

**A PUBLIC HEARING AND REGULAR MEETING
OF THE TOWN OF LADYSMITH COUNCIL
AGENDA
5:00 P.M.**

Tuesday, September 20, 2022
Ladysmith Seniors Centre
630 2nd Avenue

Pages

1. CALL TO ORDER

Call to Order 5:00 p.m. in Open Session, in order to retire immediately into Closed Session.

Members of the public are welcome to attend all Open Meetings of Council, but may not attend Closed Meetings.

2. CLOSED MEETING

Recommendation

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

- (1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

3. OPEN MEETING AND ACKNOWLEDGEMENT (6:00 P.M.)

The Town of Ladysmith acknowledges with gratitude that this meeting takes place on the traditional, unceded territory of the Stz'uminus First Nation.

Members of the public may attend the meeting in person at the Ladysmith Seniors Centre or view the livestream on YouTube:

<https://www.youtube.com/channel/UCH3qHAExLiW8YrSuJk5R3uA/featured>.

4. AGENDA APPROVAL

Recommendation

That Council approve the agenda for this Regular Meeting of Council for September 20, 2022.

5. PUBLIC HEARING

- 5.1. “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 71) 2022, No. 2106” (as amended) and “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 48) 2022, No. 2107” (as amended)**

Subject Property: Lot 5 Block 1399 Oyster District Plan VIP75559,
Except Plan VIP82328

- 5.1.1. Outline of Public Hearing Process - Mayor Stone**
- 5.1.2. Introduction of Bylaws and Statutory Requirements - Director, Development Services**
- 5.1.3. Submissions**
- 5.1.4. Call for Submissions to Council (Three Times) - Mayor Stone**
- 5.1.5. Declaration that the Public Hearing for Bylaw Nos. 2106 (as amended) and 2107 (as amended) is Closed - Mayor Stone**

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

- 6.1. “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 71) 2022, No. 2106”**

8

Recommendation

That, subject to any additional matters raised at the Public Hearing, Council give third reading to “Official Community Plan Bylaw 2003, No.1488, Amendment Bylaw (No. 71) 2022, No. 2106”.

- 6.2. “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 48) 2022, No. 2107”**

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Recommendation

That, subject to any additional matters raised at the Public Hearing, Council give third reading to “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 48) 2022, No. 2107”.

7. RISE AND REPORT- Items from Closed Session

8. MINUTES

8.1. Minutes of the Regular Meeting of Council held September 6, 2022 18

Recommendation

That Council approve the minutes of the Regular Meeting of Council held September 6, 2022.

9. PROCLAMATIONS

9.1. Circular Economy Month - October 2022 27

Mayor Stone has proclaimed October 2022 as "Circular Economy Month" in the Town of Ladysmith.

10. BYLAWS - OFFICIAL COMMUNITY PLANNING AND ZONING

10.1. "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 65) 2021, No. 2068" 28

(to permit a commercial plaza with drive-through coffee shop at 1130 Rocky Creek Road)

Recommendation

That Council adopt "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 65) 2021, No. 2068".

10.2. "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 37) 2021, No. 2069" 31

(to permit a commercial plaza with drive-through coffee shop at 1130 Rocky Creek Road)

Recommendation

That Council "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 37) 2021, No. 2069".

11. DEVELOPMENT APPLICATIONS

11.1. Development Variance Permit 3090-22-03 and Development Permit 3060-20-19 for a Commercial Plaza at 1130 Rocky Creek Road

36

(This item may only be considered if Bylaw Nos. 2068 and 2069 are adopted.)

Recommendation

That Council:

1. Issue Development Variance Permit 3090-22-03 to vary section 5.19.c) of "Town of Ladysmith Zoning Bylaw 2014, No. 1860" to allow for two retaining walls, each up to 4.0 m in height, at 1130 Rocky Creek Road; and
2. Issue Development Permit 3060-20-19 to allow for construction of a commercial plaza at 1130 Rocky Creek Road, subject to the applicant providing a landscape bond in the amount of \$104,750.75.

12. COMMITTEE MINUTES

12.1. Community Planning Advisory Committee - September 7, 2022

77

Recommendation

That Council receive the minutes of the Community Planning Advisory Committee meeting held September 7, 2022.

13. REPORTS

13.1. DL2016 Holdings Corporation Annual General Meeting

80

Recommendation

That Council, as the sole shareholder of the DL2016 Holdings Corporation entitled to vote at an annual general meeting resolve that:

1. The financial statements of the Company for the period ended December 31, 2021 are hereby approved;
2. All lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholders, are hereby adopted, ratified and confirmed;
3. The number of directors of the Company is hereby fixed at five;
4. The following persons, each of whom has consented to act as a

director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company (or unanimous resolutions consented to in lieu of holding an annual general meeting) or until their successors are appointed:

- Jake Belobaba
- Rob Hutchins
- Allison McCarrick
- Alan Newell
- Richard Wiefelspuett

5. Grant Thornton, LLP, Certified Public Accountants are hereby appointed auditors for the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and
6. July 31, 2022 is selected as the annual reference date for the Company for its current annual reference period.

These resolutions shall be deemed to be effective as at July 31, 2022.

13.2. 2023 Council Meeting Schedule

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Recommendation

That Council confirm the schedule of regular Council and Committee of the Whole meetings for 2023, as attached to the September 20, 2022 staff report, and direct staff to advertise the schedule in accordance with Section 127 of the *Community Charter*.

14. BYLAWS

14.1. Bylaws for Introduction

14.1.1. "Official Community Plan Bylaw 2022, No. 2200"

134

(a new Official Community Plan for the Town)

Link to "Ladysmith Unparalleled" Official Community Plan:
https://www.ladysmith.ca/docs/default-source/reports-2021/draft-ladysmith-official-community-plan_reduced.pdf?sfvrsn=11d5f4db_6

Recommendation

That Council:

1. Give first reading to “Official Community Plan Bylaw 2022, No. 2200”;
2. Consider Bylaw No. 2200 in conjunction with the Financial Plan, Housing Needs Report, Liquid Waste Management Plan, and the Cowichan Valley Regional District Solid Waste Management Plan, pursuant to sections 473(2.1) and 477(3) of the *Local Government Act*,
3. Refer Bylaw No. 2200 to the Agricultural Land Commission, pursuant to section 477(3)(b) of the *Local Government Act*, and
4. Refer Bylaw No. 2200 to:
 - a. Stz’uminus First Nation;
 - b. Cowichan Valley Regional District;
 - c. Regional District of Nanaimo;
 - d. District of North Cowichan;
 - e. Hul’qumi’num Treaty Group;
 - f. Snuneymuxw First Nation;
 - g. Board of Education for School District 68;
 - h. BC Hydro; and
 - i. The Ministry of Transportation and Infrastructure.

14.1.2. "2023 Permissive Tax Exemptions Bylaw 2022, No. 2122"

142

(to exempt from taxation certain lands and buildings for the year 2023)

Recommendation

That Council give first three readings to "2023 Permissive Tax Exemptions Bylaw 2022, No. 2122".

14.1.3. "10 Year Island Corridor Foundation Permissive Tax Exemptions Bylaw 2022, No. 2123"

154

(to exempt from taxation certain Island Corridor Foundation lands and buildings for the years of 2023-2032)

Recommendation

That Council give first three readings to "10 Year Island Corridor Foundation Permissive Tax Exemptions Bylaw 2022, No. 2123".

14.2. Bylaw Status Sheet

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15. NEW BUSINESS

16. QUESTION PERIOD

- A maximum of 15 minutes is allotted for questions.
- Persons wishing to address Council during "Question Period" must be Town of Ladysmith residents, non-resident property owners, or operators of a business.
- Individuals must state their name and address for identification purposes. Alternately, questions can be submitted via email at info@ladysmith.ca during the meeting.
- Questions put forth must be on topics which are not normally dealt with by Town staff as a matter of routine.
- Questions must be brief and to the point.
- Questions shall be addressed through the Chair and answers given likewise. Debates with or by individual Council members or staff members are not allowed.
- No commitments shall be made by the Chair in replying to a question. Matters which may require action of the Council shall be referred to a future meeting of the Council.

17. ADJOURNMENT

TOWN OF LADYSMITH

BYLAW NO. 2106

A Bylaw to amend “Official Community Plan Bylaw 2003, No. 1488”

The Council of the Town of Ladysmith in open meeting assembled enacts the following amendments to “Official Community Plan Bylaw 2003, No. 1488”:

1. Amend Section 7.0 of ‘Schedule C (Holland Creek Area Plan)’ by deleting the following sentence:

“Estate lots may be appropriate to limit development in environmentally sensitive areas or on steep slopes.”

2. Amend Section 7.2 of ‘Schedule C (Holland Creek Area Plan)’ by deleting the Policy 7.2.7 and renumbering subsequent policies accordingly.

3. Amend DPA 11 | Arbutus Hump ESA of Schedule A.1-Development Permit Areas Guidelines by adding the following as Guideline 1:

“All development in DPA 11 and reports required under these development permit guidelines should be prepared in accordance with ‘Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia’ published by the Province of British Columbia”

and renumbering subsequent guidelines accordingly.

4. Amend Map 2 – Development Permit Areas, by adding a portion of Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) to:

- a. “DPA 4 – Multi-Unit Residential”;
- b. “DPA 3 – Commercial”; and
- c. “DPA 10 – Coach House Intensive Residential”

as shown in Schedule 1, which is attached to and forms part of this Bylaw.

5. Amend Map 2 – Development Permit Areas, by expanding “DPA 11 – Arbutus Hump ESA” as shown in Schedule 2, which is attached to and forms part of this Bylaw.

6. Amend 'Map 3 – Land Use', in 'Schedule C (Holland Creek Area Plan)', by changing the land use designation for Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) from the "Single-Family ", "Estate Residential" and "Park and Open Space" designation to:
- "Single-Family;
 - "Multi-Family";
 - "Neighbourhood Commercial" and
 - "Park and Open Space"

as shown in Schedule 3 which is attached to and forms part of this Bylaw.

Citation

7. This Bylaw may be cited for all purposes as "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 71) 2022, No. 2106".

READ A FIRST TIME on the 19th day of April, 2022

READ A SECOND TIME on the on the 19th day of April, 2022

PUBLIC HEARING HELD on the 2nd day of August, 2022

SECOND READING RESCINDED on the 6th day of September, 2022

READ A SECOND TIME AS AMENDED on the 6th day of September, 2022

PUBLIC HEARING HELD on the _____ day of _____, 2022

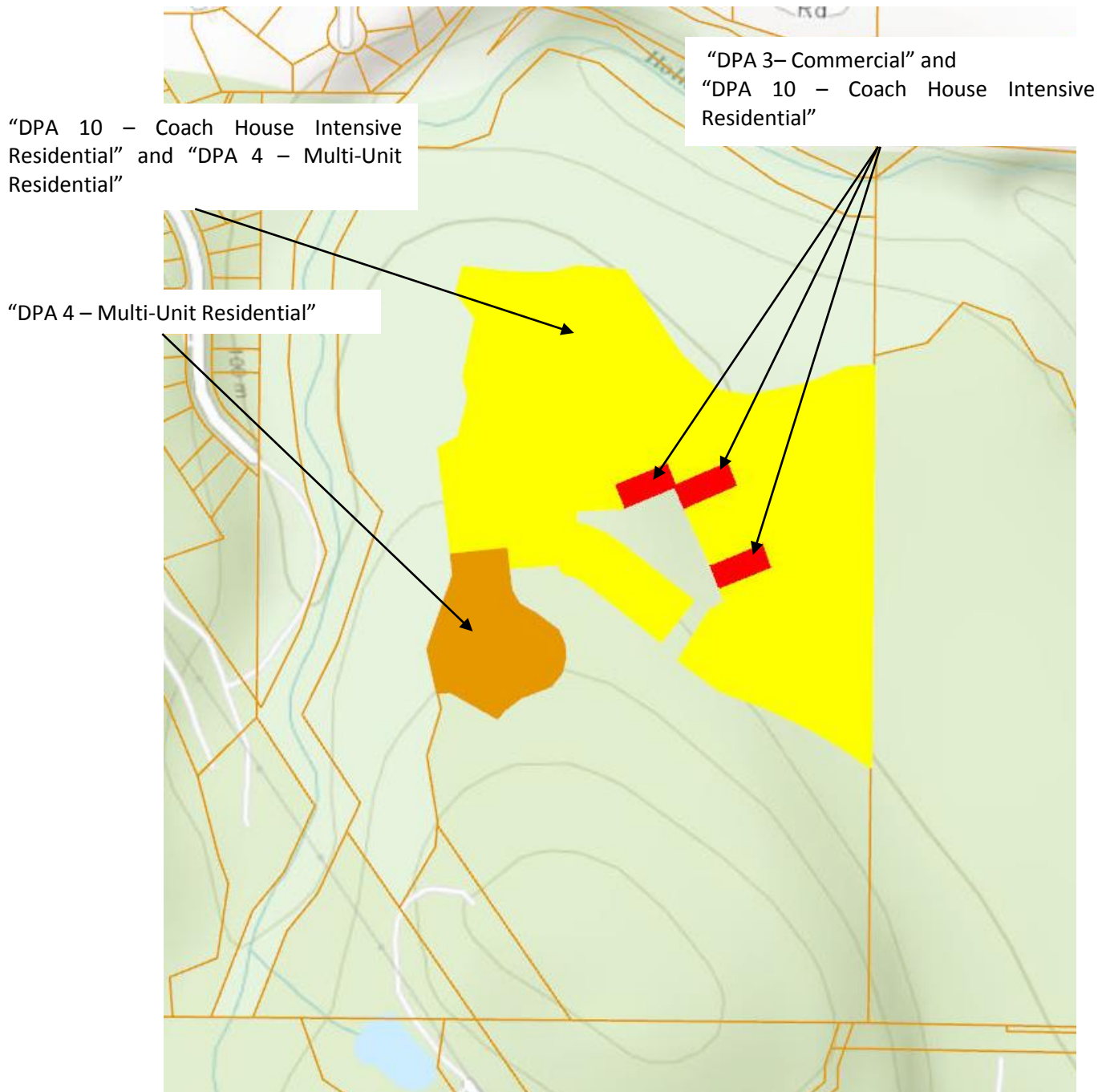
READ A THIRD TIME on the _____ day of _____, 2022

ADOPTED on the _____ day of _____, 2022

Mayor (A. Stone)

Corporate Officer (D. Smith)

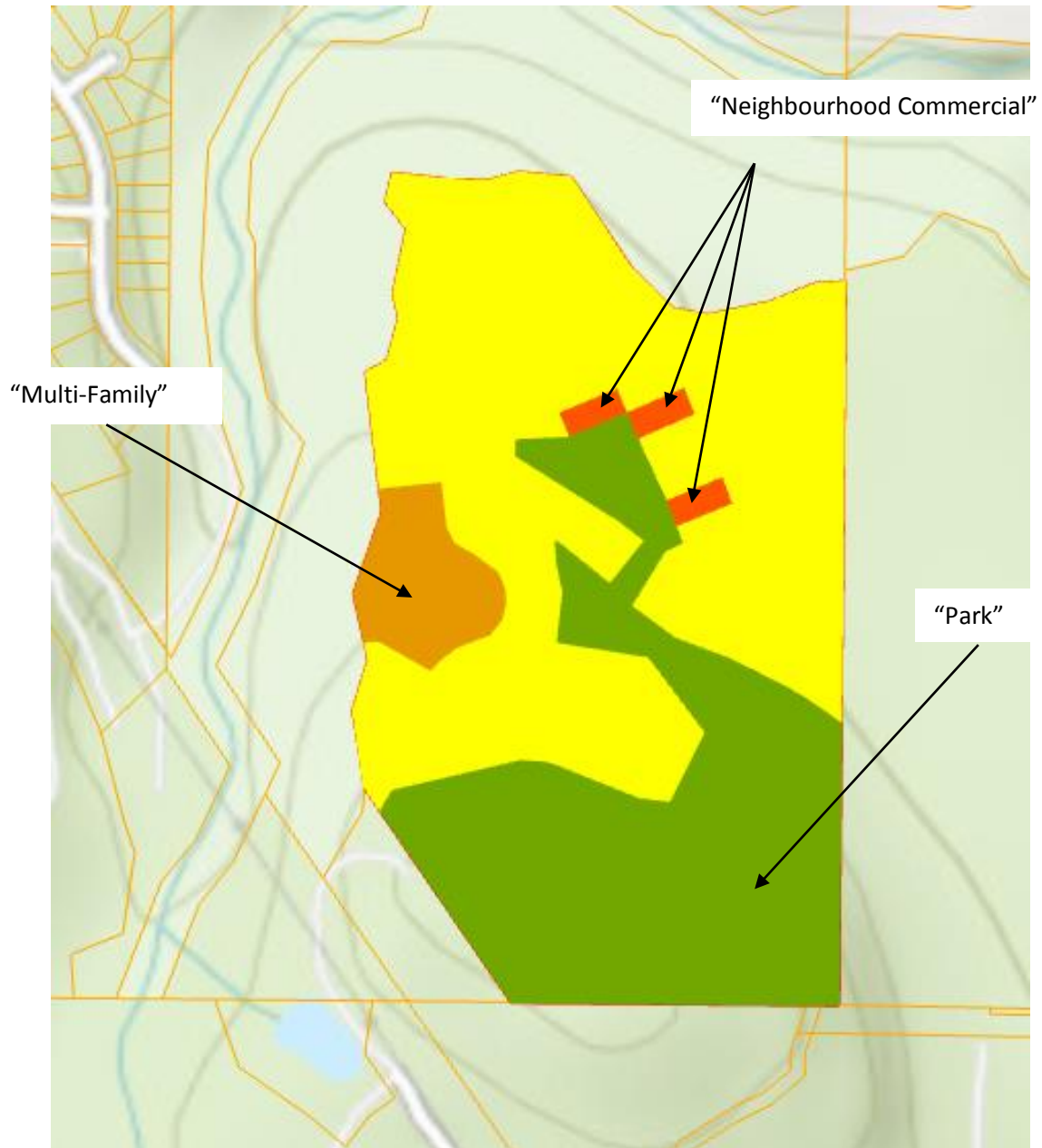
Schedule 1



Schedule 2



Schedule 3



TOWN OF LADYSMITH

BYLAW NO. 2107

A Bylaw to amend “Town of Ladysmith Zoning Bylaw 2014, No. 1860”

The Council of the Town of Ladysmith in open meeting assembled enacts the following amendments to “Town of Ladysmith Zoning Bylaw 2014, No. 1860”:

1. Amend section 10.5.4(a) to read as follows:

“a) On parcels with a *Frontage* less than 12.9 meters and a *Parcel Area* less than 372 square meters, no Single Unit Dwelling shall have a Finished Floor Area that is greater than 121 square metres.”

2. Amend section 10.5.5(c) to change the text in the second row of the setback table to:

Parcel Line	Minimum Setback
<i>Interior or Exterior Side Parcel Line</i>	0.6 metres to one Parcel Line and 1.2 metres to the other Parcel Line
All other parcels	

3. Insert as section 10.5.5 (d) the following:

“Notwithstanding subsection c), where a parcel meets the minimum *Frontage* and *Parcel Area* requirements of the R-1-B zone, the setback provisions of the R-1-B zone shall apply.” and renumber subsequent sections accordingly.

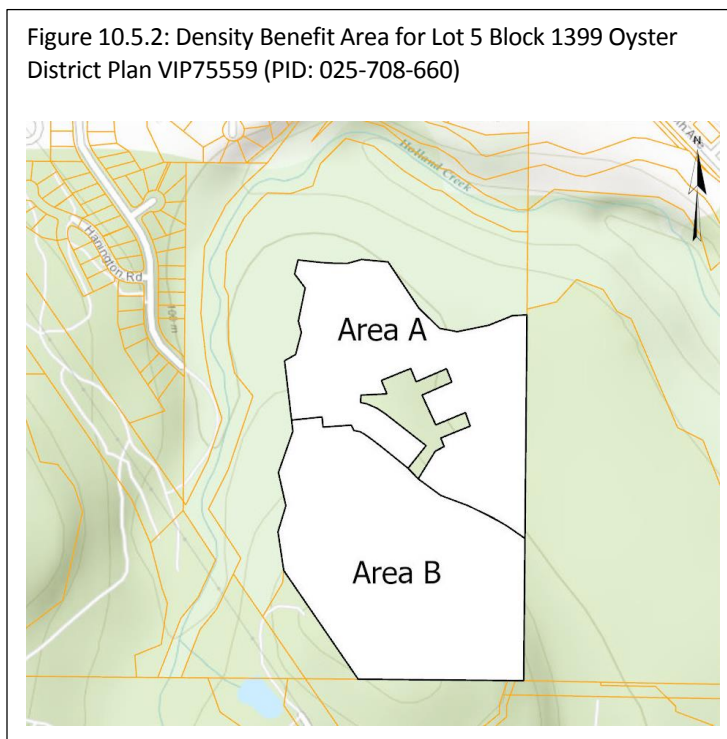
4. Add as section 7 of part 10.5 (Single Dwelling Residential – Small Lot C Zone (R-1-C)) the following, under the heading “Site Specific Regulations”:

“a) for Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) in the R-1-C Zone: when a *Parcel* is located on a *Lane*:

- i. *Secondary Suite*, is a permitted *Accessory Use*, subject to Part 6, section 6.4; and
- ii. *Coach House Dwelling* is a permitted *Accessory Use*, provided it is located on a *Parcel* that is 300 square metres or greater and subject to Part 6, subsections 6.5(b) and 6.5(c)”.

