



MINUTES OF A PUBLIC HEARING AND REGULAR MEETING OF COUNCIL

Tuesday, December 21, 2021

6:00 P.M.

This meeting was held electronically

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

Chris Barfoot

Jake Belobaba

Geoff Goodall

Donna Smith

Ryan Bouma

Mike Gregory

Sue Bouma

1. CALL TO ORDER AND 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 First Nation.

2. AGENDA APPROVAL

CS 2021-407

That Council approve the agenda for this Public Hearing and Regular Meeting of Council for December 21, 2021.

Motion Carried

3. PUBLIC HEARING

3.1 "Business Regulations and Licensing (Rental Units) Bylaw 2021, No. 2093"

Members of the public attending: 4

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. 2093.

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 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 - Director of Development Services

Jake Belobaba, Director of Development Services introduced "Business Regulations and Licensing (Rental Units) Bylaw 2021, No. 2093" as the subject of the Public Hearing.

Mr. Belobaba advised that the purpose of Bylaw No. 2093 is to:

1. Require all rental units to comply with minimum maintenance and building standards;
2. Require owners of property containing three or more rental units to:
 - hold a valid business license; and
 - meet requirements for tenant compensation or accommodation for renovation-related evictions, commonly referred to as "renovictions";

3. Allow the Town to impose fees, fines and other penalties for contraventions of the bylaw; and
4. Allow for exemptions in specified circumstances.

Mr. Belobaba also confirmed the Public Hearing notification and engagement process. Notice of this Public Hearing was published in the Ladysmith Chronicle on December 9 and 16, 2021 and was posted on the Town's website and community notice boards. A copy of the Notice, the proposed Bylaw, and background information were made available at the front counter 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.

3.1.3 Submissions

The Town received no written submissions relating to Bylaw No. 2093.

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

Mayor Stone called for submissions to Council.

Mayor Stone called for submissions to Council a second time.

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

No one wished to speak regarding "Business Regulations and Licensing (Rental Units) Bylaw 2021, No. 2093".

Mayor Stone asked the Corporate Officer, D. Smith, if any submissions had been received via email. The Corporate Officer advised that no submissions had been received.

3.1.5 Declaration that the Public Hearing for Bylaw No. 2093 is Closed - Mayor Stone

Hearing no comments and receiving no submissions, Mayor Stone declared the Public Hearing for Bylaw No. 2093 closed at 6:05 p.m. and stated that no further submissions or comments from the public or interested persons could be accepted by members of Council.

4. BYLAWS - ZONING (SUBJECT OF PUBLIC HEARING) & RELATED BYLAWS

4.1 "Business Regulations and Licensing (Rental Units) Bylaw 2021, No. 2093"

CS 2021-408

That Council adopt "Business Regulations and Licensing (Rental Units) Bylaw 2021, No. 2093".

Motion Carried

OPPOSED: Councillor Johnson

4.2 "Affordable Housing Reserve Bylaw 2021, No. 2097"

CS 2021-409

That Council adopt "Affordable Housing Reserve Bylaw 2021, No. 2097".

Motion Carried

4.3 "Ladysmith Ticket Information Utilization Bylaw 2002, No. 1457, Amendment Bylaw 2021, No. 2098"

CS 2021-410

That Council adopt "Ladysmith Ticket Information Utilization Bylaw 2002, No. 1457, Amendment Bylaw 2021, No. 2098".

Motion Carried

5. RISE AND REPORT- Items from Previous Closed Session

The following items from the Closed Meeting of Council held November 30, 2021 were reported:

CE 2021-131

That Council:

1. Advise previously interested parties that the Town is not proceeding with the sale of the Town-owned lots at 535 and 537 South Davis Road at this time;
2. Direct staff to prepare a report with options for zoning that would increase density of the Town-owned lots at 535 and 537 South Davis Road; and
3. Rise and report on Recommendation Nos. 1 and 2 once previously interested parties are notified.

6. MINUTES

6.1 Minutes of the Special Meeting of Council held November 30, 2021

CS 2021-411

That Council approve the minutes of the Special Meeting of Council held November 30, 2021.

Motion Carried

6.2 Minutes of the Regular Meeting of Council held December 7, 2021

CS 2021-412

That Council approve the minutes of the Regular Meeting of Council held December 7, 2021.

