCE**

**13.1 F.O.E. 2101 Ladysmith Eagles Aerie and Auxiliary**

**CS 2021-337**

That Council:

1. Accept with gratitude the donation of \$50,000 from the Ladysmith Eagles F.O.E. Aerie and Auxiliary for electronic scoreboards at Aggie Field, Holland Creek Field and Forrest Field subject to the following conditions, as outlined in the correspondence received October 12, 2021 from Aerie President Larry Williams:
  - o the installation of dedication signs acknowledging the Eagles donation; and
  - o the publication of a joint press release announcing the donation and an additional press release upon completion of the project;
2. Direct staff to order and install the scoreboards; and
3. Direct the Mayor, on behalf of Council, to send a letter thanking the Eagles for their generous donation.

*Motion Carried*

**14. NEW BUSINESS**

**14.1 South Davis Road Intersection Changes**

**CS 2021-338**

That the Mayor on behalf of Council, send a letter to the Honourable Rob Fleming, Minister of Transportation and Infrastructure and to Doug Routley, MLA, Nanaimo-North Cowichan, expressing the Town's concerns regarding the Ministry's proposed "improvements" to the South Davis Road intersection and requesting a follow up meeting with the Minister and Ministry staff.

**CS 2021-339**

**AMENDMENT**

That resolution CS 2021-338 be amended to add the following:

"...with copies sent to the Honourable George Heyman, Minister of Environment and Climate Change Strategy, the Honourable Ravi Kahlon, Minister of Jobs, Economic Recovery and Innovation, and the Honourable David Eby, Attorney General and Minister Responsible for Housing."

*Amendment Carried*

**Resolution CS 2021-338, as amended, reads:**

That the Mayor send a letter to the Honourable Rob Fleming, Minister of Transportation and Infrastructure and to Doug Routley, MLA, Nanaimo-North Cowichan, with copies sent to the Honourable George Heyman, Minister of Environment and Climate Change Strategy, the Honourable Ravi Kahlon, Minister of Jobs, Economic Recovery and Innovation, and the Honourable David Eby, Attorney General and Minister Responsible for Housing, expressing the Town's concerns regarding the Ministry's proposed "improvements" to the South Davis Road intersection and requesting a follow up meeting with the Minister and Ministry staff.

*Main Motion, as Amended, Carried*

**14.2 FireSmart Community Funding and Supports Grant 2022**

**CS 2021-340**

That Council authorize the Cowichan Valley Regional District on behalf of the Town of Ladysmith, to apply for a FireSmart Community Funding and Supports grant up to \$325,000, and, if successful, receive the funds and manage the program.

*Motion Carried*

**14.3 "Renoviction" Bylaw**

**CS 2021-341**

That Council direct staff to prepare a "renoviction" bylaw for Council consideration.

*Motion Carried*

**15. QUESTION PERIOD**

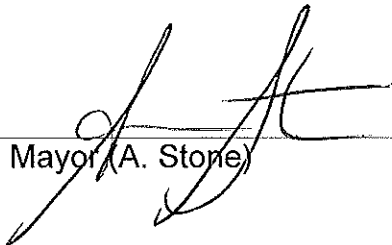
A member of the public expressed concern regarding the South Davis Road intersection changes. Another member of the public asked whether the Town planned to implement a COVID-19 vaccination mandate for staff.

**16. ADJOURNMENT**

**CS 2021-342**

That this Regular Meeting of Council adjourn at 8:47 p.m.

*Motion Carried*



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Mayor (A. Stone)

CERTIFIED CORRECT:



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Corporate Officer (D. Smith)