- b) for Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) in the R-1-C Zone in addition to the permitted uses under sections 10.5.1 and 10.5.2, the Principal and Accessory Uses of the R-3-A zone are permitted in Area A in figure 10.5.2 and shall be subject to the regulations of the R-3-A zone.

- c) for Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) in the R-1-C Zone as a density benefit pursuant to section 482 of the *Local Government Act* and notwithstanding sections 10.5.3(a), 10.5.7(b) and 10.11.4(c), the maximum number *Dwelling Units*, excluding *Secondary Suites* and *Coach House Dwellings*, permitted in Area A in figure 10.5.2 shall be either:
 - i. 200 units, where the entire area shown as Area B in figure 10.5.2 has been provided to the Town for park dedication pursuant to section 29 or section 30 of the *Community Charter*; or
 - ii. 125 units where only a portion of, or none of, the area shown as Area B in figure 10.5.2 has been provided to the Town for park dedication pursuant to section 29 or section 30 of the *Community Charter*



- 5. Add as subsection (c) to section 8 (Site Specific Regulations) of Part 10.10 (Medium Density Residential (R-3)) the following:

"c) Notwithstanding subsection 1, *Townhouse Dwelling* is the only permitted use in the R-3 zone on Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660)".

6. Add as subsections (b), (c) and (d) to section 9 (Site Specific Regulations) of Part 11.1 (Local Commercial (C-1)) the following:

"b) for Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660), when a parcel is located on a *Lane*:

- i. *Coach House Dwelling* is a permitted *Accessory Use* in the C-1 Zone, provided it is located on *Parcel* that is 460 square metres or greater and subject to Part 6, subsections 6.5(b) and 6.5(c)"
- ii. The minimum *Parcel Area* is 460 square meters and the minimum *Parcel Frontage* is 13.5 metres.

c) Notwithstanding section 11.1.1(a), on Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) *Single Unit Dwelling* is not a permitted *Principal use* in the C-1 zone.

d) In addition to the accessory uses listed in section 11.1.2, on Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660):

- i. *Dwelling Unit* is a permitted *accessory use*; and
- ii. *Single Unit Dwelling* is a permitted *accessory use*.

7. Amend 'Schedule B – Zoning Bylaw Map' to rezone Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) from Single Dwelling Residential to:

- a) "Medium-Density Residential (R-3)";
- b) "Single Dwelling Residential – Small Lot A Zone (R-1-A)";
- c) "Single Dwelling Residential – Small Lot C Zone (R-1-C)"
- d) "Nature Park (P-3)";
- e) "Park and Recreation (P-2)"; and
- f) "Local Commercial (C-1)";

as shown in Schedule 1, which is attached to and forms part of this Bylaw.

Citation

8. This Bylaw may be cited for all purposes as "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 48) 2022, No. 2107".

READ A FIRST TIME on the 19th day of April, 2022

READ A SECOND TIME on the on the 19th day of April, 2022

PUBLIC HEARING HELD on the 2nd day of August, 2022

SECOND READING RESCINDED on the 6th day of September, 2022

READ A SECOND TIME AS AMENDED on the 6th day of September, 2022

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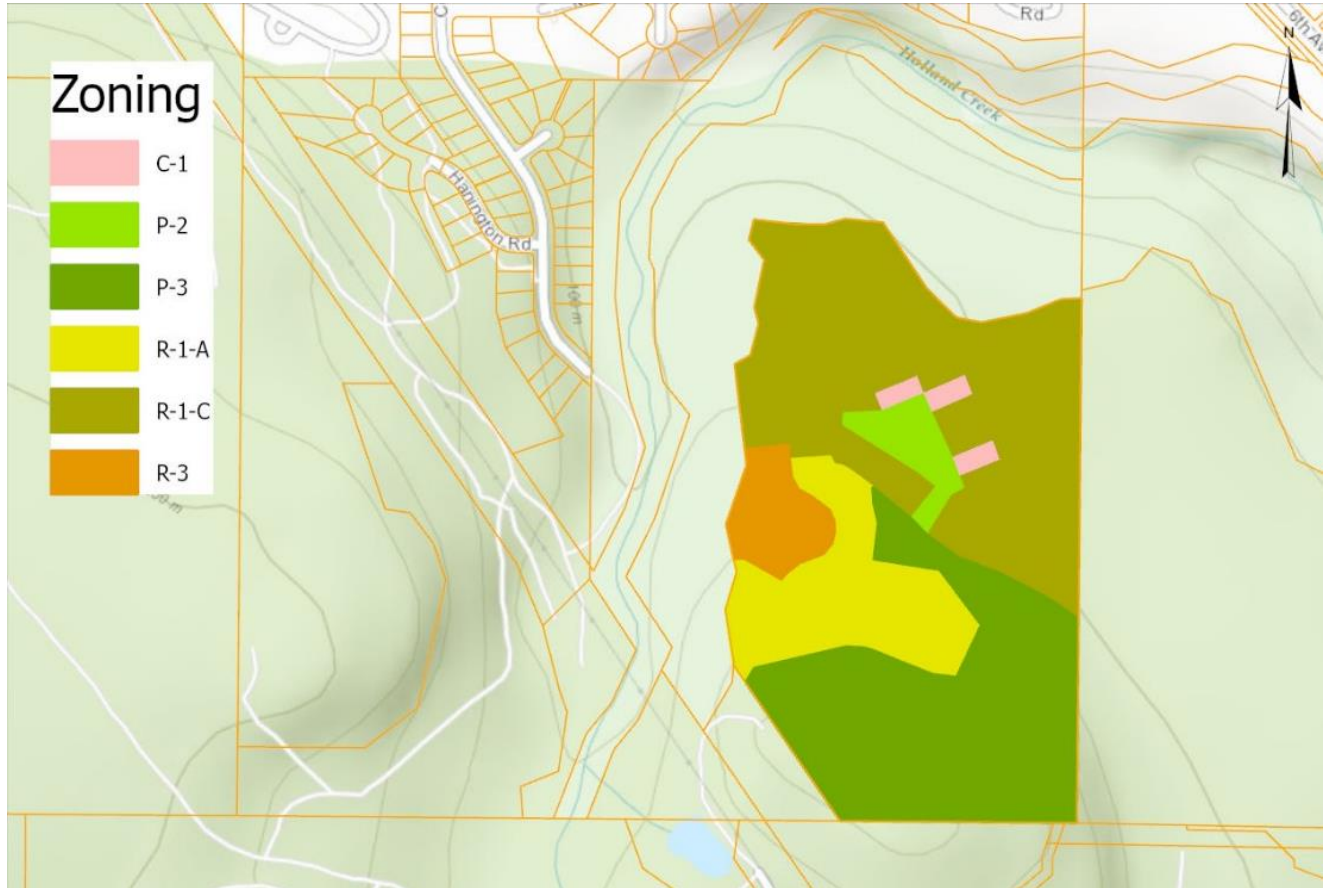
READ A THIRD TIME on the _____ day of _____, 2022

ADOPTED on the _____ day of _____, 2022

Mayor (A. Stone)

Corporate Officer (D. Smith)

Schedule 1





MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, September 6, 2022

5:32 P.M.

City Hall Council Chambers
410 Esplanade

Council Members Present:

Mayor Aaron Stone
Councillor Amanda Jacobson
Councillor Rob Johnson

Councillor Duck Paterson
Councillor Marsh Stevens
Councillor Jeff Virtanen

Council Members Absent:

Councillor Tricia McKay

Staff Present:

Allison McCarrick
Erin Anderson
Chris Barfoot
Jake Belobaba
Ryan Bouma

Donna Smith
Julie Thompson
Mike Gregory
Sue Bouma

1. CALL TO ORDER

Mayor Stone called this Meeting of Council to order at 5:32 p.m., in order to retire immediately into Closed Session.

2. CLOSED MEETING

CS 2022-200

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

- (1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (1)(g) litigation or potential litigation affecting the municipality; and
- (1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Motion Carried

3. OPEN MEETING AND ACKNOWLEDGEMENT (6:00 P.M.)

Mayor Stone called this Regular Meeting of Council to order at 6:01 p.m., recognizing with gratitude that it was taking place on the traditional, unceded territory of the Stz'uminus First Nation. He also thanked the Stz'uminus First Nation for hosting the Water Festival at Transfer Beach on the weekend.

Mayor Stone reminded the public that it was the start of the school year and asked them to use extra caution when driving to protect children as they walk to and from school.

4. AGENDA APPROVAL

CS 2022-201

That Council approve the agenda for this Regular Meeting of Council for September 6, 2022 as amended to include the following changes:

- Item 9.1. "Development Variance Permit 3090-22-02 and Development Permit 3060-22-04 - 435 Thetis Drive" - add one public submission received after publication of the agenda; and
- Move Item 7.1. "Official Community Plan Review" after Item 8 "2023-2027 Financial Plan Discussions - Parks, Recreation & Culture Operating & Capital Budgets".

Motion Carried

5. RISE AND REPORT

Council rose from Closed Session at 5:49 p.m. without report.

6. MINUTES

6.1 Minutes of the Public Hearing and Regular Meeting of Council held August 2, 2022

CS 2022-202

That Council approve the minutes of the Public Hearing and Regular Meeting of Council held August 2, 2022.

Motion Carried

7. 2023-2027 FINANCIAL PLAN DISCUSSIONS - PARKS, RECREATION & CULTURE OPERATING & CAPITAL BUDGETS

7.1 Presentation and Council Discussion

Staff presented highlights of the Frank Jameson Community Centre budget as well as an overview of the Parks, Recreation & Culture budget. These budgets were discussed earlier than usual due to the upcoming CVRD Referendum on Regional Recreation Funding Services, which seeks to align the funding of nine recreation facilities in the CVRD. Staff provided an overview of how the funding model, if approved, would affect the Parks, Recreation & Culture operating and capital budgets.

Staff responded to Council's questions.

7.2 Public Input and Questions

There were no questions submitted by the public.

8. DELEGATIONS

8.1 Official Community Plan Review

Jennifer Fix, ahne Studio, consultant for the Official Community Plan Review, provided an overview of revisions made to the draft document, noting that they were driven by input received. She thanked Council, the public and staff for their input.

Ms. Fix responded to Council's questions. Council thanked Ms. Fix for her presentation and expressed their enthusiasm for the project.

9. DEVELOPMENT APPLICATIONS

9.1 Development Variance Permit 3090-22-02 & Development Permit Application 3060-22-04 – 435 Thetis Drive

CS 2022-203

That Council:

1. Issue Development Variance Permit 3090-22-02 to vary the following provisions in “Town of Ladysmith Zoning Bylaw 2014, No. 1860” for a proposed single unit dwelling at 435 Thetis Drive (Lot 13 District Lot 52 Oyster District Plan VIP86055):
 - a. Section 10.2.5(a) to increase the maximum height of a proposed single unit dwelling from 9.0m to 10.4m;

- b. Section 10.2.5(d) to allow a 9.14m perimeter wall height with no horizontal offset on the rear elevation of the dwelling; and
- c. Section 10.2.5(e) to reduce the minimum front parcel line setback from 6.0m to 5.0m;
- 2. Issue Development Permit 3060-22-04 to allow construction of a single unit dwelling at 435 Thetis Drive; and
- 3. Authorize the Mayor and Corporate Officer to sign Development Variance Permit 3090-22-02.

Motion Carried

10. COMMITTEE MINUTES

10.1 Poverty Reduction Task Group - July 26, 2022

CS 2022-204

That Council receive the minutes of the Poverty Reduction Task Group meeting held July 26, 2022.

Motion Carried

11. REPORTS

11.1 Regional Recreation Budget Approval 2023-2027 – Frank Jameson Community Centre

CS 2022-205

That Council approve the 2023-2027 budget for the Frank Jameson Community Centre as presented in the staff report dated September 6, 2022 and direct staff to submit it to the Cowichan Valley Regional District.

Motion Carried

11.2 Permissive Tax Exemptions for the Tax Year 2023

CS 2022-206

That Council direct staff to prepare a one-year Permissive Tax Exemption Bylaw for all properties currently identified in the “Town of Ladysmith 2022 Permissive Tax Exemptions Bylaw 2021, No. 2084” with the exception of the property at 314 Buller Street.

Motion Carried

CS 2022-207

That Council provide a one-year Permissive Tax Exemption to the Ladysmith Resources Centre Association for 20 percent of the value at 314 Buller Street which approximately represents seven deep subsidy units in the 36-unit building.

Motion Carried

OPPOSED: Councillors Stevens and Jacobson

CS 2022-208

That Council direct staff to remove fully exempt properties from the 2023 water parcel tax roll and the 2023 sewer parcel tax roll.

Motion Carried

Mayor Stone declared a conflict of interest with the following recommendation as he is Chair of the Island Corridor Foundation and vacated the Chair and the meeting at 7:46 p.m.

Deputy Mayor Stevens assumed the Chair.

CS 2022-209

That Council direct staff to prepare a 10-year Permissive Tax exemption Bylaw for all Island Corridor Foundation properties within the Town of Ladysmith boundaries.

Motion Carried

Mayor Stone returned to the meeting at 7:54 p.m. and resumed the Chair.

11.3 Commercial Tri-Deck Rotary Mower

CS 2022-210

That Council direct staff to amend the 2022-2026 Financial Plan by increasing the budget for the Commercial Tri-Deck Rotary Mower by \$20,000 with the additional funds to come from the Vehicle Equipment Reserve.

Motion Carried

11.4 Crown Referral 148786797: Application to Purchase Portion of Crown Foreshore (303 Chemainus Road)

CS 2022-211

That Council, in response to Crown Referral 148786797, support the application by the upland owner to purchase a 90m² portion of the foreshore, with a request that the Province:

1. Take steps to allow passage along the foreshore, or adjacent uplands, at all tide levels; and
2. Address the encroachment of the cantilevered deck over the statutory right of way for the Town's sewer line.

Motion Carried

12. BYLAWS

12.1 Bylaws for Introduction

12.1.1 Bylaw No. 2120

CS 2022-212

That Council:

1. Give first, second and third readings to "Road Closure and Dedication Removal Bylaw 2022, No. 2120";
2. Direct staff to:
 - a. provide notice to the public of Council's intention to adopt Bylaw No. 2120 pursuant to sections 40(3)(a) and 94 of the *Community Charter*,
 - b. provide notice of Council's intention to adopt Bylaw No. 2120 to:
 - i. BC Hydro
 - ii. Fortis
 - iii. Shaw
 - iv. TELUS; and
 - c. refer Bylaw No. 2120 to the Ministry of Transportation and Infrastructure pursuant to section 41(3) of the *Community Charter*.

Motion Carried

12.1.2 Bylaws No. 2106 and 2107

CS 2022-213

That Council:

1. Rescind second reading of “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 71) 2022, No. 2106” and give the bylaw second reading as amended;
2. Rescind second reading of “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No.48) 2022, No. 2107” and give the bylaw second reading as amended;
3. Require that the applicant, in addition to the conditions of approval of Bylaw Nos. 2106 and 2107 specified in Council Resolution CS 2022-095, at their cost, secure the following conditions through one or more restrictive covenants following third reading and prior to adoption of Bylaw Nos. 2106 and 2107:
 - a. All construction on the subject property to be constructed to “Step 2” of the BC Energy Step Code; and
 - b. Grant the Town an option to purchase the portion of the red-listed ecosystem occurrence on the property located outside of the area to be dedicated as park, as shown in the September 6, 2022 report to Council; and
4. Direct staff to schedule a second Public Hearing for Bylaw Nos. 2106 and 2107 pursuant to section 464 of the *Local Government Act*.

Motion Carried

12.2 Bylaws for Adoption

12.2.1 Bylaw No. 2112

CS 2022-214

That Council adopt “Town of Ladysmith Fees and Charges Bylaw 2008, No. 1644, Amendment Bylaw 2022, No. 2112”.

Motion Carried

12.2.2 Bylaw No. 2114

CS 2022-215

That Council adopt “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 50) 2022, No. 2114”.

Motion Carried

12.3 Bylaw Status Sheet

13. CORRESPONDENCE

13.1 Chief Roxanne Harris, Stz'uminus First Nation

CS 2022-216

That Council confirm funding assistance in the amount of \$2,000 to the Stz'uminus First Nation for the Traditional War Canoe Races which were held September 3 and 4, 2022, with funding to come from Council's Public Relations budget.

Motion Carried

Councillor Paterson declared a conflict of interest related to Agenda Item 13.2 as he occasionally works for the Nanaimo News Bulletin and vacated the meeting at 8:20 p.m.

13.2 Nanaimo News Bulletin

CS 2022-217

That the Mayor, on behalf of Council, write a letter to the Minister of Environment requesting that the Provincial Government exempt printed newspapers from the Extended Producer Responsibility regulations as requested by the Nanaimo News Bulletin in correspondence dated August 9, 2022.

Motion Carried

Councillor Paterson returned to the meeting at 8:21 p.m.

14. NEW BUSINESS

15. QUESTION PERIOD

A member of the public commented on the need for alternate routes through Town, particularly in regards to emergencies, and enquired about the possibility of establishing a committee to look at possibilities.

A member of the public enquired about the cost of implementing the new Official Community Plan and commented on the Waterfront Area Plan.

16. ADJOURNMENT

CS 2022-218

That this Regular Meeting of Council be adjourned at 8:35 p.m.
Motion Carried

CERTIFIED CORRECT

Mayor (A. Stone)

Corporate Officer (D. Smith)



LADYSMITH

TOWN OF LADYSMITH

PROCLAMATION

CIRCULAR ECONOMY MONTH

WHEREAS: *The Town of Ladysmith commits to waste reduction, resource conservation and community education for sustainable living; and*

WHEREAS: *The Town recognizes that losing waste to disposal and as litter are local and global threats to the environment; and*

WHEREAS: *We are committed to reducing waste and supporting the circular economy – an economy that recaptures waste and uses it as a resource to create new materials and products.*

THEREFORE, *I, Aaron Stone, Mayor of the Town of Ladysmith, do hereby proclaim October 2022 as “Circular Economy Month” in the Town of Ladysmith, British Columbia.*

Mayor A. Stone

Sept 9, 2022

TOWN OF LADYSMITH

BYLAW NO. 2068

A Bylaw to amend “Official Community Plan Bylaw 2003, No. 1488”

The Council of the Town of Ladysmith in open meeting assembled enacts the following amendments to “Schedule A” entitled “Town of Ladysmith Community Plan” of “Official Community Plan Bylaw 2003, No. 1488”:

1. Delete the first sentence of the General Commercial paragraph of section 3.8.1:

“The General Commercial designation is applied to the commercial area located at Coronation Mall and is intended for commercial uses that serve a market area both within and beyond the local community, and to function as a secondary commercial focus to the downtown core.”

and replace with:

“The General Commercial designation is applied to the commercial areas located at Coronation Mall and at 1130 Rocky Creek Road, and is intended for commercial uses that serve a market area both within and beyond the local community, and to function as commercial concentrations that are secondary to the downtown core.”

2. “Map 1 – Land Use”:
 - (a) Change “Industrial” designation to “General Commercial” for Lot A, District Lots 24 and 38, Oyster District, Plan VIP71248 (1130 Rocky Creek Road) as shown in Schedule 1 which is attached to and forms a part of this bylaw.
3. “Map 2 – Development Permit Areas”:
 - (a) Delete “DPA 5 – Industrial” from Lot A, District Lots 24 and 38, Oyster District, Plan VIP71248 (1130 Rocky Creek Road) as shown in Schedule 1 which is attached to and forms a part of this bylaw.

