



## MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, May 17, 2022

7:00 P.M.

City Hall Council Chambers  
410 Esplanade

### **Council Members Present:**

Deputy Mayor Marsh Stevens  
Councillor Amanda Jacobson  
Councillor Rob Johnson

Councillor Duck Paterson  
Councillor Jeff Virtanen

### **Council Members Absent:**

Mayor Aaron Stone

Councillor Tricia McKay

### **Staff Present:**

Allison McCarrick  
Erin Anderson  
Chris Barfoot  
Jake Belobaba

Ryan Bouma  
Christina Hovey  
Sue Bouma  
Andrea Hainrich

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## **1. CALL TO ORDER AND ACKNOWLEDGEMENT**

Deputy Mayor Stevens called this Regular Meeting of Council to order at 7:00 p.m., recognizing with gratitude that it was taking place on the traditional unceded territory of the Stz'uminus First Nation.

Deputy Mayor Stevens expressed condolences to Mayor Stone and his family on the loss of his father.

## **2. AGENDA APPROVAL**

### **CS 2022-120**

That Council approve the agenda for this Regular Meeting of Council for May 17, 2022.

*Motion Carried*

**3. RISE AND REPORT- Items from Closed Session**

The following item from the Closed Meeting of Council held April 19, 2022 was reported:

**CE 2022-024**

That Council:

1. Authorize staff to enter into a one year program administration agreement with the Ladysmith Chamber of Commerce for the promotion of economic development and tourism services on behalf of the Town of Ladysmith ending April 30, 2023; and
2. Rise and report on this item once the agreement has been signed by both parties.

The following items from the Closed Meeting of Council held May 3, 2022 were reported:

**CE 2022-031**

That Council direct staff to proceed with the sale of 1260 Churchill Place for cash to the highest bidder.

**CE 2022-032**

That Council rise and report on Resolution CE 2022-031 immediately.

**4. MINUTES**

**4.1 Minutes of the Regular Meeting of Council held May 3, 2022**

**CS 2022-121**

That Council approve the minutes of the Regular Meeting of Council held May 3, 2022.

*Motion Carried*

**5. DELEGATIONS**

**5.1 Ladysmith Supported Housing - LRCA Affordable Housing Project at 314 Buller Street**

Sheila McMillan and Belinda Harrison of the Ladysmith Supportive Housing Committee spoke to Council regarding the need for safe, affordable housing for people in our community with Intellectual and Developmental Disabilities (IDD). Concerns were expressed regarding the number of units that will be available for people with IDD at the LRCA Affordable Housing Project at 314 Buller Street.

**CS 2022-122**

That Council direct staff to set up a meeting between BC Housing, the Ladysmith Resources Centre Association and Council to discuss tenant selection at the affordable housing project at 314 Buller Street.

*Motion Carried*

OPPOSED: Councillor Johnson

**6. PROCLAMATIONS**

**6.1 Access Awareness Day**

Deputy Mayor Stevens proclaimed June 4, 2022 as Access Awareness Day in the Town of Ladysmith.

**6.2 World Oceans Day**

Deputy Mayor Stevens proclaimed June 8, 2022 as World Oceans Day in the Town of Ladysmith.

**7. DEVELOPMENT APPLICATIONS**

**7.1 OCP and Zoning Bylaw Amendment Application for 1301 and 1391 Rocky Creek Road (Update Conditions and Schedule Public Hearing)**

**CS 2022-123**

That Council:

1. Direct staff to proceed with scheduling and notification for a Public Hearing for "Official Community Plan 2003, No. 1488, Amendment Bylaw (No. 70) 2022, No. 2102" and "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 47) 2022, No. 2103"; and
2. Require that the developer, at their cost, and in addition to the conditions set by Council Resolution No. CS 2022-028 on February 1, 2022, register on the title of the subject property Lot A, District Lots 81, 86, and 98, Oyster District, Plan EPP87265 (PID: 030-801-460), a covenant or covenants in favour of the Town pursuant to section 219 of the *Land Title Act* to:
  - a. Require that the 5% parkland dedication specified on February 1, 2022 by Resolution CS 2022-028, also meet the criteria outlined in Table 1 of the staff report to Council dated May 17, 2022;
  - b. Prohibit all development on the property until such time as either:
    - i. The sanitary sewer main on Rocky Creek Road has been upgraded to a 300mm main; or