Motion Carried

7. DELEGATIONS

7.1 Official Community Plan Review Update - Engagement Summary

Jennifer Fix and Lucas Ozols-Mongeau, ahne Studio consultants for the Official Community Plan Review, provided an overview of the Engagement Summary report which outlines engagement activities undertaken since the spring of 2021. They reviewed the methods used to engage the public, the demographics of the respondents and some of their key findings. Ms. Fix and Mr. Ozols-Mongeau then outlined next steps for the review and responded to Council's questions. Council thanked them for their presentation.

7.2 Cowichan Valley Regional District - Climate Change Adaptation and Risk Management Strategy

Keith Lawrence, CVRD Senior Environmental Analyst, provided an overview of the Cowichan Valley Regional District's multi-phased strategy to take action regarding climate adaptation. He responded to Council's questions. Council thanked him for his presentation.

8. DEVELOPMENT APPLICATIONS

8.1 Application to Rezone the Winter Shelter at 631 1st Avenue

CS 2021-413

By unanimous consent Council agreed to consider separately each recommendation regarding the application to rezone the Winter Shelter at 631 1st Avenue.

CS 2021-414

That Council give first and second readings to "Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 38) 2021, No. 2076".

Motion Carried

CS 2021-415

That Council give first and second readings as amended to "Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 38) 2021, No. 2076" to include a site-specific exemption to the minimum finished floor area of the R3 Zone.

Motion Carried

OPPOSED: Councillors Johnson, McKay, Virtanen

CS 2021-416

That Council direct staff to schedule and provide notice for a Public Hearing for Bylaw No. 2076 pursuant to section 464(1)(b) of the *Local Government Act*.

Motion Carried

CS 2021-417

That Council direct staff to refer Bylaw No. 2076 to the Ministry of Transportation following third reading of the bylaw pursuant to section 52 of the *Transportation Act*.

Motion Carried

9. COMMITTEE MINUTES

9.1 Parks, Recreation and Culture Advisory Committee - November 17, 2021

CS 2021-418

That Council receive the minutes of the Parks, Recreation and Culture Advisory Committee meeting held November 17, 2021.

Motion Carried

9.2 Official Community Plan Steering Committee - November 25, 2021

CS 2021-419

That Council receive the minutes of the Official Community Plan Steering Committee meeting held November 25, 2021.

Motion Carried

9.3 Public Art Task Group - November 30, 2021

CS 2021-420

That Council receive the minutes of the Public Art Task Group meeting held November 30, 2021.

Motion Carried

9.4 Community Planning Advisory Committee - December 1, 2021

CS 2021-421

That Council receive the minutes of the Community Planning Advisory Committee meeting held December 1, 2021.

Motion Carried

10. COMMITTEE APPOINTMENTS

10.1 Arts & Heritage Hub Design Steering Committee

CS 2021-422

That Council reappoint the following members of the Arts & Heritage Hub Design Steering Committee for a further one-year term ending January 5, 2023:

- Ora Steyn, representing the Arts Council of Ladysmith & District;
- Quentin Goodbody, representing the Ladysmith & District Historical Society; and

- Marnie Craig, representing the Ladysmith Maritime Society.
Motion Carried

11. BYLAWS

11.1 Bylaw Status Sheet

12. CORRESPONDENCE

12.1 Ladysmith District & Historical Society

CS 2021-423

That the Mayor, on behalf of Council, provide a letter of support for the Ladysmith & District Historical Society's application to the 150 Time Immemorial Grant Program for a cultural awareness project focused on historical and contemporary research, examining the legacy of colonialism in "mainstream" heritage narratives, and bringing to the forefront suppressed, untold, or forgotten stories from underrepresented or marginalized groups as outlined in their letter received December 16, 2021; and further, that the Town permits the use of the Town-owned Ladysmith Archives and Museum for this initiative.

Motion Carried

13. NEW BUSINESS

14. QUESTION PERIOD

There were no questions submitted by the public.

15. **ADJOURNMENT**

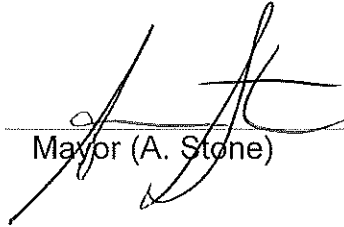
Council thanked Geoff Goodall, the Director of Infrastructure Services, for his commitment to the Town, and wished him all the best in his retirement.

CS 2021-424

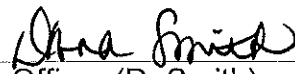
That this Regular Meeting of Council be adjourned at 8:29 p.m.

Motion Carried

CERTIFIED CORRECT:



Mayor (A. Stone)



Corporate Officer (D. Smith)