Citation

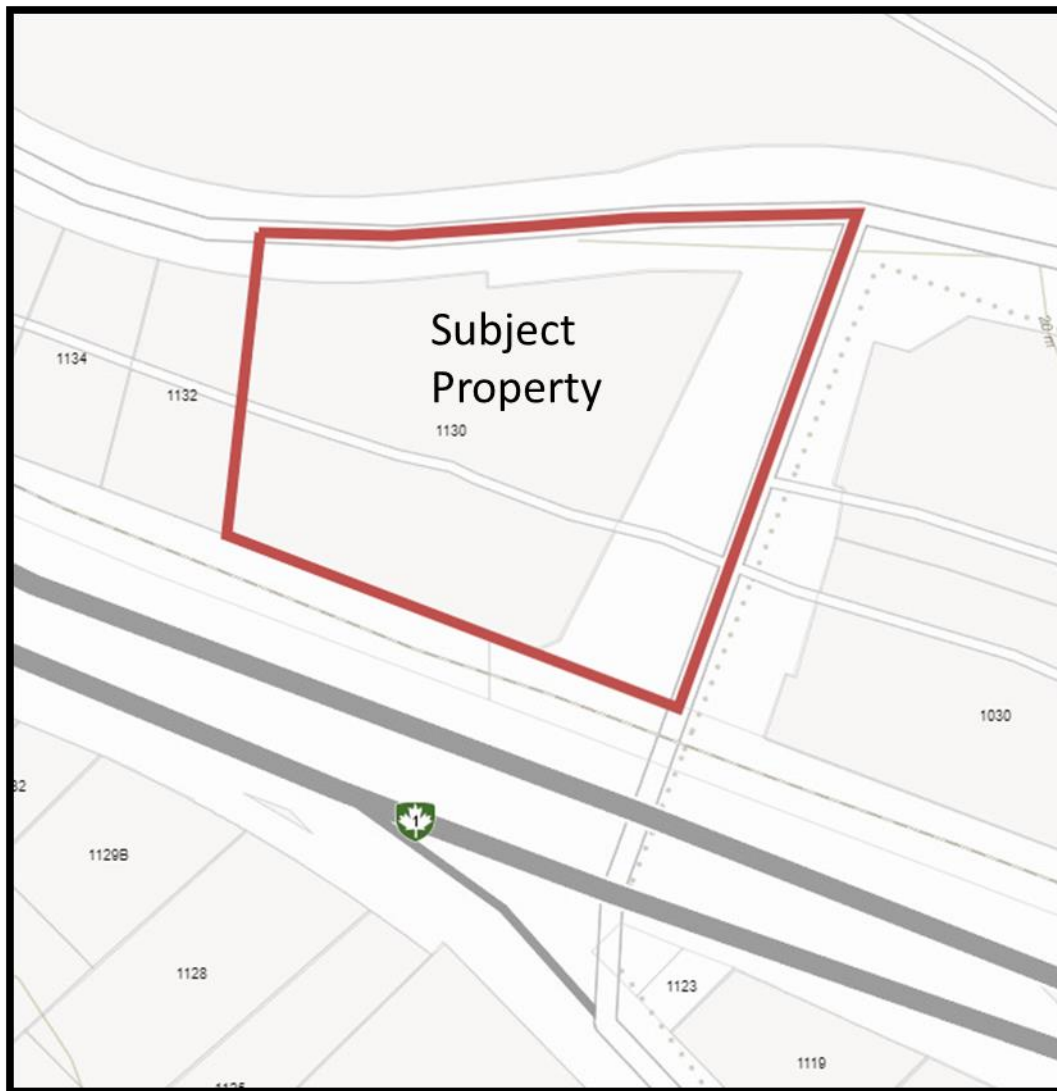
4. This Bylaw may be cited for all purposes as “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 65) 2021, No. 2068”.

READ A FIRST TIME on the 1st day of June, 2021
READ A SECOND TIME on the 1st day of June, 2021
PUBLIC HEARING held on the 15th day of June, 2021
READ A THIRD TIME on the 15th day of June, 2021
ADOPTED on the _____ day of _____, 2022

Mayor (A. Stone)

Corporate Officer (D. Smith)

**Schedule 1
Subject Property**



TOWN OF LADYSMITH

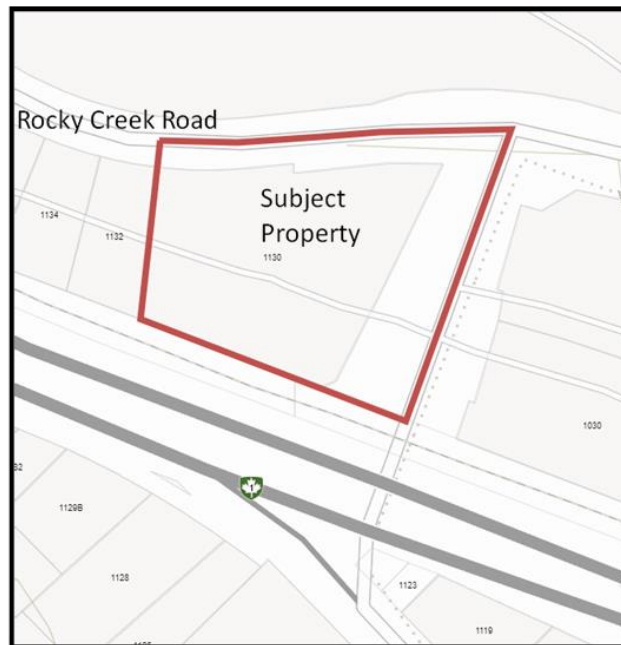
BYLAW NO. 2069

A Bylaw to amend "Town of Ladysmith Zoning Bylaw 2014, No. 1860"

The Council of the Town of Ladysmith in open meeting assembled enacts the following amendments to "Town of Ladysmith Zoning Bylaw 2014, No. 1860":

1. "Schedule A – Zoning Bylaw Text":
 - a) Delete "Tourist Service" "CD-1" from Section "9.1 Creation of Zones";
 - b) Replace subsection 1. p) of section "11.5 Shopping Centre Commercial (C-5)" with the following:
 - p) *Cannabis Retail Sales* but in the parcels contained within the shaded areas identified on Figures 11.5 and 11.6;
 - c) Add Figure 11.6 following Figure 11.5 in section "11.5 Shopping Centre Commercial (C-5)" as shown below:

Figure 11.6



- d) Add a new Section 7 "Site Specific Regulations" to section "11.5 Shopping Centre Commercial (C-5)" as follows:
 7. Site Specific Regulations
 - a) For the *Parcel* legally described as Lot A, District Lots 24 and 38, Oyster District, Plan VIP71248 (1130 Rocky Creek Road) all *Buildings* must

meet or exceed Step 1 of the British Columbia Energy Step Code.

- b) Notwithstanding section 6.3 subsection a)vi) a maximum of one *Use* with a *Drive-through* service is permitted on the *Parcel* legally described as Lot A, District Lots 24 and 38, Oyster District, Plan VIP71248 (1130 Rocky Creek Road), provided that any *Buildings* associated with the *Drive-through Use* meet or exceed Step 2 of the British Columbia Energy Step Code.
 - c) For the *Parcel* legally described as Lot A, District Lots 24 and 38, Oyster District, Plan VIP71248 (1130 Rocky Creek Road) the following additional *Principal Uses* are permitted:
 - i) *Animal Day Care.*
 - ii) *Artist Studio.*
 - iii) *Building Supply Sales.*
 - iv) *Cottage Industry.*
 - v) *Garden Centre.*
 - vi) *Home Improvement Service Industry.*
 - vii) *Micro-Brewery.*
 - viii) *Laboratory.*
 - ix) *Media Production Studio.*
 - x) *Neighbourhood Pub.*
 - xi) *Non-Motorized Recreational Equipment Sales or Rental.*
 - xii) *Print Shop.*
 - xiii) *Re-Store.*
 - e) Delete section "17.1 Comprehensive Development 1 – Tourist Service (CD-1)" in its entirety and replace with "17.1 Comprehensive Development 1 – Reserved for Future Use".
2. "Schedule B – Zoning Bylaw Map":
- a) Change the zone from "CD-1 Tourist Service" to "C-5 Shopping Centre Commercial" for Lot A, District Lots 24 and 38, Oyster District, Plan VIP71248 (1130 Rocky Creek Road) as shown in Schedule 1 which is attached to and forms a part of this bylaw; and,
 - b) Delete "CD-1 Tourist Service" from the legend.

Citation

3. This Bylaw may be cited for all purposes as "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 37) 2021, No. 2069".

READ A FIRST TIME on the 1st day of June, 2021

READ A SECOND TIME on the 1st day of June, 2021

PUBLIC HEARING held on the 15th day of June, 2021

READ A THIRD TIME on the 15th day of June, 2021

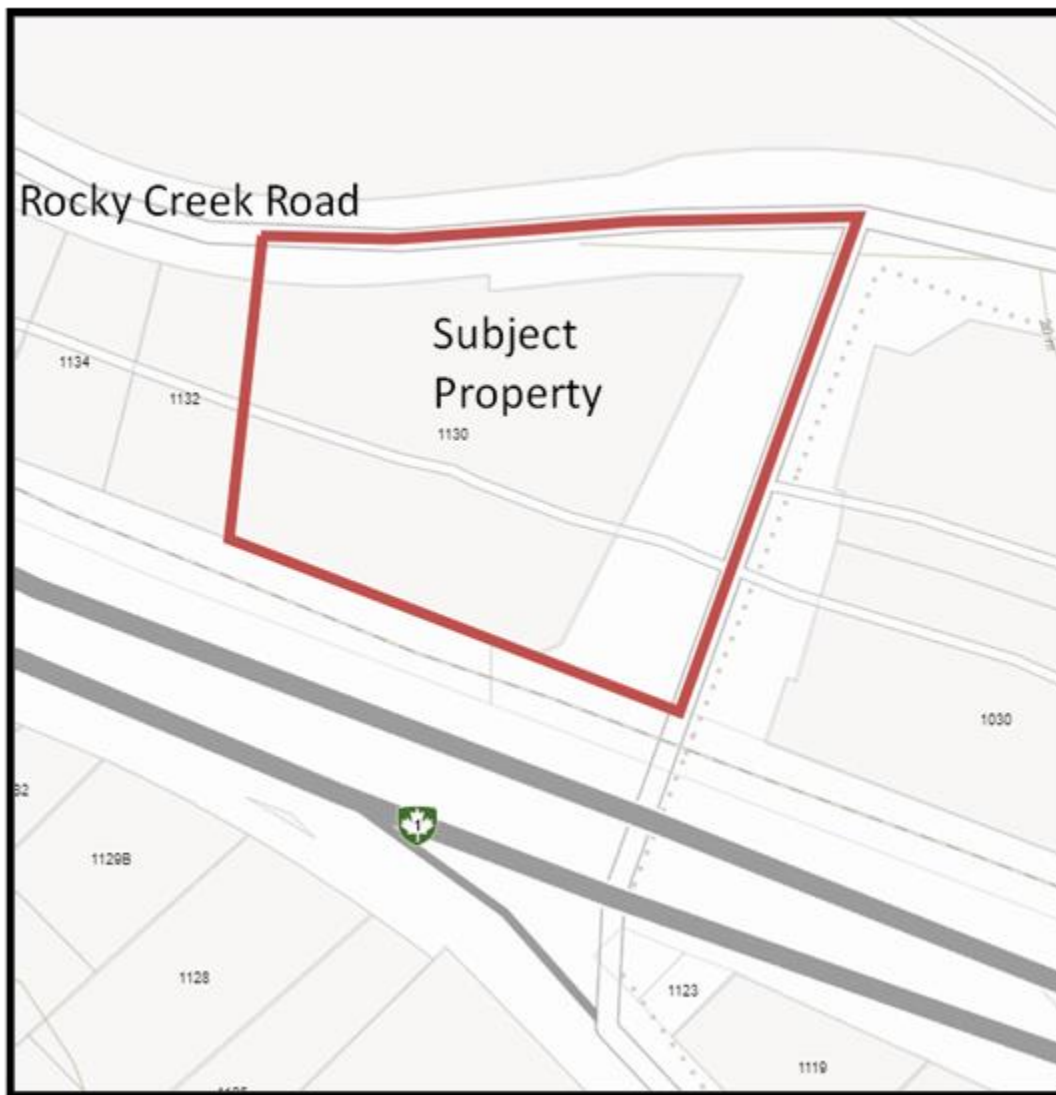
APPROVED by the Ministry of Transportation and Infrastructure
on the 27th day of July, 2021

ADOPTED on the _____ day of _____, 2022

Mayor (A. Stone)

Corporate Officer (D. Smith)

Schedule 1
Subject Property



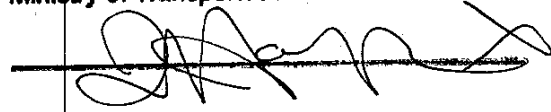
Citation

3. This Bylaw may be cited for all purposes as "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 37) 2021, No. 2069".

READ A FIRST TIME on the 1st day of June, 2021
READ A SECOND TIME on the 1st day of June, 2021
PUBLIC HEARING held pursuant to the provisions of the *Local Government Act* on the 15th day of June, 2021
READ A THIRD TIME on the 15th day of June, 2021
APPROVED by the Ministry of Transportation and Infrastructure on the _____ day of _____,
ADOPTED on the _____ day of _____,

Approved pursuant to section 52(3)(a) of
the *Transportation Act*

this 27 day of July, 2021
Ministry of Transportation and Infrastructure



JAMIE LEIGH HOPKINS
A Commissioner for taking affidavits
within the Province of British Columbia
2100 Labieux Road, Nanaimo BC V9T 6E9

Mayor (A. Stone)

Corporate Officer (D. Smith)

STAFF REPORT TO COUNCIL

Report Prepared By: Christina Hovey, RPP, MCIP, Senior Planner
Reviewed By: Jake Belobaba, RPP, MCIP, Director of Development Services
Meeting Date: September 20, 2022
File No: DVP 3090-22-03 & DP 3060-20-19
Re: **Development Variance Permit 3090-22-03 and Development Permit 3060-20-19 for a Commercial Plaza at 1130 Rocky Creek Road**

RECOMMENDATION:

That Council:

1. Issue Development Variance Permit 3090-22-03 to vary section 5.19.c) of “Town of Ladysmith Zoning Bylaw 2014, No. 1860” to allow for two retaining walls, each up to 4.0 m in height, at 1130 Rocky Creek Road; and
2. Issue Development Permit 3060-20-19 to allow for construction of a commercial plaza at 1130 Rocky Creek Road, subject to the applicant providing a landscape bond in the amount of \$104,750.75.

EXECUTIVE SUMMARY:

A commercial plaza is proposed at 1130 Rocky Creek Road. The proposed development includes two retail buildings and a drive-through coffee shop totaling approximately 1,866 m² of commercial space. The proponent has applied for a Development Variance Permit (DVP) (Attachment A) and a Development Permit (DP) (Attachment B) to authorize the project. The subject property is within Development Permit Area 3 – Commercial (DPA 3) so a DP is required. The applicant is requesting a variance to allow for two perpendicular retaining walls that are up to 4.0 m in average height; 3.0 m is the maximum height permitted by the Zoning Bylaw. Staff recommend issuing the two permits. The proposal is generally consistent with the DPA 3 guidelines and the proposed retaining walls are integrated into the overall site design.

PREVIOUS COUNCIL DIRECTION:

Provided in Attachment C.

INTRODUCTION/BACKGROUND:

1130 Rocky Creek Road was the subject of an Official Community Plan (OCP) and Zoning Bylaw amendment which amended the OCP designation to “General Commercial” and zoned the property “Shopping Centre Commercial (C-5)” with site-specific permitted uses. The subject

property, shown in Figure 1, is located between the Trans-Canada Highway and Rocky Creek Road on the west side of Ludlow Road. It is approximately 0.85 ha in size and slopes from the highway down towards Rocky Creek Road.

Figure 1: 1130 Rocky Creek Road

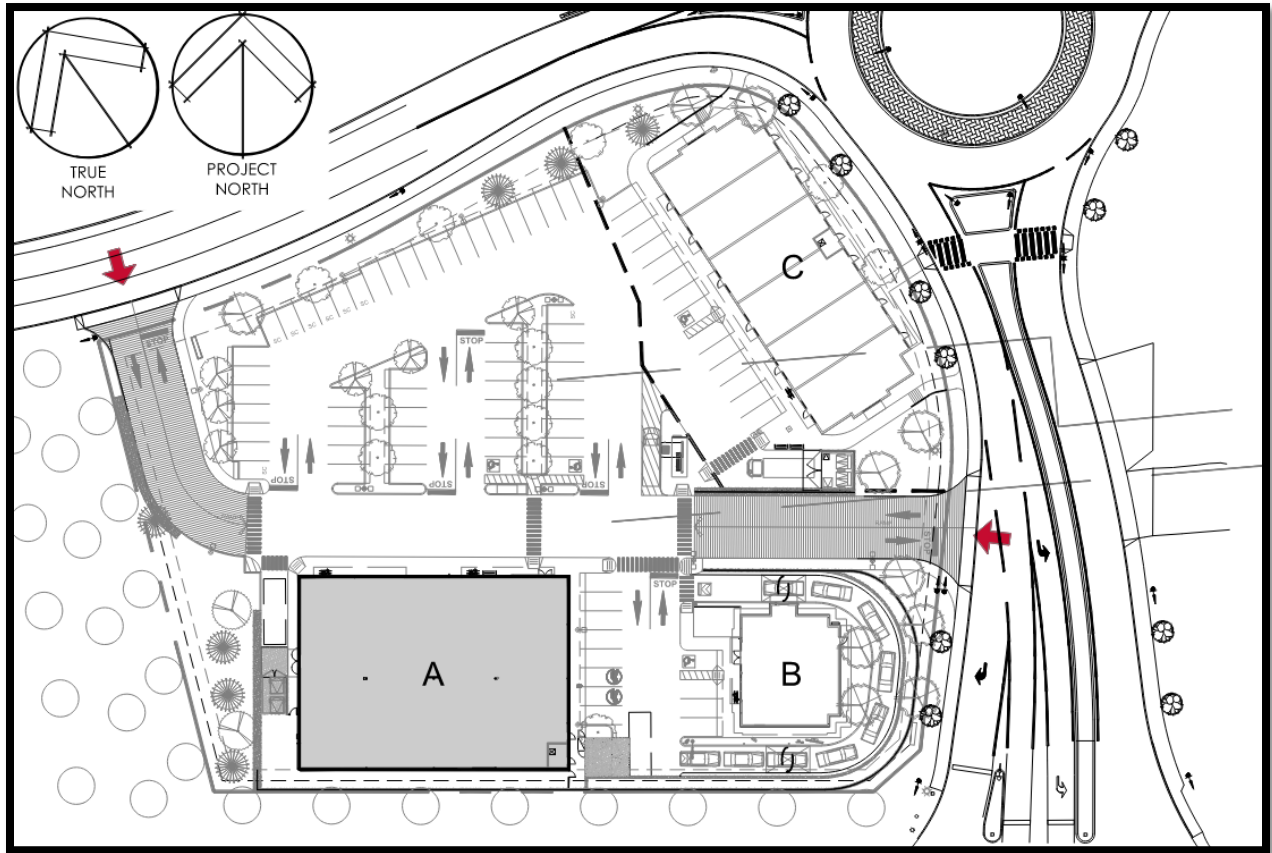


The applicant is proposing a commercial plaza with approximately 1,866 m² (20,084 square feet) of floor space in three buildings:

- Building A: 962 m² (10,355 square feet) of retail space;
- Building B: A drive-through coffee shop, 210 m² (2,250 square feet, 40 seats); and
- Building C: 694 m² (7,500 square feet) of retail space to be divided into up to six smaller units.

The site plan for the proposed development is shown in Figure 2.

Figure 2: Proposed Site Plan, 1130 Rocky Creek Road



DISCUSSION/ANALYSIS:

The proposed development is consistent with the OCP Designation for General Commercial and complies with the Zoning Bylaw regulations for the C-5 zone and the site specific provision which allows for one drive-through restaurant, except as are proposed to be varied by DP 3060-20-19 and DVP 3090-22-03.

Development Permit Area 3 – Commercial (DPA 3):

The subject property is within DPA 3 and therefore a DP is required prior to construction. The objectives of DPA 3 are to promote a high standard of design, complement Ladysmith's distinctive character, accommodate multiple modes of transportation, and support sustainable design and building technologies for commercial development.

The proposed development includes building and site design that considers aesthetics, rain water management, landscaping, pedestrian connectivity and the public realm. The development is proposed to occur in two phases, with Buildings "A" and "B" (see Figure 2) to be constructed immediately and Building "C" to be constructed at a later date. The phasing plan included in the draft DP provides for a temporary pedestrian network and for the uncompleted area to be screened with an opaque fence. The proposed DP varies the required setback for all

parcel lines to 3.0 m¹ in accordance with DP Guideline 2.(f) and to increase the street presence of the buildings. Figure 3 provides renderings of the proposed development. Additional renderings are provided in Attachment D.

Figure 3: Renderings of Proposed Development from Rocky Creek Road



Staff recommend issuing the DP, subject to receipt of a landscaping bond (to guarantee landscaping is installed as proposed), since the proposal is generally consistent with the DPA 3 Guidelines. See Attachment E for a detailed overview of staff's assessment of the proposal.