- ii. The developer has entered into an agreement with the Town to upgrade the sanitary sewer main to a 300mm main along Rocky Creek Road from Ludlow Road to the Town's boundary, pursuant to Section 507 of the *Local Government Act*.
- c. Require archaeological protection by:
  - i. Prohibiting the owner from disturbing the land or constructing any buildings on the land without first providing the Town with an Archeological Impact Assessment; and
  - ii. Requiring that the owner only disturb and develop the land in a manner that complies with all the recommendations contained in the Archeological Impact Assessment, unless otherwise approved by the Town.

*Motion Carried*

## **8. COMMITTEE MINUTES**

### **8.1 Committee of the Whole Recommendations - May 10, 2022**

#### **CS 2022-124**

That Council authorize staff to install a crosswalk on Malone Road at a safe location, as identified by staff.

*Motion Carried*

## **9. REPORTS**

### **9.1 4th Avenue Reconstruction – Tender Results**

#### **CS 2022-125**

That Council direct staff to:

1. Cancel Tender 2022-IS-01 for the 4<sup>th</sup> Avenue Improvement Project; and
2. Issue a new tender for the 4<sup>th</sup> Avenue Improvement Project with a completion date of late 2023.

*Motion Carried*

## **9.2 Organic Infrastructure Program – Compost Facility Addition**

### **CS 2022-126**

That Council:

1. Support a grant application to the Organic Infrastructure Program for the purposes of adding capacity to the Town compost facility;
2. Commit to operating and maintaining the facility until at least 2034;
3. Direct staff to include in the 2022-2026 Financial Plan the Composting Facility Upgrade for \$1.5 million in 2023 with the Town's portion of \$500,000 to come from Sewer Capital and Sewer Operating Reserves; and
4. Commit to cover any unexpected ineligible costs and project overruns.

*Motion Carried*

## **10. BYLAWS**

### **10.1 Bylaw Status Sheet**

## **11. CORRESPONDENCE**

### **11.1 Ladysmith Chamber of Commerce Annual Golf Tournament Sponsorship**

#### **CS 2022-127**

That Council:

1. Allocate \$200 to sponsor a hole at the Ladysmith Chamber of Commerce Annual Golf Tournament; and
2. Consider entering a team in the tournament.

*Motion Carried*

## **12. NEW BUSINESS**

### **12.1 Municipality of North Cowichan Regional Grant Application to the UBCM Strengthening Communities' Services Fund 2022**

#### **CS 2022-128**

That Council approve the submission of a regional application by the Municipality of North Cowichan for the UBCM Strengthening Communities Fund 2022.

And further,

That Council approve the Municipality of North Cowichan as the primary applicant to apply for, receive, and manage the grant funding on the Town's behalf.

*Motion Carried*

**13. UNFINISHED BUSINESS**

**13.1 Councillor Johnson - Motion regarding Lot 4, Plan 45800 (future expansion of Transfer Beach Park)**

The motion failed due to lack of a seconder.

**14. QUESTION PERIOD**

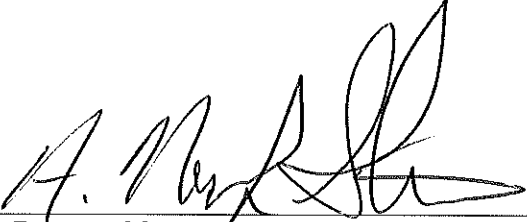
There were no questions submitted by the public.

**15. ADJOURNMENT**

**CS 2022-129**

That this Regular Meeting of Council be adjourned at 8:16 p.m.

*Motion Carried*

  
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Deputy Mayor (M. Stevens)

CERTIFIED CORRECT

  
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Deputy Corporate Officer (S. Bouma)