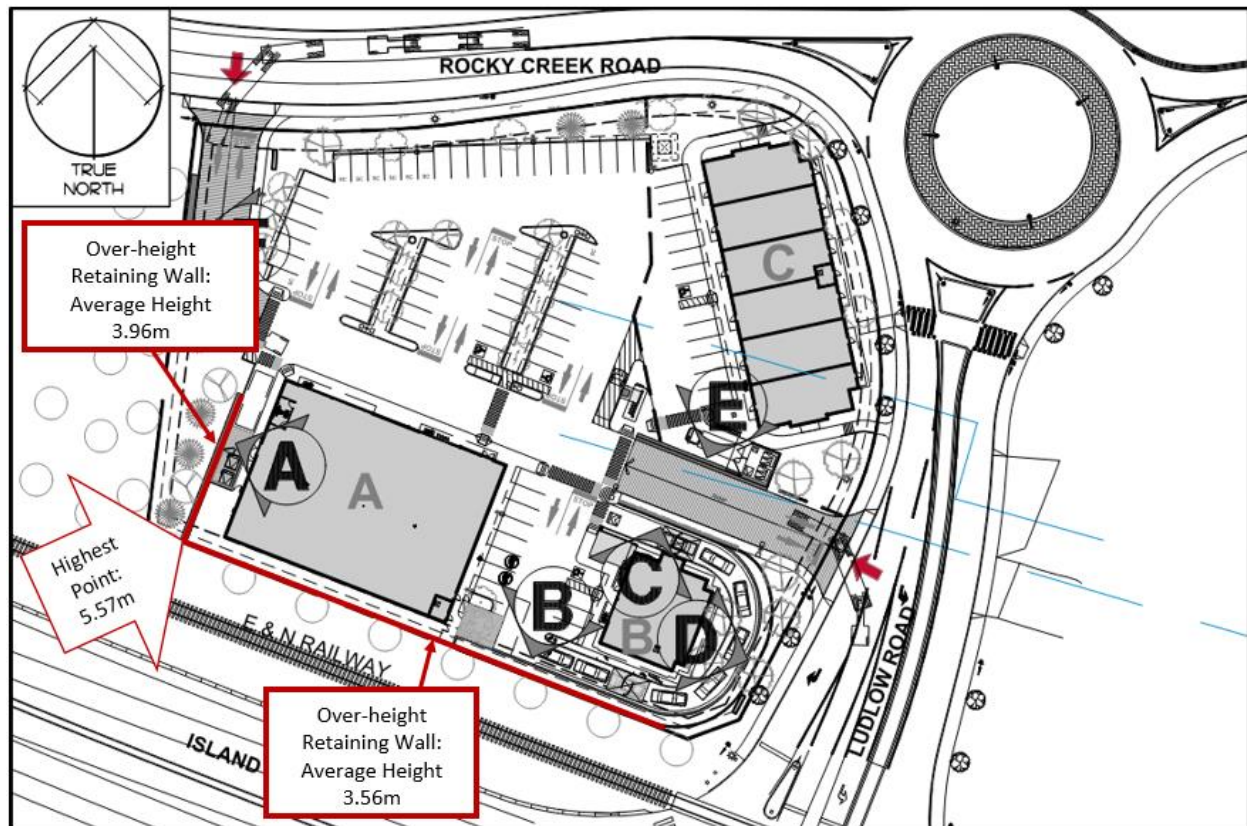
Zoning Variance Proposal:

Six retaining walls are proposed to manage the elevation changes on the subject property. The Zoning Bylaw limits the height of a retaining wall to an average of 3.0 m, where a landscape screen is provided. Most of the retaining walls in the commercial development are “stepped” and landscaped to comply with the Zoning Bylaw regulations. However, there are two proposed retaining walls that exceed 3.0 m in height. These retaining walls are close to the property line and cannot be stepped without relocating the buildings. The two overheight retaining walls are located along the western and southern property boundary and are 4.0 m and 3.6 m in average height respectively. Both are 5.6 m high at their highest points. Both walls will be screened from view by proposed Building A (as shown in Figure 4). The wall along the western property boundary, as well as some of the lower but more visible walls, are proposed to be “Redi Rock”

¹ The building setbacks in the Shopping Centre Commercial (C-5) zone are: Front Parcel Line: 6.0 metres; Exterior Side Parcel Line: 4.5 metres; Interior Side Parcel Line: 3.0 metres; Rear Parcel Line: 4.5 metres.

which provides some visual interest when compared with a flat concrete wall. In addition, landscaping has been integrated into the design of the retaining walls.

Figure 4: Location of Over-height Retaining Walls



Staff recommend approval of the proposed variance to the Zoning Bylaw since the walls are integrated into the overall site design.

ALTERNATIVES:

Council can choose to:

1. Refuse issuance of DVP 3090-22-03 (DP 3060-20-19 should also be refused or referred back to staff to allow the applicant to reapply with a proposal that meets the zoning requirements).
2. Issue DVP 3090-22-03 but refuse to issue DP 3060-20-19, where the refusal is based upon a determination that the application does not meet the DPA-3 Guidelines.
3. Refer the files back to staff and/or the applicant for further review, as specified by Council.

FINANCIAL IMPLICATIONS:

N/A

LEGAL IMPLICATIONS:

The *Local Government Act* allows Council to vary zoning regulations excluding regulations for use, density or residential tenure, through issuance of a DVP. If the DVP is refused, the DP should be referred back to the staff and the applicant so that the proposal can be modified to comply with the Zoning Bylaw.

The subject property is within DPA-3, therefore a DP is required prior to issuance of a building permit. If the DP is refused, reasons must be given based on the DPA-3 guidelines as the issuance of a DP is not a completely discretionary decision of Council.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

Notice of the proposed DVP was issued on March 25, 2022 in accordance with section 499 of the *Local Government Act* and "Town of Ladysmith Development Procedures Bylaw 2008, No. 1667". The notice was delivered and mailed to property owners and residents within 60m of the property. No submissions have been received.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

This application was referred to the Infrastructure Services Department (Engineering, Building Inspection, and Fire). Their comments have been incorporated into the draft permits and will be addressed through the Building Permits.

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

- | | |
|--|--|
| <input type="checkbox"/> Complete Community Land Use | <input type="checkbox"/> Low Impact Transportation |
| <input type="checkbox"/> Green Buildings | <input type="checkbox"/> Multi-Use Landscapes |
| <input type="checkbox"/> Innovative Infrastructure | <input type="checkbox"/> Local Food Systems |
| <input type="checkbox"/> Healthy Community | <input type="checkbox"/> Local, Diverse Economy |
| <input checked="" type="checkbox"/> Not Applicable | |

ALIGNMENT WITH STRATEGIC PRIORITIES:

- | | |
|---|--|
| <input type="checkbox"/> Infrastructure | <input type="checkbox"/> Economy |
| <input type="checkbox"/> Community | <input checked="" type="checkbox"/> Not Applicable |
| <input type="checkbox"/> Waterfront | |

I approve the report and recommendations.

Allison McCarrick, Chief Administrative Officer

ATTACHMENTS:

- A. DVP 3090-22-03
- B. DP 3060-20-19
- C. Previous Council Direction
- D. Renderings
- E. Review of DPA Guidelines



TOWN OF LADYSMITH DEVELOPMENT VARIANCE PERMIT

(Section 498 *Local Government Act*)

FILE NO: 3090-22-03

DATE: September 20, 2022

Name of Owner(s) of Land (Permittee): Oyster Harbour Development Corp. Inc. No.
BC1242155

Applicant: Aaron Vornbrock (Urban Design Group Architects Ltd.)

Subject Property (Civic Address): 1130 Rocky Creek Road

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Town of Ladysmith applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Town of Ladysmith described below and any and all buildings, structures and other development thereon:

**Lot A, District Lots 24 and 38, Oyster District, Plan VIP71248 & Those Portions of Closed Road as Shown on Plan EPP110196
PID: 024-839-370**
3. Section 5.19.c) "Retaining Walls Regulations" of the "Town of Ladysmith Zoning Bylaw 2014, No. 1860", as amended, is varied for the subject property by increasing the maximum *Height* for engineered retaining walls from 3.0 metres to 4.0 metres as shown in **Schedule A – Retaining Wall Heights**, to allow for construction of two over-height retaining walls.
4. The land described herein shall be developed strictly in accordance with terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part thereof.
5. The following plans and specifications are attached:
 - a) **Schedule A – Retaining Wall Heights**
6. Notice of this Permit shall be filed in the Land Title Office at Victoria under s.503 of the *Local Government Act*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.

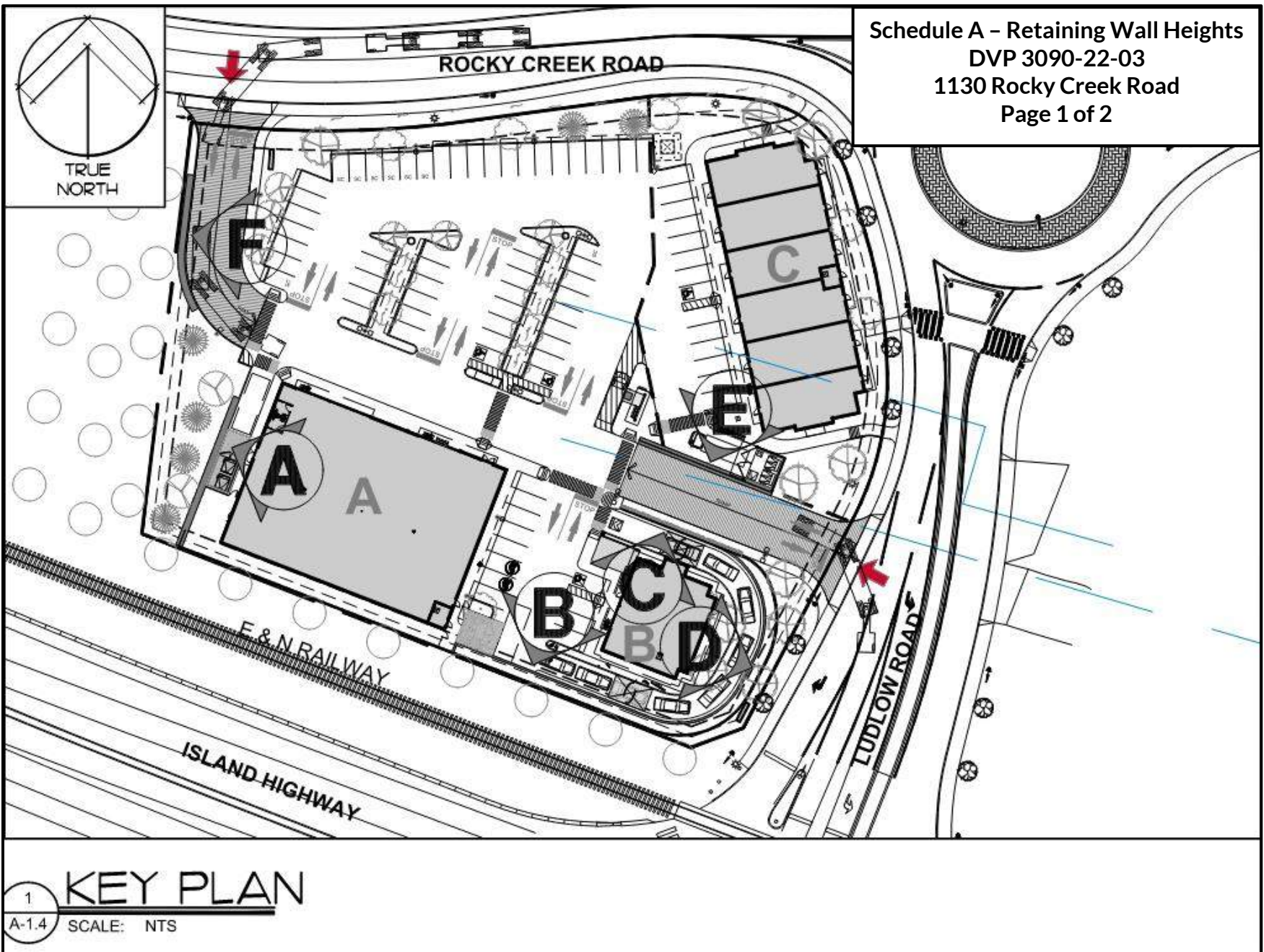
7. THIS PERMIT IS NOT A BUILDING PERMIT. No occupancy permit shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Corporate Officer.

AUTHORIZED BY RESOLUTION NO. _____ PASSED BY THE COUNCIL OF THE TOWN
OF LADYSMITH ON THE ____ DAY OF _____ 2022.

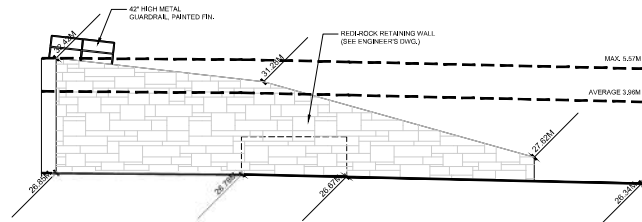
Mayor (A. Stone)

Corporate Officer (D. Smith)

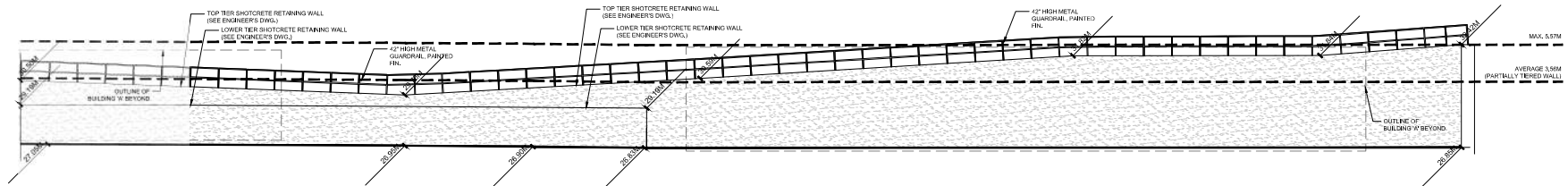
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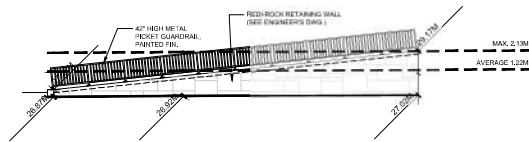
Schedule A - Retaining Wall Heights
DVP 3090-22-03
1130 Rocky Creek Road
Page 2 of 2



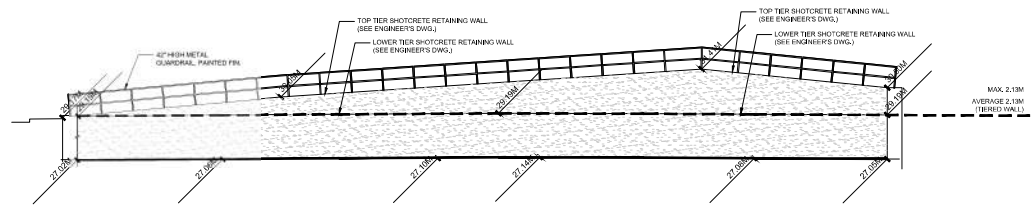
REDI-ROCK RETAINING WALL - ELEVATION A
 SCALE: 1/8" = 1'-0"



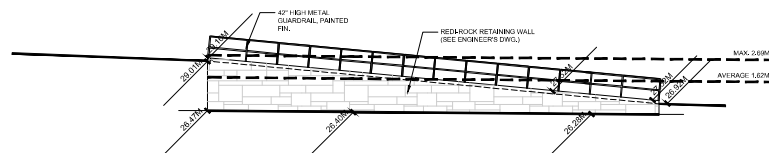
SHOTCRETE RETAINING WALL - ELEVATION B
 SCALE: 1/8" = 1'-0"



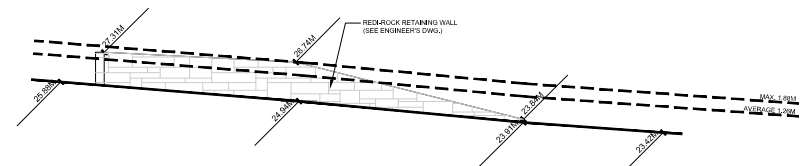
REDI-ROCK RETAINING WALL - ELEVATION C
 SCALE: 1/8" = 1'-0"



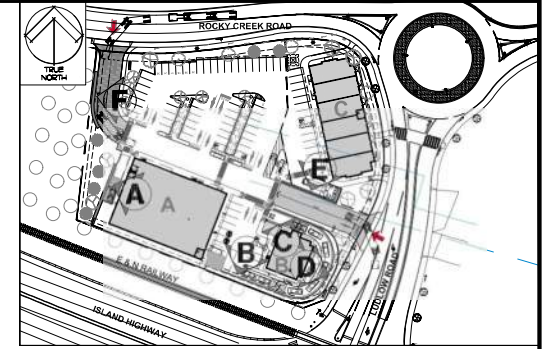
SHOTCRETE RETAINING WALL - EXPANDED ELEVATION D
 SCALE: 1/8" = 1'-0"



REDI-ROCK RETAINING WALL - ELEVATION E
 SCALE: 1/8" = 1'-0"



REDI-ROCK RETAINING WALL - ELEVATION F
 SCALE: 1/8" = 1'-0"



KEY PLAN
 SCALE: NTS

NO. 24-48 ISSUED FOR DVP	
NO. 24-48 DESCRIPTION	
REVISIONS	

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.
 All designs, concepts, and other information shown on this drawing are for use on the project only and shall not be used otherwise without written permission.
 Consultant

COMMERCIAL DEVELOPMENT
1130 ROCKY CREEK ROAD, LADYSMITH, BC
FOR OYSTER HARBOUR DEVELOPMENT CORP.



architects ltd.

810-675 WESTHASTINGS
 VANCOUVER, BC V6M 1K2
 TELEPHONE: 604-687-2234

Project number: 4874
 Scale: RETAINING WALL ELEVATIONS
 Date: 2021-08-31
 Scale: AS NOTED
 Sheet: 48
 Checked: A-14



TOWN OF LADYSMITH DEVELOPMENT PERMIT

(Section 489 *Local Government Act*)

FILE NO: 3060-20-19

DATE: July 19, 2022

Name of Owner(s) of Land (Permittee): Oyster Harbour Development Corp, Inc No. BC1242155

Applicant: Aaron Vornbrock (Urban Design Group Architects Ltd.)

Subject Property (Civic Address): 1130 Rocky Creek Road

1. This Development Permit is subject to compliance with all of the bylaws of the Town of Ladysmith applicable thereto, except as specifically varied by this Permit.
2. This Permit applies to and only to those lands within the Town of Ladysmith described below, and any and all buildings structures and other development thereon:

**Lot A, District Lots 24 and 38, Oyster District, Plan VIP71248 & Those Portions of Closed Road as Shown on Plan EPP110196
PID: 024-839-370**

(referred to as the "Land")

3. This Permit has the effect of authorizing the alteration of land and issuance of a building permit for the construction of buildings and structures on the Land in accordance with the plans and specifications attached to this Permit, and subject to all applicable laws except as varied by this Permit.

Subject to the conditions, requirements and standards imposed and agreed to in section 6, 7 and 8 of this Permit.

4. With respect to the Land:
 - (a) Town of Ladysmith Zoning Bylaw 2014, No. 1860 is hereby varied, in accordance with section 490(1) of the *Local Government Act*, as follows:
 - i. Section 11.5.4.c) is varied to reduce the minimum setbacks to the following:

PARCEL LINE	MINIMUM SETBACK
<i>Front Parcel Line</i>	3.0 metres
<i>Interior Side Parcel Line</i>	3.0 metres
<i>Exterior Parcel Side Line</i>	3.0 metres
<i>Rear Parcel Line</i>	3.0 metres

5. This Permit does not have the effect of varying the use or density of the Land specified in Zoning Bylaw 2014, No. 1860.
6. The Permittee, as a condition of the issuance of this Permit, agrees to:
 - (a) Develop the land in accordance with:
 - Schedule A – Site Plan**
 - Schedule B – Building Elevations and Materials**
 - Schedule C – Landscape Plan**
 - Schedule D – Phasing Plan**
 - (b) Provide high efficiency/water saving irrigation to all landscaped areas.
 - (c) Construct solid waste enclosures to fully screen solid waste storage bins from view, including from overhead views.
7. The Permittee agrees that the sequence and timing of the construction described in this Permit shall take place as follows:
 - (a) The development may proceed in two phases as shown in **Schedule A – Site Plan**.
 - (b) The community bulletin board shown in **Schedule A – Site Plan** and **Schedule D – Phasing Plan** must be installed in Phase 1 in a temporary location and may be relocated once Phase 2 is complete.
 - (c) A temporary pedestrian path must be provided connecting the sidewalk at the intersection of Rocky Creek Road and Ludlow Road as shown in **Schedule D – Phasing Plan**. This can be removed upon completion of Phase 2.
 - (d) Prior to occupancy of Phase 1 opaque fencing, such as construction fencing with fabric scrim, must be installed and maintained around the Phase 2 area, as shown in **Schedule D – Phasing Plan**. This can be removed upon completion of Phase 2.
8. This Permit is issued on the condition that the Permittee has provided to the Town of Ladysmith security in the amount of \$104,750.75 (\$80,879.75 (Phase

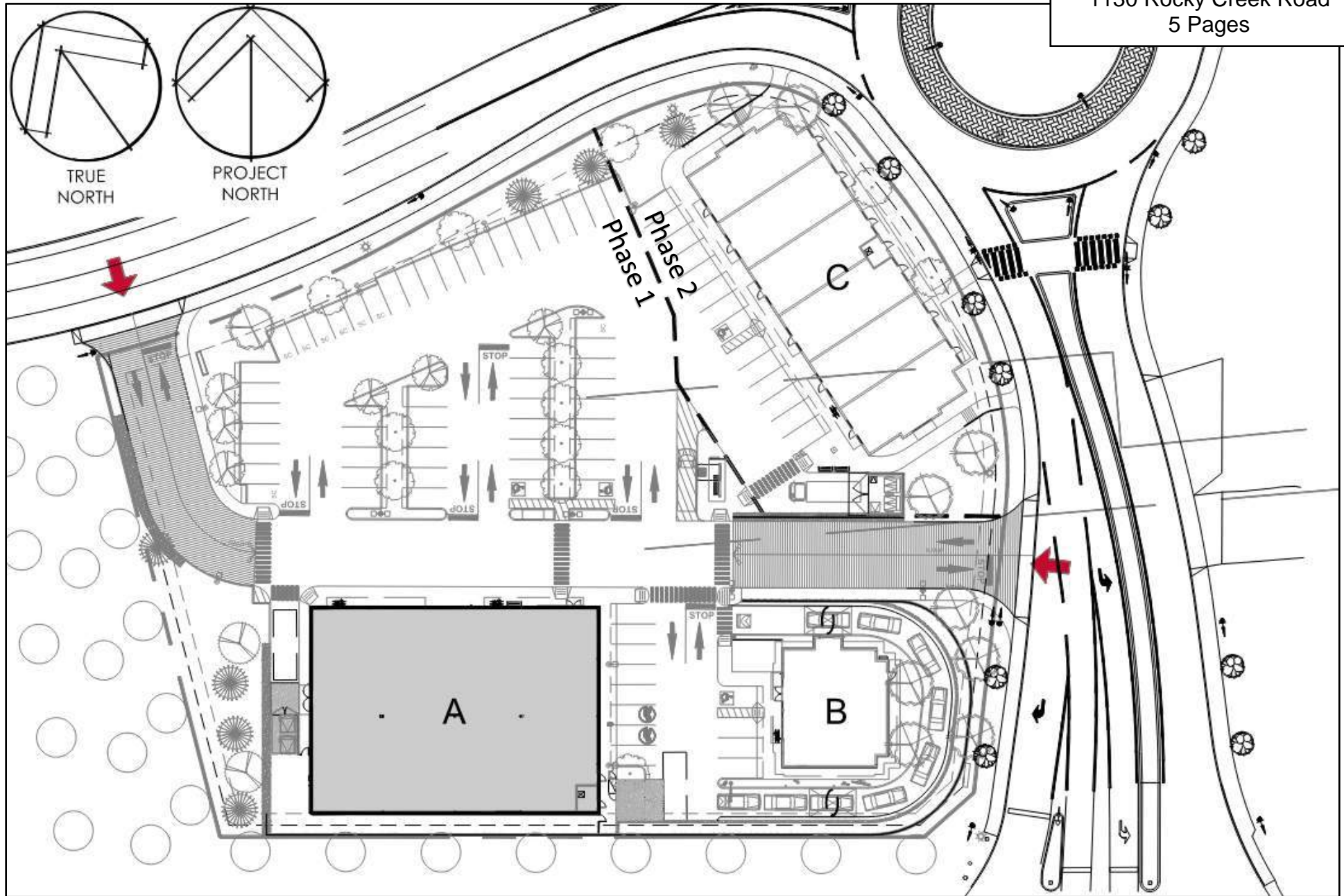
1) and \$23,871.00 (Phase 2)), in the form of cash or an irrevocable Letter of Credit to guarantee the performance of the conditions in section 6 of this Permit respecting landscaping. A Letter of Credit shall be for a period of two years and shall be automatically extended.

9. Should the Permittee fail to satisfy the landscaping conditions referred to in sections 6, and 7 of this Permit, the Town of Ladysmith may undertake and complete the works required to satisfy the landscaping conditions at the cost of the Permittee, and may apply the security in payment of the cost of the work, with any excess to be returned to the Permittee.
10. Requests for the release of the security shall be accompanied by a report from a landscape architect confirming that the landscaping conditions in sections 6 and 7 of this Permit have been met. The security may be released in two parts in accordance with the phases identified in sections 6, 7 and 8 of this Permit.
11. Should there be no default as herein provided, or where a Permit lapses, the Town of Ladysmith shall return any security provided to the Permittee.
12. If the Permittee does not substantially start any construction permitted by this Permit within **two years** of the date of this Permit as established by the authorizing resolution date, this Permit shall lapse.
13. The plans and specifications attached to this Permit are an integral part of this Permit.
14. Notice of this Permit shall be filed in the Land Title Office at Victoria under s.503 of the *Local Government Act*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
15. Despite issuance of this Permit, construction may not start without a Building Permit or other necessary permits.

AUTHORIZED BY RESOLUTION NO. _____ PASSED BY THE COUNCIL OF THE
TOWN OF LADYSMITH ON THE ____ DAY OF _____ 2022.

Site Plan Overview

Schedule A - Site Plan
DP 3060-20-19
1130 Rocky Creek Road
5 Pages

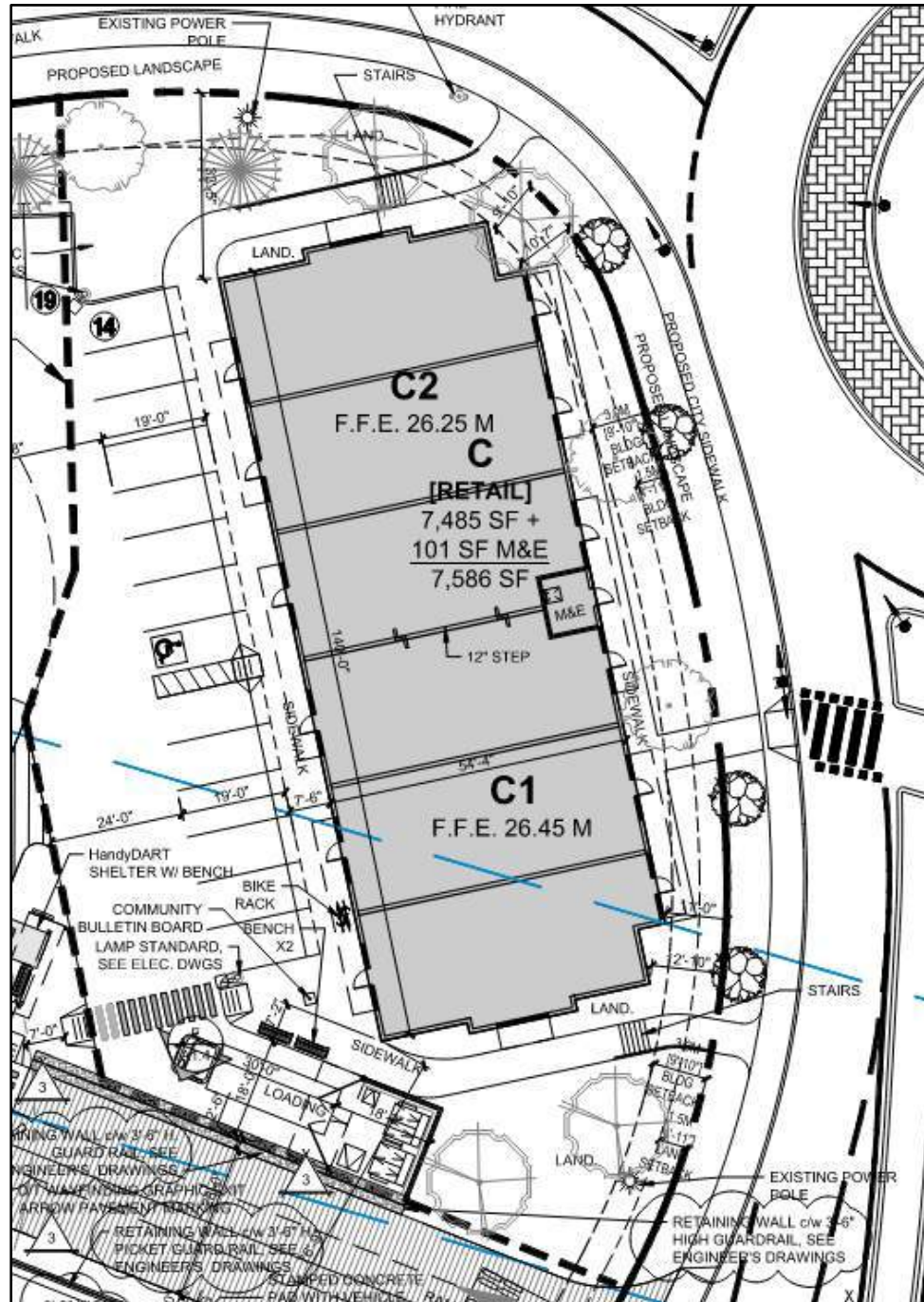


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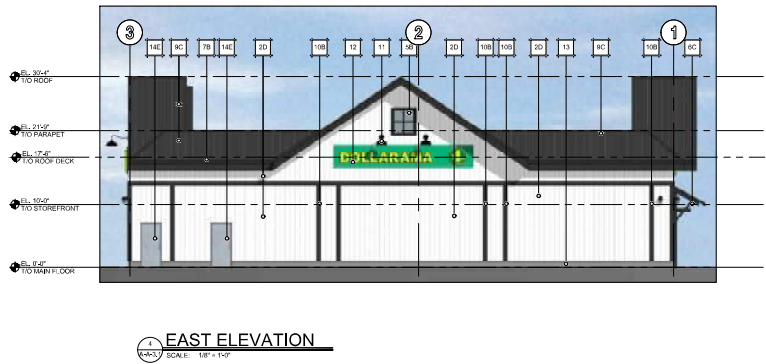
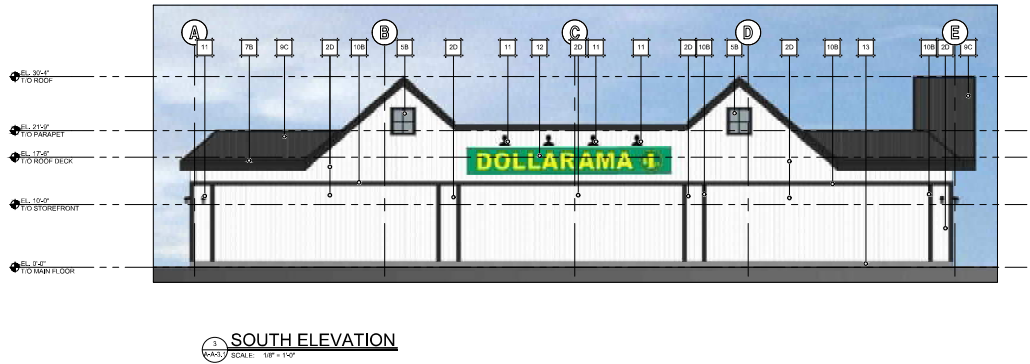
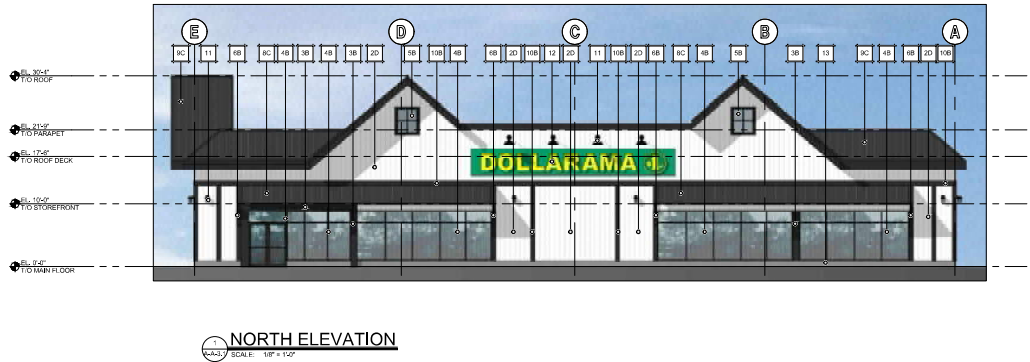
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Site Plan Detail 4: Building C (Phase 2)



Schedule B - Building Elevations and Materials
 DP 3060-20-19
 1130 Rocky Creek Road
 6 Pages



EXTERIOR MATERIALS	
1 EIFS	9 METAL ROOF STANDING SEAM
2 VERTICAL METAL SIDING	10 METAL TRIM
3 BREAKSHAPE	11 LIGHT FIXTURE, SEE ELECTRICAL
4 ANODIZED ALUMINUM STOREFRONT GLAZING (WINDOWS, DOORS)	12 SIGNAGE BY TENANT (INDIVIDUALLY LET CHANNEL LETTERS)
5 SPANDREL GLASS	13 SMOOTH FINISH NATURAL CONCRETE UPSTAND
6 DECORATIVE METAL BRACING, PAINTED	14 METAL DOOR
7 METAL FLASHING CASCADIA	15 PAINT FINISH
8 STANDING SEAM METAL CANOPY	

EXTERIOR COLOURS	
A NOT USED	
B BLACK	
C CHARCOAL	
D CASCADIA SURF, WHITE	
E REGENT GREY	
F BM 2125-30 GRAY SHOWER	
G NOT USED	

COMMERCIAL DEVELOPMENT
 1130 ROCKY CREEK ROAD, LADYSMITH, BC
 FOR OYSTER HARBOUR DEVELOPMENT CORP.



architects ltd.
 810-675 WESTHASTINGS
 VANCOUVER, BC V6M 1G2
 TEL: 604-687-2234
 FAX: 604-687-2235
 PROJECT NUMBER: 4874
 DRAWING TITLE: BLDG A ELEVATIONS
 DATE: 12/17/21
 DRAWN BY: A.A.1
 CHECKED BY: A.A.1

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810-675 WEST HASTINGS
VANCOUVER, BC V6B1N2
TELEPHONE (604) 687-2334

project number 4874

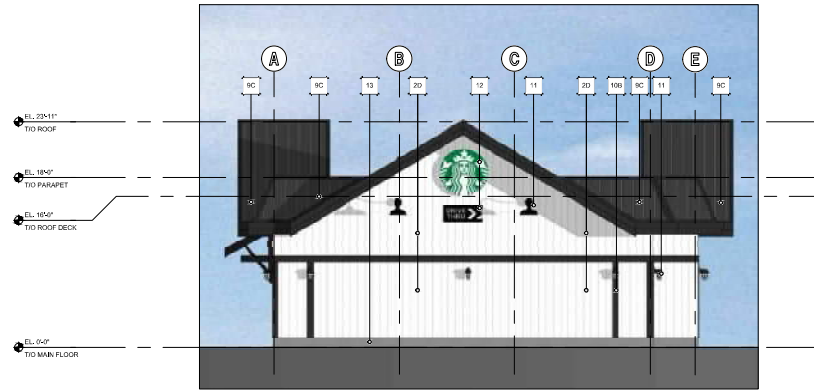
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BLDG A
MATERIALS & FINISHES

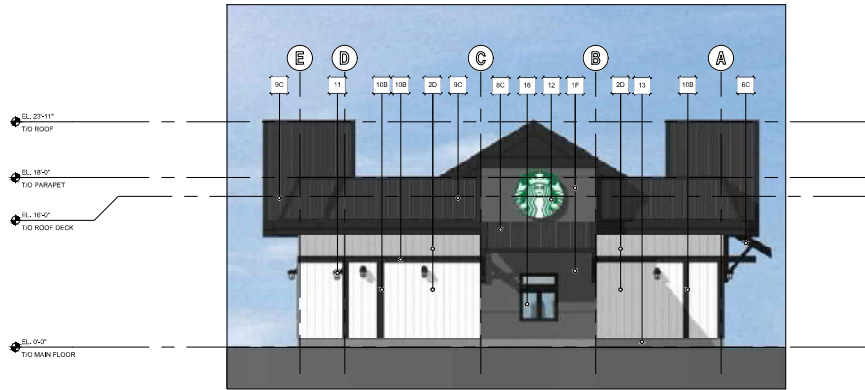
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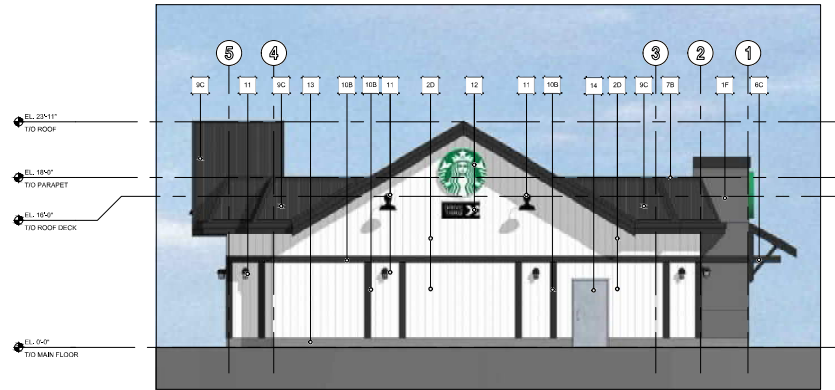
WEST ELEVATION
SCALE: 3/8\"/>



SOUTH ELEVATION
SCALE: 3/8\"/>



NORTH ELEVATION
SCALE: 3/8\"/>



EAST ELEVATION
SCALE: 3/8\"/>

EXTERIOR MATERIALS	
1 EPS	9 METAL ROOF STANDING SEAM
2 VERTICAL METAL SIDING	10 METAL TRIM
3 BREAKSHAPE	11 LIGHT FIXTURE, SEE ELECTRICAL
4 ANODIZED ALUMINUM STOREFRONT GLAZING / WINDOWS / DOORS	12 SIGNAGE, BY TENANT (INDIVIDUALLY LIT CHANNEL LETTERS)
5 SPANDREL GLASS	13 SMOOTH FINISH NATURAL CONCRETE UPSTAND
6 DECORATIVE METAL BRACING, PAINTED	14 METAL DOOR
7 METAL FLASHING CASCADA	15 PAINT FINISH
8 STANDING SEAM METAL CANOPY	16 READY ACCESS SECURITY WINDOW BOX SERIES FLUSH MOUNT DRIVE THRU WINDOW (INSULATED)

EXTERIOR COLOURS	
A	NOT USED
B	BLACK
C	CHARCOAL
D	CASCADA SUNF. WHITE
E	REGENT GREY
F	BM 2125-30 GRAY SHOWER
G	NOT USED

COMMERCIAL DEVELOPMENT
1130 ROCKY CREEK ROAD, LADYSMITH, BC
FOR OYSTER HARBOUR DEVELOPMENT CORP.



architects ltd.

810-675 WESTHASTINGS
VANCOUVER, BC V6M 1N2
TELEPHONE: 604-687-2334

Project number: 4874

Sheet title:
BLDG B ELEVATIONS

Scale: 1/8\"/>

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design
group

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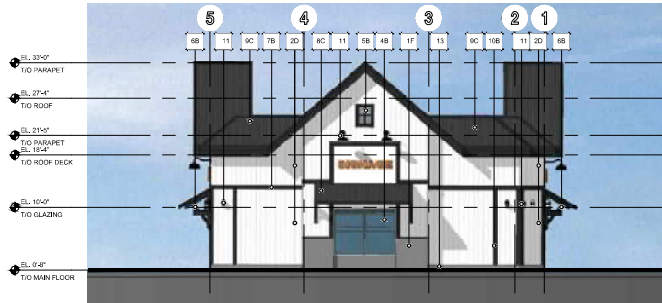
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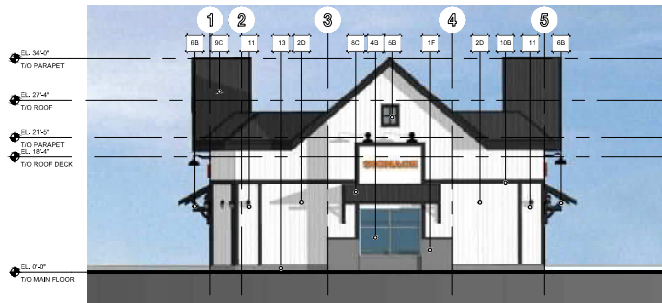
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MATERIALS & FINISHES

date	2025-04-03	sheet number	A-B-32
scale	N/A		
drawn	AP		
checked	II		



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	
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2 VERTICAL METAL SIDING	10 METAL TRIM
3 BREAKSHAPE	11 LIGHT FIXTURE, SEE ELECTRICAL
4 ANODIZED ALUMINUM STOREFRONT GLAZING / WINDOWS / DOORS	12 SIGNAGE, BY TENANT (INDIVIDUALLY LET CHANNEL LETTERS)
5 SPANDREL GLASS	13 SMOOTH FINISH NATURAL CONCRETE UPSTAND
6 DECORATIVE METAL BRACING, PAINTED	14 METAL DOOR
7 METAL FLASHING CASCADIA	15 PAINT FINISH
8 STANDING SEAM METAL CANOPY	16 READY ACCESS SECURITY WINDOW 600 SERIES FLUSH MOUNT DRIVE THRU WINDOW (INSULATED)

EXTERIOR COLOURS	
A NOT USED	
B BLACK	
C CHARCOAL	
D CASCADIA SURF, WHITE	
E REGENT GREY	
F RM 2105-30 GRAY SHOWER	
G NOT USED	

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Consultant

COMMERCIAL DEVELOPMENT
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FOR OYSTER HARBOUR DEVELOPMENT CORP.



810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE 604-687-2234

Project number: 4874
Sheet title: BLDG C ELEVATIONS
Date: 2021-01-11
Scale: AS NOTED
Author: AF
Checked: B

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DECORATIVE METAL BRASS POWDER COAT FINISH
COLOUR: BRASS

DOOR COLOUR TO MATCH REGENT GREY

ANODIZED ALUMINUM STORE/FRONT
COLOUR: BLACK

CONCRETE UPSTAND
SMOOTH NATURAL FINISH

2 NORTH EAST VIEW
SCALE: N.T.S.



date	2020-04-03	sheet number	
scale	AS NOTED	A-C-32	
drawn	AP		
checked	RL		

Schedule C - Landscape Plan

DP 3060-20-19

1130 Rocky Creek Road

5 Pages

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p: 604 294-0011 f: 604 294-0022

SEAL:

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RETAIL / RESTAURANT
PAD BUILDINGS**

**1130 ROCKY CREEK ROAD
LADYSMITH, B.C.**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 21.FEB.16 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: JR

DESIGN:

CHKD: PC

PMG PROJECT NUMBER:

L1

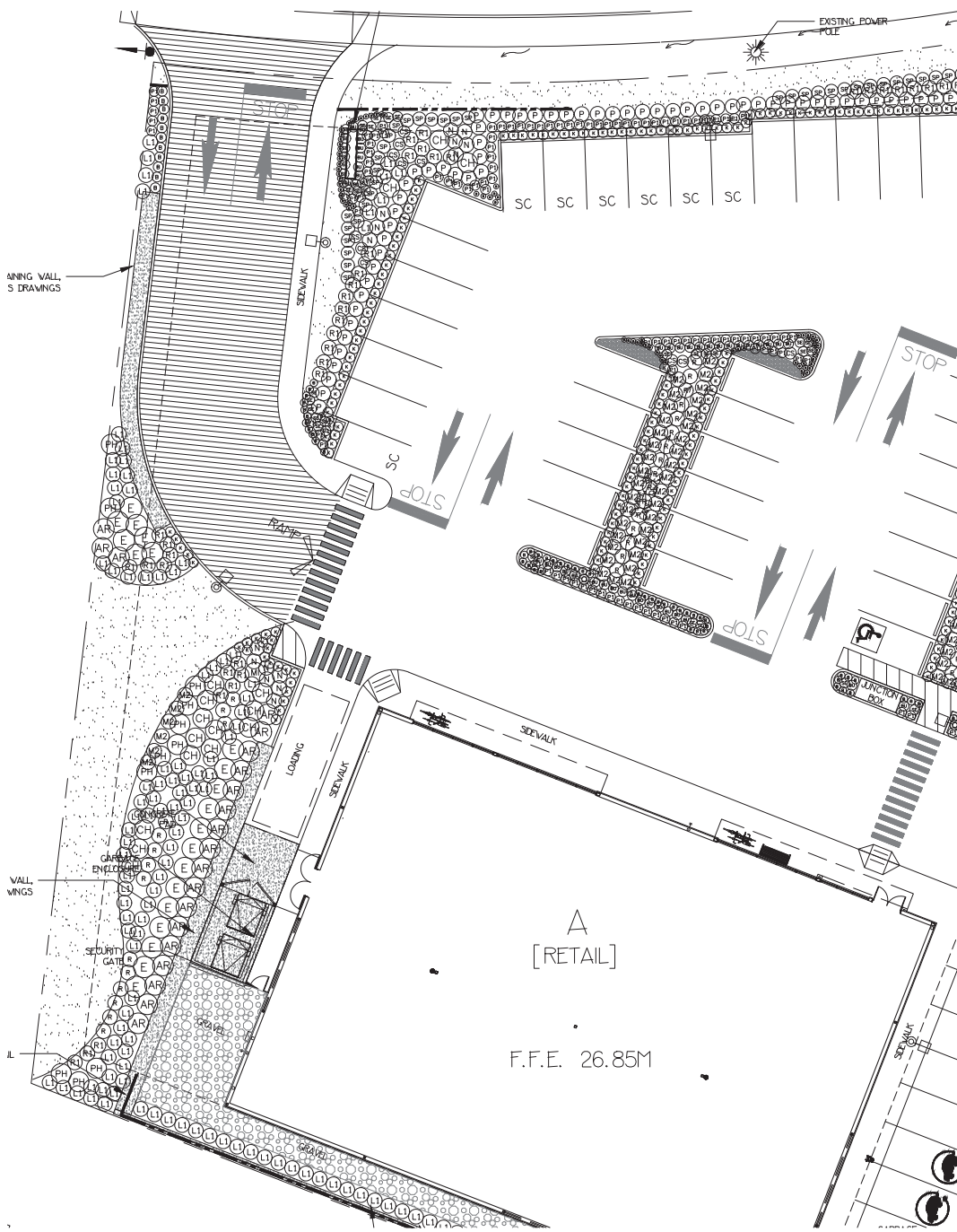
OF 5

21-031

PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
1	1	TRIFOLIUM	
2	1	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH
3	1	MAGNOLIA KOBUS STRELLATA	ROYAL STAR MAGNOLIA (WHITE)
4	1	PRINUS PARVIFLORA 'TEMPELHOFF'	TEMPELHOFF JAPANESE WHITE PINE
5	1	PRINUS SERRULATA 'SHIROTAI'	MT. FUJI FLOWERING CHERRY
6	1	PRINUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
PMG PROJECT NUMBER: 21-031			
KEY	QTY	BOTANICAL NAME	COMMON NAME
1	1	TRIFOLIUM	
2	1	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH
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5	1	PRINUS SERRULATA 'SHIROTAI'	MT. FUJI FLOWERING CHERRY
6	1	PRINUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





PLANT SCHEDULE					PMG PROJECT NUMBER: 21-031	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS	
SHRUB	20	ARBITUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	18" HT		
	70	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	#3 POT: 40CM		
	38	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT: 50CM		
	53	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#1 POT: 30CM		
	20	ELONMYNUS ALATA	WINGED BURNING BUSH	#3 POT: 30CM		
	96	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#2 POT: 40CM		
	24	LEUCOTHOE FONTANESIANA 'NANA'	LEUCOTHOE DWARF	#2 POT: 30CM		
	254	LONGICERA PLEATA	ROSELEAF HONEYSUCKLE	#1 POT: 30CM		
	29	NANDINA DOMESTICA 'MOONBAY'	MOONBAY HEAVENLY BAMBOO	#2 POT: 30CM		
	11	PHYSCARPUS OPULEFOLIUS 'DIAPOLO'	PURPLE NINEBARK	#2 POT: 30CM		
	4	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS RED BLOOMS	#3 POT: 50CM		
	197	PRUNUS LAUROCEARUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT: 50CM		
	86	RHOODODENDRON 'TRILBY'	RHOODODENDRON (CRIMSON/SUN)	#3 POT: 50CM		
	113	ROSA RUGOSA 'ALBA'	RUGOSA ROSE WHITE	#2 POT: 40CM		
	214	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#1 POT 25CM		
GRASS	71	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT		
	11	MISCANTHUS MORNING LIGHT	MISCANTHUS	#1 POT		
PERENNIAL	339	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA ROSE PINK	11CM POT		
	309	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	15CM POT		
	195	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	15CM POT		
	273	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINICK	#1 POT: 20CM		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p. 604 294-0011 f. 604 294-0022

SEAL:

11	22 MAR 07	NEW SITE PLAN - RETAINING WALLS	DS
10	22 FEB 28	ADD RAIN GARDENS, PLANT, CHISEL DESIGN 1	PC
9	22 FEB 17	ISSUED FOR TENDER	PC
8	22 JAN 14	ISSUE FOR BP	DS
7	22 JAN 05	REVISION PER COMMENTS	DS
6	21 DEC 20	NEW SITE PLAN	DS
5	21 NOV 15	SEP REVISION/REVISION	DS
4	21 OCT 27	NEW SITE PLAN	DS
3	21 SEP 22	NEW SITE PLAN	DS
2	21 JULY 28	NEW SITE PLAN	DS
1	21 MAY 06	ISSUED FOR O.P.	DS

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

**RETAIL / RESTAURANT
PAD BUILDINGS**
1130 ROCKY CREEK ROAD
LADYSMITH, B.C.

DRAWING TITLE:

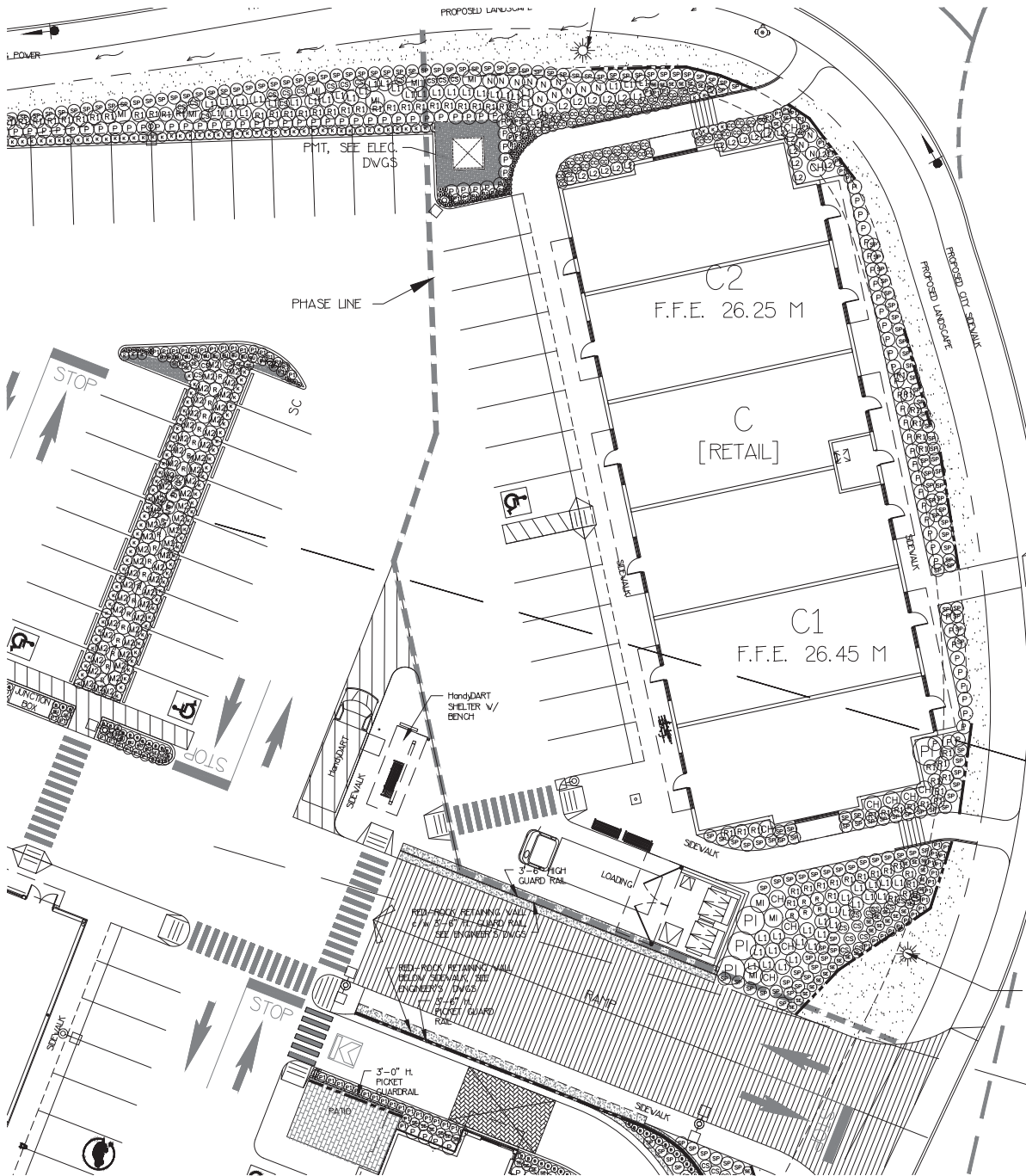
**SHRUB
PLAN**

DATE: 21.FEB.16 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: JR
DESIGN: L2
CHKD: PC OF 5



21031-8.2P

PMG PROJECT NUMBER: 21-031



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ARCHITECTS
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Burnaby, British Columbia V5C 6G9
p. 604 294-0011 f. 604 294-0022

SEAL:

11	22 MAR 07	NEW SITE PLAN - RETAINING WALLS	DS
10	22 FEB 28	ADD RAIN GARDENS, PLANT, CHISEL ADREN 1	PC
9	22 FEB 17	ISSUED FOR TENDER	PC
8	22 JAN 14	ISSUE FOR BP	DS
7	22 JAN 05	REVISION PER COMMENTS	DS
6	21 DEC 20	NEW SITE PLAN	DS
5	21 NOV 15	DP REORGANIZATION	DS
4	21 OCT 27	NEW SITE PLAN	DS
3	21 SEP 22	NEW SITE PLAN	DS
2	21 JULY 28	NEW SITE PLAN	DS
1	21 MAY 06	ISSUED FOR O.P.	DS

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RETAIL / RESTAURANT
PAD BUILDINGS**
1130 ROCKY CREEK ROAD
LADYSMITH, B.C.

DRAWING TITLE:

**SHRUB
PLAN**

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DESIGN:
CHKD: PC

L3

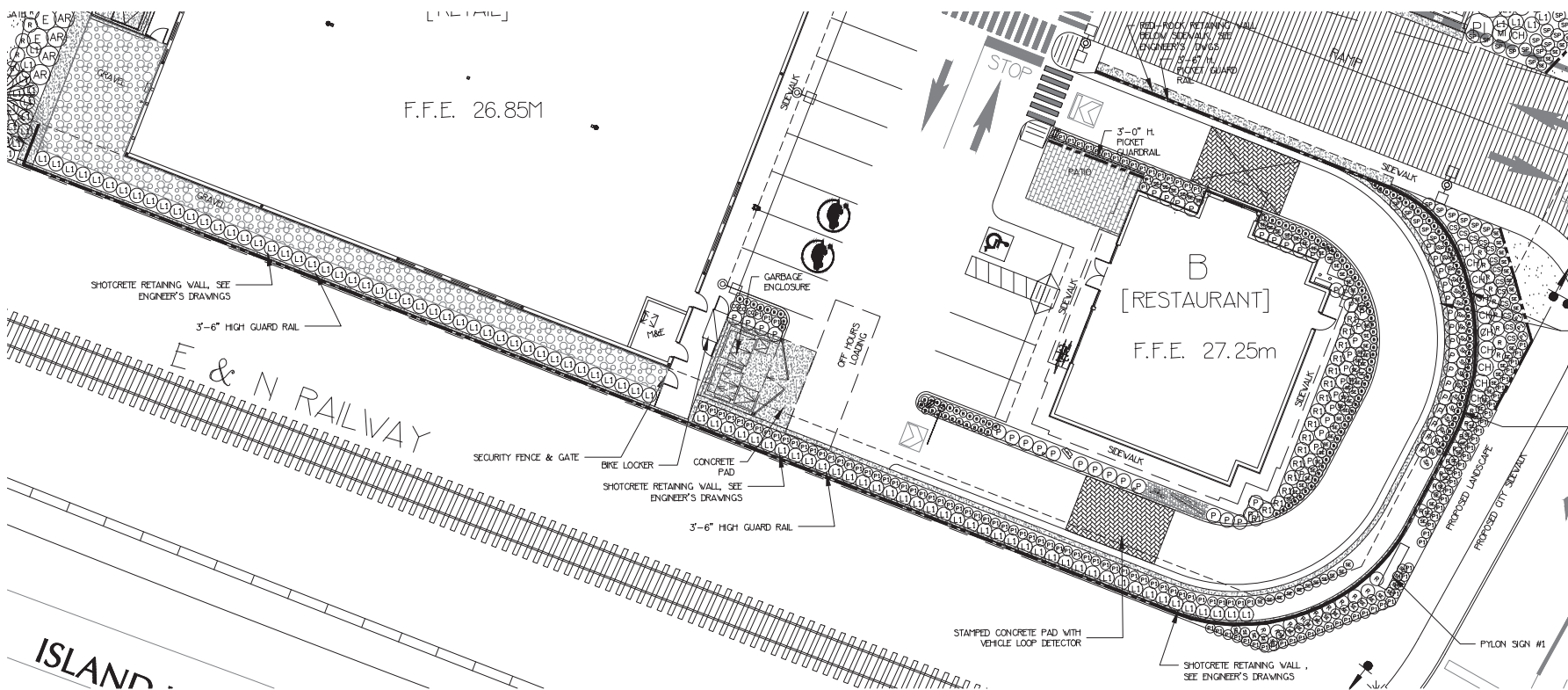
OF 5



210311-8.2P

PMG PROJECT NUMBER:

21-031



CORA BIKE RACK - THE OVAL 2 TO 4 CAPACITY



WISHBONE- BAYSIDE PARK BENCH



CYCLESafe PROPARK STANDARD BIKE LOCKER- TELEGREY COLOR

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p. 604 294-0011 : f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	22 MAR 07	NEW SITE PLAN - RETAINING WALLS	DS
10	22 FEB 06	ADD RAIN GARDENS, PLANT, CHSS ADDEN. 1	PC
9	22 FEB 07	ISSUED FOR TENDER	PC
8	22 JAN 14	ISSUE FOR BP	DS
7	22 JAN 05	REVISION PER COMMENTS	DS
6	25 DEC 05	NEW SITE PLAN	DS
5	25 NOV 05	DP PRELIMINARY	DS
4	25 OCT 07	NEW SITE PLAN	DS
3	25 SEP 07	NEW SITE PLAN	DS
2	25 JULY 08	NEW SITE PLAN	DS
1	25 MAY 06	ISSUED FOR O.P.	DS

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RETAIL / RESTAURANT
PAD BUILDINGS**
1130 ROCKY CREEK ROAD
LADYSMITH, B.C.

DRAWING TITLE:

**SHRUB & DETAIL
PLAN**

DATE: 21.FEB.16 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: JR

DESIGN:

CHKD: PC

L4

OF 5



21031-8.DWG

PMG PROJECT NUMBER:

21-031

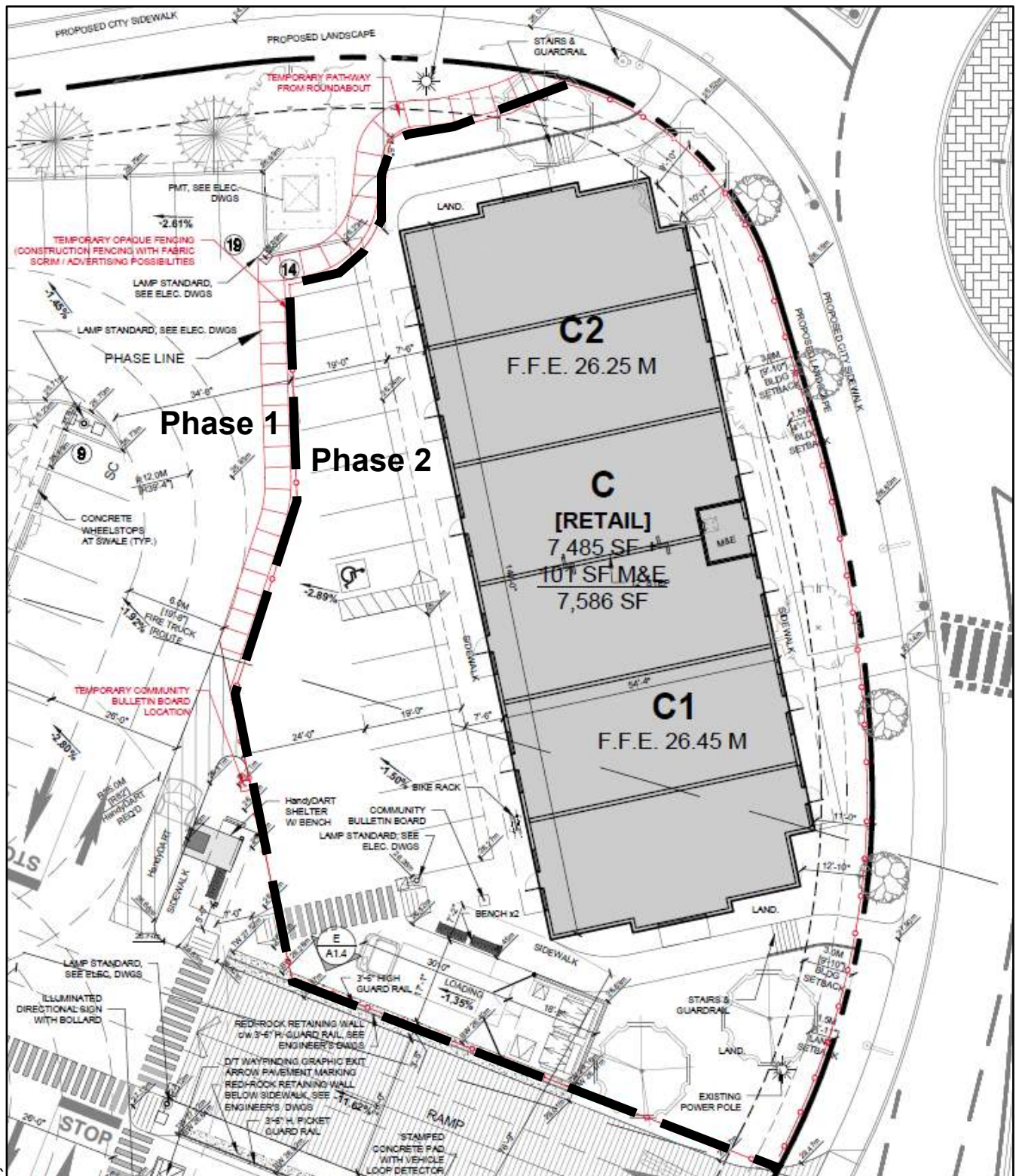
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Schedule D – Phasing Plan

DP 3060-20-19

1130 Rocky Creek Road

Page 1 of 1



Attachment C – Previous Council Direction

Resolution / Bylaw / Date	Details
CS 2021-285 Sept. 7, 2021	That Council adopt “Road Closure and Dedication Removal Bylaw 2021, No. 2067.”
June 15, 2021	Public Hearing held for Bylaw Nos. 2067, 2068, and 2069.
CS 2021-189 June 15, 2021	That Council: <ol style="list-style-type: none"> 1. Proceed with third reading of "Road Closure and Dedication Removal Bylaw 2021, No. 2067"; and 2. Direct staff to refer Bylaw No. 2067 to the Ministry of Transportation and Infrastructure pursuant to section 41(3) of the <i>Community Charter</i>.
CS 2021-190 June 15, 2021	That, subject to any additional matters raised at the Public Hearing, Council proceed with third reading of “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 65) 2021, No. 2068”.
CS 2021-191 June 15, 2021	That, subject to any additional matters raised at the Public Hearing, Council: <ol style="list-style-type: none"> 1. Proceed with third reading of “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 37) 2021, No. 2069”; and 2. Direct staff to refer Bylaw No. 2069 to the Ministry of Transportation and Infrastructure pursuant to section 52 of the <i>Transportation Act</i>.
CS 2021-182, June 1, 2021	That Council: <ol style="list-style-type: none"> 1. Give first and second readings to “Road Closure and Dedication Removal Bylaw 2021, No. 2067”; 2. Direct staff to deliver notice to the Ministry of Transportation and Infrastructure, Island Corridor Foundation, BC Hydro, Fortis BC, Shaw Communications and Telus, of Council’s intention to adopt Bylaw No. 2067, in accordance with section 40(4) of the <i>Community Charter</i>; 3. Give first and second readings to “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 65) 2021, No. 2068”; 4. Consider Bylaw No. 2068 in conjunction with the Town’s Financial Plan, the Town’s Liquid Waste Management Plan, and the Cowichan Valley Regional District Solid Waste Master Plan in accordance with section 477(3) of the <i>Local Government Act</i>; 5. Give first and second readings to “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 37) 2021, No. 2069”; 6. Direct staff to proceed with scheduling and notification for a Public Hearing for Bylaw Nos. 2067, 2068 and 2069 in accordance with section 40(3) <i>Community Charter</i> and section 464 of the <i>Local Government Act</i>; 7. Subject to adoption of Bylaw No. 2067, authorize the sale of the lands that are the subject of that bylaw to the developer for appraised market value; and, 8. Require that the developer, at their cost, complete the following prior to adoption of Bylaw Nos. 2068 and 2069: <ol style="list-style-type: none"> a. Consolidate the subject property, legally described as Lot A, Districts 24 and 38, Oyster District, Plan VIP71248 (1130 Rocky Creek Road) with the area shown as “road to be closed” in Reference Plan EPP110196, shown in Schedule 1 of Bylaw No. 2067; b. Dedicate to the Town for road, the area shown as “road” on Reference Plan EPP110197, included in the May 18, 2021 staff report to Council as Attachment D; c. Pursuant to Section 507 of the <i>Local Government Act</i>, enter into an agreement with the Town to provide a median on Ludlow Road and a roundabout at the intersection of Rocky Creek Road and Ludlow Road to be built in accordance with the standards established by the Town, with the Town contributing \$1 million to the project in accordance with “Town of Ladysmith Development Cost Charges Bylaw 2019, No. 2008”;

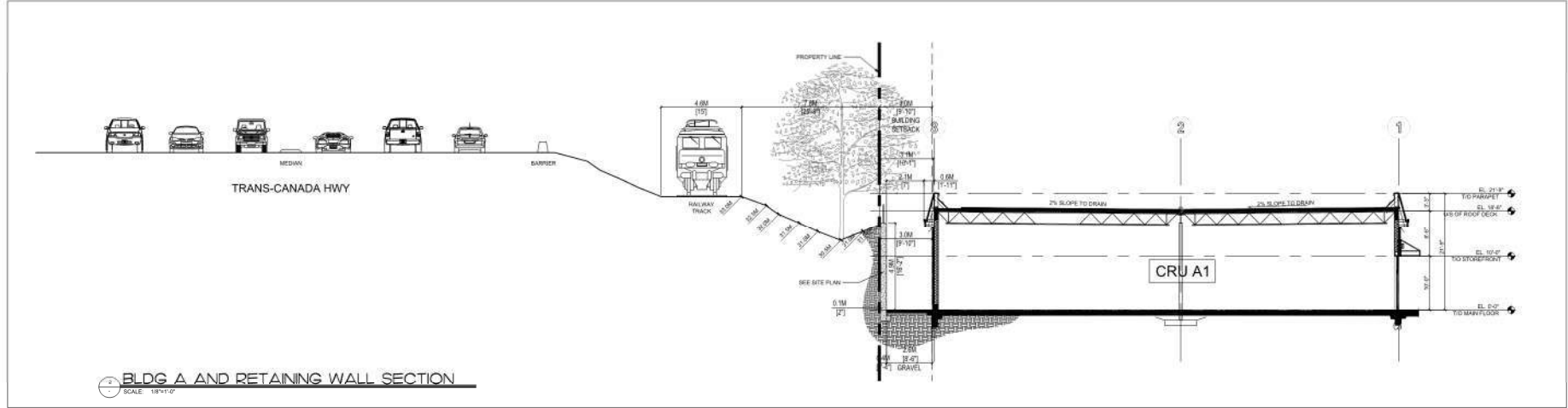
Resolution / Bylaw / Date	Details
	<p>d. Update Covenant FB234682, registered to the title of the subject property, legally described as Lot A, Districts 24 and 38, Oyster District, Plan VIP71248 (1130 Rocky Creek Road) as follows:</p> <ul style="list-style-type: none"> i. Replace Sections 2.a) (Green Building Standards and Practices) and b) (Landscaping) with a requirement that the rain water management be designed in accordance with "Stormwater Planning: A Guidebook for British Columbia", requiring that the development be designed to accommodate "HandyDART" buses and that the development include a minimum of two "quick charge" electric vehicle charging stations; ii. Amend Section 2.c) to require landscaping, including a local historical artifact or a public art installation, in the centre of the Ludlow/Rocky Creek Road roundabout; iii. Delete Section 3; and iv. Add a new section requiring that the development and adjacent boulevards be provided with an outdoor electrical supply and outlets which can be used by the Town for special events; and v. Register an easement or statutory right-of-way in favour of BC Hydro on the subject property.
CS 2020-201, July 7, 2020	<p>That Council direct that application 3360-20-02 (1130 Rocky Creek Road) proceed for further consideration, and,</p> <ul style="list-style-type: none"> a. Having considered s. 475 of the <i>Local Government Act</i> (consultation during OCP development) direct staff to refer application 3360-20-02 to: <ul style="list-style-type: none"> • Stz'uminus First Nation • School District 68 (Nanaimo Ladysmith) • The Community Planning Advisory Committee • The BC Ministry of Transportation and Infrastructure, BC Transit, and BC Hydro; • The Ladysmith Chamber of Commerce, and the Ladysmith Downtown Business Association; and b. Direct staff to work with the applicant regarding a potential sale of surplus road right-of-way along Rocky Creek Road and Ludlow Road adjacent to 1130 Rocky Creek Road.
CS 2020-202, July 7, 2020	<p>That Council direct staff to discuss the following list with the applicant prior to further consideration of application 3360-20-02:</p> <ul style="list-style-type: none"> • clarity regarding the roundabout and provisions within the development to ensure that it can be accommodated • the possible provision of electric vehicle chargers, particularly fast chargers (not level two) • a request for clarity regarding signage design prior to the application proceeding • ensure that the trees and buildings in the development have power to accommodate the Town's annual Light Up and other events • a review of the existing covenant regarding the 49th Parallel sign • provision for future hydrogen filling if a gas station is included in the plan • plans to tie in Ladysmith's heritage by installing an artifact • the possibility of a public art installation in keeping with the Town's Public Art Strategy • the possibility of installing a lit community reader board • the Town's request for a simultaneous submission of the Zoning Amendment application with the Development Permit to ensure control of form and character • the Town's request for more than average tree coverage and landscaping standards • the Town's request to incorporate design elements that are of "Gateway to Community" calibre

Resolution / Bylaw / Date	Details
	<ul style="list-style-type: none"> the possible provision of a transit stop within the development or on the road in front of the development
CS 2018-409, Oct. 15, 2018	That Council confirm the inclusion of the Ludlow Road/Rocky Creek Road roundabout recommended by the Ludlow Roadway Driveways Feasibility Assessment in the Town's proposed new Development Cost Charges program.
CS 2018-410, Oct. 15, 2018	That Council direct staff to include the extension of the median on Ludlow Road as recommended by the Ludlow Road Driveways Feasibility Assessment in the 2019-2023 Financial Plan for discussion.
Bylaw No. 1950, May 14, 2018	1130 Rocky Creek Road: <ul style="list-style-type: none"> OCP designation changed from Mixed Use Waterfront" to "Industrial The Town initiated this change as part of the Waterfront Plan
Bylaw Nos. 1937, 1938, Dec. 4, 2017	Five parcels adjacent to 1130 Rocky Creek Road: <ul style="list-style-type: none"> OCP designation changed to Industrial Zoning changed to Light Industrial
Bylaw Nos. 1652, 1653, Dec. 15, 2008	1130 Rocky Creek Road and five adjacent parcels: <ul style="list-style-type: none"> OCP designation changed from Industrial to Mixed Use Waterfront Zoning changed from Light Industrial to Comprehensive Development 1 Tourist Commercial

ATTACHMENT D - RENDERINGS



1 **STREETSCAPE**
SCALE: NTS



2 **BLDG A AND RETAINING WALL SECTION**
SCALE: 1/8"=1'-0"

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Commercial Development

COMMERCIAL DEVELOPMENT
1130 ROCKY CREEK ROAD, LADY SMITH, BC
FOR OYSTER HARBOUR DEVELOPMENT CORP.



architects ltd
810-575 WESTHASTINGS
VANCOUVER BC V6M 1G2
TELEPHONE (604) 687-2334





NORTHEAST VIEW
SCALE: 1/8" = 1'-0"



SOUTHEAST VIEW
SCALE: 1/8" = 1'-0"



NORTHWEST VIEW
SCALE: 1/8" = 1'-0"



SOUTHWEST VIEW
SCALE: 1/8" = 1'-0"

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20	2021-04-01	4874	001	20

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Consultant

COMMERCIAL DEVELOPMENT
1130 ROCKY CREEK ROAD, LADYSMITH, BC
FOR OYSTER HARBOUR DEVELOPMENT CORP.



architects ltd.

810-675 WESTHASTINGS
VANCOUVER, BC V6M 1G2
TELEPHONE: 604-487-2354

Project number	4874
Sheet title	BLDG A RENDERINGS
Date	2021-04-01
Scale	N/A
Drawn	AF
Checked	AF



3	2021-12-15	RE-ISSUED FOR DP
2	2021-11-18	RE-ISSUED FOR DP
1	2021-02-17	RE-ISSUED FOR DP
-	2020-07-27	ISSUED FOR DP
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		revisions

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UDG/BLD

COMMERCIAL DEVELOPMENT
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FOR OYSTER HARBOUR DEVELOPMENT CORP.



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project number 4874

sheet file
BLDG B
RENDERINGS

date	2020-04-03	sheet number	
code	AS NOTED		A-B-3.3
drawn	AP		
checked	RL		

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URBANDesign



COMMERCIAL DEVELOPMENT
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FOR OYSTER HARBOUR DEVELOPMENT CORP.



architects ltd.

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VANCOUVER, BC V6B 1N2
TELEPHONE (604) 687-7701

project number 4874

sheet file

BLDG C

RENDERINGS

date 2020-07-22 sheet number

2025-07-22
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green AP

checked ☒

Attachment E – Review Of DPA Guidelines

The following table provides a summary of the consistency of the proposal for 1130 Rocky Creek Road with the Development Permit Area 3 – Commercial (DPA 3).

Guideline	Staff Observations
Building Design	<ul style="list-style-type: none"> • Neo-traditional building aesthetic reflects elements of building design on 1st Avenue (e.g. peaked false fronts, large pedestrian scale windows, canopies, attention to pedestrian experience). • The high standard of design is appropriate for a gateway intersection into Town. • Form and massing of the building are scaled to the site.
Building Siting and Massing	<ul style="list-style-type: none"> • Siting and Massing of Buildings A & B were designed with consideration for visibility from the highway. • Siting of Building C creates a “streetwall” along Ludlow Road. • The three buildings are cohesive but distinct. • Buildings are designed to be able to adapt to changes of use. • Building setbacks are proposed to be reduced to 3.0 m adjacent to all parcel boundaries to improve street presence of buildings (especially important adjacent to the highway, since the railway corridor separates the parcel from the highway).¹ • Buildings B and C are oriented towards both Ludlow and Rocky Creek Roads and towards the internal site.
Building Frontage	<ul style="list-style-type: none"> • Building frontages are visually broken up into smaller units. • Decorative street furniture is proposed on site, including benches, street lights, bicycle racks and a community bulletin board. • All sides of the buildings have equal attention to design, with blank walls articulated with trim, decorative lighting and roofline accents.
Roof Form	<ul style="list-style-type: none"> • The rooflines are embellished with false gables and pitches to add visual interest.
Windows and Doors	<ul style="list-style-type: none"> • Doors and windows provide physical permeability and open onto both the internal site and the street. • Windows and doors are proportional to design and architecturally compatible. • A minimal amount of screened glass is proposed on Building C (which is discouraged by the guidelines) but it is proportional to the building and faces internally to the site. The building façades on Ludlow and Rocky Creek Road propose regular glazing.

¹ The building setbacks in the Shopping Centre Commercial (C-5) zone are: Front Parcel Line: 6.0 metres; Exterior Side Parcel Line: 4.5 metres; Interior Side Parcel Line: 3.0 metres; Rear Parcel Line: 4.5 metres.

Guideline	Staff Observations
	<ul style="list-style-type: none"> • Building doorways are not recessed (which is encouraged), but entrances are defined with canopies as well as trim/architectural detail and lighting.
Signs, Canopies & Lighting	<ul style="list-style-type: none"> • Design of signage has been integrated into the overall design of the site and architecture and complies with the Sign Bylaw. • The freestanding sign oriented towards the highway maximizes the allowable height, but is not a “pylon” sign (which is discouraged) and is integrated with the landscaping. • Canopies are provided to provide weather protection to building entrances and are reminiscent of 1st Avenue. • Lighting is decorative and consistent with the design and character of the building. Lights are shielded and directed downwards to minimize light pollution.
Outdoor Patios	<ul style="list-style-type: none"> • Building B includes a 27m² (295ft²) outdoor patio. There is space adjacent to Building C to allow for one or more outdoor patios depending on the future use.
Materials & Colours	<ul style="list-style-type: none"> • The cohesive colour palette is primarily white, black, and grey. • The colour palette will coordinate with a range of colours which is beneficial for a commercial development with multiple tenants. • High quality, durable metal siding and roofing is proposed.
Mechanical, Electrical & Security Equipment	<ul style="list-style-type: none"> • Mechanical and electrical equipment are incorporated into the building and/or screened and away from public view.
Accessibility & Connectivity	<ul style="list-style-type: none"> • Buildings all include smooth ground level entrances and routes from the sidewalks to each of the building entrances. • The only stairs proposed are to provide extra pedestrian “shortcuts”. Note that additional pedestrian access points between the highway and the site were determined not to be feasible due to the steep grade. • The site is designed with multiple crosswalks and internal sidewalks to facilitate pedestrian movement.
Vehicle & Bicycle Parking	<ul style="list-style-type: none"> • The parking area is visible from Rocky Creek Road, but not from Ludlow Road and the highway. • The parking area includes significant landscaped islands and landscaping along the edges of the parking area. • The parking areas are shared by all the commercial uses on the site. • The number of parking spaces provided meets the zoning bylaw requirements. • Bicycle parking is proposed for each building. • Secure bicycle lockers for use by employees is proposed.

Guideline	Staff Observations
Loading Facilities	<ul style="list-style-type: none"> The loading areas are screened and strategically located away from public view. One additional “off hours” loading space would be internally visible to the site but is only intended to be used during quiet hours.
Landscape	<ul style="list-style-type: none"> Existing trees located adjacent to the highway in the railway corridor will be retained. The area closest to the intersection will be enhanced with landscaping. The guidelines encourage tree retention, however due to topography of the site and regrading proposed for the development no trees on the property are proposed to be retained. Landscaping was designed by a landscape architect. All parts of the site not used for other purposes are landscaped with trees, shrubs, groundcover plants and (limited areas of) lawn. Attractive, picket style guardrails are proposed (except where higher guardrails where required for safety). Retaining walls are proposed to be “redi-rock” and are stepped and screened with landscaping where space allows. A development variance permit (DVP) is required since two of the proposed retaining walls are higher than is permitted by the Zoning Bylaw. Contrary to the guidelines, there are some large retaining walls that are not stepped (see also the information about the DVP). The largest/highest sections of the retaining walls are largely screened by Building A, minimizing the visual impact. Drought tolerant species have been prioritized. High efficiency/drip irrigation will be provided for the landscaped areas. A landscape security of \$104,750.75 (Phase One: \$80,879.75 and Phase Two: \$23,871) is required and will only be returned pending a report from a landscape architect that the landscaping has been installed as proposed.
Energy Conservation, Rainwater Management, Water Conservation	<ul style="list-style-type: none"> Buildings A and C will meet or exceed Step 1 of the BC Energy Step Code. Building B will meet or exceed Step 2 of the BC Energy Step Code. Two EV charge stations are being provided for use by the public. Bioswales have been incorporated into the landscaped islands of the parking lot. High efficiency/drip irrigation will be provided.

Guideline	Staff Observations
Recycling, Organics & Solid Waste Management	<ul style="list-style-type: none"> • Waste enclosures are proposed for each building. • Waste enclosures are integrated into the site design and fully screen the waste. Enclosures will also screen the waste from above, where applicable.
Crime Prevention	<ul style="list-style-type: none"> • Areas behind Building A are blocked by attractive security gates. • There is good visibility throughout the site. • Lighting will be provided throughout the site and has been designed with safety in mind. • Activity nodes are centrally located.
Public Realm	<ul style="list-style-type: none"> • The site is well integrated with the surrounding streets. • Outdoor gathering spaces including benches and patios are provided.
Neighbourhood Commercial	<ul style="list-style-type: none"> • Not applicable.



MINUTES

Community Planning Advisory Committee

Wednesday, September 7, 2022 at 7:00 p.m.
City Hall Council Chambers, 410 Esplanade

PRESENT: Chair – Jason Harrison; Members – Jason Robertson, Steve Frankel, Tamara Hutchinson; Council Liaison – Marsh Stevens; Senior Planner & Recorder – Christina Hovey

ABSENT: Members – Abbas Farahbakhsh, Brian Childs, Jennifer Sibbald

GUESTS: Applicant – Zachary Chester (File No. 3360-22-01)

Acting Chair Jason Harrison called the meeting to order at 7:28pm, acknowledging with gratitude that Ladysmith is located on the traditional unceded territories of the Stz'uminus First Nation.

1. AGENDA APPROVAL

It was moved, seconded and carried that the Community Planning Advisory Committee Agenda of September 7, 2022 be approved as amended to remove "Item 2 Election of the Chair" to the next meeting and renumber the agenda accordingly.

2. ADOPTION OF MINUTES

It was moved, seconded and carried that the Minutes of March 2, 2022 be approved.

3. COUNCIL REFERRALS

a. Zoning Bylaw Amendment 3360-22-01 1152 Rocky Creek Road & Zoning Bylaw Amendment 3360-22-04 1144 Rocky Creek Road.

Planner Christina Hovey briefly introduced the files and explained the reasoning for presenting the two files together as well as the option to amend the Zoning Bylaw to allow standard cannabis cultivation and processing as permitted uses throughout the I-1 zone.

Zach Chester (1152 Rocky Creek Road) provided a brief overview of the proposal and stated multiple "micro" cannabis licences (which would be permitted under the current zoning) would have a building footprint and similar impact on the surrounding properties as a single standard licence. The applicant answered questions from the committee and provided the following comments/clarifications:

- Exhaust goes through a carbon filter to minimize odours. Health Canada does regular audits which would include checking the mechanical is functioning and the filters are changed regularly.
- To minimize any impact on the neighbouring residential property the applicant is proposing to place the ventilation equipment on the side of the building opposite the property boundary and may set the building back from the property line (the required setback in the Zoning Bylaw is 3.0 m).
- The business plans to employ 4 people full time and seasonal labour. Jobs are skilled and well paying.
- Although seeking a "standard" rather than "micro" licence they are still considered a small scale or "craft" producer.

- Addressing environmental sustainability including as a “certified organic” producer and using local soil and regenerative soil practices.

The Committee discussed the applications for 1144 and 1152 Rocky Creek Road as well as the broader potential for cannabis production in the industrial zones. The Committee was generally supportive of the two applications.

Regarding the option to amend the permitted uses for the entire I-1 zone to allow standard cannabis cultivation and processing the committee members expressed a range of opinions. Discussion included:

- One member asked what the likelihood would be of seeing a large scale producer establish in the I-1 zone. Staff responded that the parcel configuration would make it unlikely.
- Desire to have a variety of uses in the I-1 zone, not a “cannabis hub” and the municipality may even want to cap the number of cannabis facilities.
- That it will be easier to evaluate possible impacts (e.g. odour) on the surrounding properties in a few years.

It was moved, seconded and carried that the Community Planning Advisory Committee recommend that Council approve the proposal to rezone 1152 Rocky Creek Road from I-1 to I-1A. (File No. 3060-22-01)

It was moved, seconded and carried that the Community Planning Advisory Committee recommend that Council approve the proposal to allow cannabis cultivation and cannabis processing as permitted uses at 1144 and 1152 Rocky Creek Road. (File Nos. 3060-22-01 and 3060-22-04)

4. NEW BUSINESS

None.

5. MONTHLY BRIEFING

File Updates:

The following files that the Committee previously reviewed have been to Council since the last meeting:

- Holland Heights/Lot 5 Holland Creek (3360-21-08)
- 1301 & 1391 Rocky Creek Road (3360-20-08)
- 201 Dogwood Drive (DP was approved)

The conditions for 1301 & 1391 Rocky Creek Road (3360-20-08) and 1130 Rocky Creek Road (3360-20-02) are being finalized and should return to Council shortly for consideration of adoption. In addition, a draft of the new Official Community Plan was received by Council on September 6, 2022.

Committee members can review the Council Agendas and Minutes or contact staff for further information.

6. NEXT MEETING – TBD

7. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 8:20pm.

Chair (J. Harrison)

RECEIVED:

Corporate Officer (D. Smith)

STAFF REPORT TO COUNCIL

Report Prepared By: Donna Smith, Manager of Corporate Services
Reviewed By: Allison McCarrick, Chief Administrative Officer
Meeting Date: September 20, 2022
File No: DL2016
Re: **DL2016 Holdings Corporation Annual General Meeting**

RECOMMENDATION:

That Council, as the sole shareholder of the DL2016 Holdings Corporation entitled to vote at an annual general meeting resolve that:

1. The financial statements of the Company for the period ended December 31, 2021 are hereby approved;
2. All lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholders, are hereby adopted, ratified and confirmed;
3. The number of directors of the Company is hereby fixed at five;
4. The following persons, each of whom has consented to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company (or unanimous resolutions consented to in lieu of holding an annual general meeting) or until their successors are appointed:
 - Jake Belobaba
 - Rob Hutchins
 - Allison McCarrick
 - Alan Newell
 - Richard Wiefelspuett
5. Grant Thornton, LLP, Certified Public Accountants are hereby appointed auditors for the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and
6. July 31, 2022 is selected as the annual reference date for the Company for its current annual reference period.

These resolutions shall be deemed to be effective as at July 31, 2022.

EXECUTIVE SUMMARY:

The purpose of this report is to confirm that an Annual General Meeting (AGM) of DL2016 Holdings Corporation has been held in order to approve the financial statements and confirm the Corporation's directors. An AGM for these purposes is required under the BC *Business*

Corporations Act (the Act).

PREVIOUS COUNCIL DIRECTION:

Resolution	Meeting Date	Resolution Details
CS 2021-298	2021-09-21	<p>That Council, as the sole shareholder of the DL2016 Holdings Corporation entitled to vote at an annual general meeting resolve that:</p> <ol style="list-style-type: none">1. The financial statements of the Company for the period ended December 31, 2020 are hereby approved;2. All lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholders, are hereby adopted, ratified and confirmed;3. The number of directors of the Company is hereby fixed at five;4. The following persons, each of whom has consented to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company (or unanimous resolutions consented to in lieu of holding an annual general meeting) or until their successors are appointed:<ul style="list-style-type: none">• Jake Belobaba• Rob Hutchins• Allison McCarrick• Alan Newell• Richard Wiefelspuett5. Grant Thornton, LLP, Certified Public Accountants are hereby appointed auditors for the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and6. September 21, 2021 is selected as the annual reference date for the Company for its current annual reference period. <p>These resolutions shall be deemed to be effective as at September 21, 2021.</p>

INTRODUCTION/BACKGROUND:

DL2016 Holdings Corporation is a wholly-owned subsidiary of the Town of Ladysmith. It was created in order to facilitate a financial partnership with the Ladysmith Maritime Society for potential future development of the Ladysmith Community Marina.

Since the Corporation is duly registered in BC, Town Council (as the sole shareholder) is required to: hold an AGM; approve annual financial statements; and confirm the appointment of directors of the Corporation in accordance with the Act. The required income tax return (Attachment A) summarizes the financial statements.

ALTERNATIVES:

Council may choose not to maintain the status of DL2016 and direct staff to investigate other options.

FINANCIAL IMPLICATIONS:

The annual cost to the Town in maintaining DL2016 Holdings Corporation is approximately \$900 for filing the corporate tax return and associated legal costs.

LEGAL IMPLICATIONS:

The Town's lawyers ensure all paperwork is filed in order to keep the Corporation in good standing under the Act and have provided the recommended resolution. By unanimously passing the resolution, Council is deemed to have conducted the Corporation's AGM.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

N/A

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

N/A

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

- | | |
|--|--|
| <input type="checkbox"/> Complete Community Land Use | <input type="checkbox"/> Low Impact Transportation |
| <input type="checkbox"/> Green Buildings | <input type="checkbox"/> Multi-Use Landscapes |
| <input type="checkbox"/> Innovative Infrastructure | <input type="checkbox"/> Local Food Systems |
| <input type="checkbox"/> Healthy Community | <input type="checkbox"/> Local, Diverse Economy |
| <input checked="" type="checkbox"/> Not Applicable | |

ALIGNMENT WITH STRATEGIC PRIORITIES:

- | | |
|--|---|
| <input type="checkbox"/> Infrastructure | <input type="checkbox"/> Economy |
| <input type="checkbox"/> Community | <input type="checkbox"/> Not Applicable |
| <input checked="" type="checkbox"/> Waterfront | |

I approve the report and recommendations.

Allison McCarrick, Chief Administrative Officer

ATTACHMENT:

- A. 2021 DL2016 Holdings Corporate Income Tax Return

ATTACHMENT A



Tax Reporting Package

DL 2016 Holdings Corporation

December 31, 2021



Audit | Tax | Advisory

Tax Reporting Package
DL 2016 Holdings Corporation
December 31, 2021

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Trial balance by account	3
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T2 - Corporation income tax return	5
2021 engagement letter	6



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Tax Reporting Package

Financial Reporting Package

DL 2016 Holdings Corporation

December 31, 2021

Action items for your immediate attention:

1. T2 - Corporation income tax owing

The return indicates **no taxes owing**. Please carefully review the information and alert us immediately of any changes that may be necessary.

2. Adjusting journal entries

Enclosed you will find a copy of the adjusting journal entries. Please post the entries to your general ledger on the date as indicated. Once the entries have been posted, it is best to disable the ability to post into the prior year again.



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June 30, 2022

DL 2016 Holdings Corporation
P.O. Box 220
Ladysmith, BC V9G 1A2

Attention: Jake Belobaba

Dear Jake Belobaba:

We are pleased to provide you with the for DL 2016 Holdings Corporation ("the Company", "you" or "your") for the year ending December 31, 2021. This contains all the engagement deliverables for the current fiscal year. Be sure to review the items carefully and get back to us with any questions or concerns you may have.

We would like to take the opportunity to share the following information to aid you in the year ahead.

Corporate Income Tax Return

It is important to carefully review the return and alert us immediately of any changes that may be necessary. When you receive the Notice of Assessment or any subsequent Notice of Reassessment, please advise us of any changes that occurred. If you are unsure, please forward us a copy. If you would like to make a change, you have 90 days from the date of the notice.

Foreign reporting

The corporation may be required to file an information return if during the taxation year:

- At any time, it owned or held an interest in foreign investment property having a total cost in excess of \$100,000 Cdn;
- It received a distribution of property from or was indebted to a foreign-based trust, or had an interest in a foreign affiliate. In general, a foreign affiliate is a non-resident corporation in which a Canadian taxpayer either alone, or with related parties, has a 10% or greater equity interest; or,
- At any time, it or a partnership of which it was a member transferred or loaned funds or property to a foreign-based trust (or to a non-resident corporation controlled by the foreign-based trust).

It is our understanding that the corporation is not required to file information returns in respect of any of the above.

If our understanding is incorrect, please contact us as soon as possible. Failure to file the required foreign reporting return(s) could result in substantial penalties, including a late-filing penalty of \$25 a day (minimum \$100, maximum \$2,500), plus interest, for each late-filed information return and/or supplementary form. Penalties are significantly higher where a taxpayer knowingly, or under circumstances amounting to gross negligence, fails to file or makes false statements in certain forms.

This letter is prepared solely for the information of management and those charged with governance and is not intended for any other purpose. We accept no responsibility to a third party who uses this communication.

Please contact us if you need help with, or have questions about any of these items.

Yours sincerely,
Grant Thornton LLP

A handwritten signature in black ink that reads "Grant Thornton LLP". The script is cursive and fluid, with the letters "G", "T", and "L" being particularly prominent.

Kiersten Packham, CPA, CA
Senior Manager

DL 2016 Holdings Corporation
Year End: December 31, 2021
Adjusting Journal Entries
Date: 1/1/2021 To 12/31/2021

Preparer	Reviewer	Partner
BE 5/30/2022	KP 6/30/2022	

4. 2. 3

Number	Date	Name	Account No	Debit	Credit	Recurrence	Misstatement
1	12/31/2021	Due to from Town of Ladysmith	2520		630.00		
1	12/31/2021	Accounting	6010	630.00			
		To record accounting fees paid by town of Ladysmith					
				630.00	630.00		

Net Income (Loss) (548.15)

DL 2016 Holdings Corporation

Year End: December 31, 2021

Trial Balance By Account

Preparer	Reviewer	Partner
BE 5/30/2022	KP 6/30/2022	

4. 2. 4

Account	Prelim	Adj's	Reclass	Rep
1050 Bank	1,518.34	0.00	0.00	1,518.34
2520 Due to from Town of Ladysmit	(7,272.87)	(630.00)	0.00	(7,902.87)
2910 SHARE CAPITAL	(10.00)	0.00	0.00	(10.00)
2995 Retained Earnings	5,846.38	0.00	0.00	5,846.38
3100 Revenue	(95,203.47)	0.00	0.00	(95,203.47)
6010 Accounting	0.00	630.00	0.00	630.00
6090 Bank Charges and Interest	0.07	0.00	0.00	0.07
6750 Rent-premises	95,203.47	0.00	0.00	95,203.47
8200 Interest Income	(81.92)	0.00	0.00	(81.92)
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	81.85			(548.15)

DL 2016 Holdings Corporation

Year End: December 31, 2021

Trial Balance By Map - Year

Preparer	Reviewer	Partner
BE 5/30/2022	KP 6/30/2022	

4. 2. 5

Account	Rep 21	Rep 20	%Chg	Rep 19	%Chg	Rep 18	%Chg	Rep 17	%Chg
1050 Bank	1,518.34	61,914.75	(98)	1,141.90	5,322	998.83	14	902.95	11
11.01 Cash	1,518.34	61,914.75	(98)	1,141.90	5,322	998.83	14	902.95	11
2520 Due to from Town of Ladysmith	(7,902.87)	(67,751.13)	(88)	(6,992.00)	869	(6,717.00)	4	(6,454.50)	4
14.01.01.01 Due to/from shareholder #1	(7,902.87)	(67,751.13)	(88)	(6,992.00)	869	(6,717.00)	4	(6,454.50)	4
2910 SHARE CAPITAL	(10.00)	(10.00)	0	(10.00)	0	(10.00)	0	(10.00)	0
15.01 Share capital	(10.00)	(10.00)	0	(10.00)	0	(10.00)	0	(10.00)	0
2995 Retained Earnings	5,846.38	5,860.10	0	5,728.17	2	5,561.55	3	4,565.37	22
15.10.01 Opening/As previously stated	5,846.38	5,860.10	0	5,728.17	2	5,561.55	3	4,565.37	22
3100 Revenue	(95,203.47)	(58,728.16)	62	(23,725.16)	148	(23,725.16)	0	(23,725.16)	0
21.01 Revenue	(95,203.47)	(58,728.16)	62	(23,725.16)	148	(23,725.16)	0	(23,725.16)	0
8200 Interest Income	(81.92)	(294.59)	(72)	(143.07)	106	(95.88)	49	(44.25)	117
21.10 Interest income	(81.92)	(294.59)	(72)	(143.07)	106	(95.88)	49	(44.25)	117
6090 Bank Charges and Interest	0.07	0.00	0	0.00	0	0.00	0	0.00	0
23.20 Interest and bank charges	0.07	0.00	0	0.00	0	0.00	0	0.00	0
6750 Rent-premises	95,203.47	58,728.16	62	23,725.16	148	23,725.16	0	23,725.16	0
23.40 Rent	95,203.47	58,728.16	62	23,725.16	148	23,725.16	0	23,725.16	0
6010 Accounting	630.00	280.87	124	275.00	2	262.50	5	525.00	(50)
23.58 Bookkeeping	630.00	280.87	124	275.00	2	262.50	5	525.00	(50)
6570 Professional fees	0.00	0.00	0	0.00	0	0.00	0	515.43	(100)
23.67 Legal	0.00	0.00	0	0.00	0	0.00	0	515.43	(100)
	0.00	0.00	0	0.00	0	0.00	0	0.00	0
Net Income (Loss)	(548.15)	13.72	****	(131.93)	(110)	(166.62)	(21)	(996.18)	(83)



Canada Revenue
Agency

Agence du revenu
du Canada

Information Return for Corporations Filing Electronically

- Do not send this form to the Canada Revenue Agency (CRA) unless we ask for it. We will not keep or return this form.
- Complete this return for every initial and amended T2 Corporation Income Tax Return electronically filed with the CRA on your behalf.
- By completing Part 2 and signing Part 3, you acknowledge that, under the federal Income Tax Act, you have to keep all records used to prepare your T2 Corporation Income Tax Return, and provide this information to us on request.
- Part 4 must be completed by either you or the electronic transmitter of your T2 Corporation Income Tax Return.
- Give the signed original of this return to the transmitter and keep a copy in your own records for six years.
- We are responsible for ensuring the confidentiality of your electronically filed tax information only after we have accepted your return.

Part 1 – Identification

Corporation's name DL 2016 Holdings Corporation				Business number 85584 7455 RC0001	
Tax year start	Year Month Day 2021-01-01	Tax year-end	Year Month Day 2021-12-31	Is this an amended return? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Get your CRA mail electronically delivered in My Business Account at canada.ca/my-cra-business-account (optional)

Email address: _____

I understand that by providing an email address, I am **registering** the corporation to receive email notifications from the CRA. I understand and agree that all notices and other correspondence eligible for electronic delivery will no longer be printed and mailed. The CRA will notify the corporation at this email address when they are available in My Business Account and requiring immediate attention. They will be presumed to have been received on the date that the email is sent. For more information, see canada.ca/cra-business-email-notifications.

Part 2 – Declaration

Enter the following amounts, if applicable, from the T2 return for the tax year noted above:

Net income or loss for income tax purposes from Schedule 1, financial statements, or General Index of Financial Information (GIFI) (line 300)	-548
Part I tax payable (line 700)	
Part III.1 tax payable (line 710)	
Part IV tax payable (line 712)	
Part IV.1 tax payable (line 716)	
Part VI tax payable (line 720)	
Part VI.1 tax payable (line 724)	
Part XIV tax payable (line 728)	
Net provincial and territorial tax payable (line 760)	

Part 3 – Certification and authorization

I, Belobaba Last name Jake First name President Position, office, or rank

am an authorized signing officer of the corporation. I certify that I have examined the T2 Corporation Income Tax Return, including accompanying schedules and statements, and that the information given on the T2 return and this T183 Corp information return is, to the best of my knowledge, correct and complete. I also certify that the method of calculating income for this tax year is consistent with that of the previous tax year except as specifically disclosed in a statement attached to this return.

I authorize the transmitter identified in Part 4 to electronically file the T2 Corporation Income Tax Return identified in Part 1. The transmitter can also modify the information originally filed in response to any errors Canada Revenue Agency identifies. This authorization expires when the Minister of National Revenue accepts the electronic return as filed.

Date (yyyy/mm/dd)

Signature of an authorized signing officer of the corporation

(250) 245-6400

Telephone number

The CRA will accept an electronic signature if it is applied in accordance with the guidance specified by the CRA.

Part 4 – Transmitter identification

The following transmitter has electronically filed the tax return of the corporation identified in Part 1.

Grant Thornton LLP

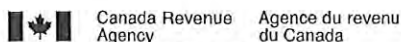
Name of person or firm

P3919

Electronic filer number

Privacy notice

Personal information is collected for the purposes of the administration or enforcement of the Income Tax Act and related programs and activities including administering tax, benefits, audit, compliance, and collection. The information collected may be used or disclosed for purposes of other federal acts that provide for the imposition and collection of a tax or duty. It may also be disclosed to other federal, provincial, territorial, or foreign government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties, or other actions. Under the Privacy Act, individuals have a right of protection, access to and correction of their personal information, or to file a complaint with the Privacy Commissioner of Canada regarding the handling of their personal information. Refer to Personal Information Bank CRA PPU 047 and CRA PPU 211 on Info Source at canada.ca/cra-info-source.



T2 Corporation Income Tax Return

200

EXEMPT FROM TAX

This form serves as a federal, provincial, and territorial corporation income tax return, unless the corporation is located in Quebec or Alberta. If the corporation is located in one of these provinces, you have to file a separate provincial corporation return.

All legislative references on this return are to the federal Income Tax Act and Income Tax Regulations. This return may contain changes that had not yet become law at the time of publication.

Send one completed copy of this return, including schedules and the General Index of Financial Information (GIFI), to your tax centre. You have to file the return within six months after the end of the corporation's tax year.

For more information see canada.ca/taxes or Guide T4012, T2 Corporation – Income Tax Guide.

055 Do not use this area

Identification

Business number (BN) 001 85584 7455 RC0001

Corporation's name

002 DL 2016 Holdings Corporation

Address of head office

Has this address changed since the last time we were notified? 010 Yes ☐ No ☒

If yes, complete lines 011 to 018.

011 Town Of Ladysmith

012 PO Box 220

City

Province, territory, or state

015 Ladysmith

016 BC

Country (other than Canada)

Postal or ZIP code

017

018 V9G 1A2

Mailing address (if different from head office address)

Has this address changed since the last time we were notified? 020 Yes ☐ No ☒

If yes, complete lines 021 to 028.

021 c/o

022

023 PO Box 220

City

Province, territory, or state

025 Ladysmith

026 BC

Country (other than Canada)

Postal or ZIP code

027

028 V9G 1A2

Location of books and records (if different from head office address)

Has this address changed since the last time we were notified? 030 Yes ☐ No ☒

If yes, complete lines 031 to 038.

031

032

City

Province, territory, or state

035

036

Country (other than Canada)

Postal or ZIP code

037

038

040 Type of corporation at the end of the tax year (tick one)

- ☐ 1 Canadian-controlled private corporation (CCPC)
☒ 2 Other private corporation
☐ 3 Public corporation
☐ 4 Corporation controlled by a public corporation
☐ 5 Other corporation (specify) _____

If the type of corporation changed during the tax year, provide the effective date of the change 043

Year Month Day

To which tax year does this return apply?

Tax year start

Year Month Day

060 2021-01-01

Tax year-end

Year Month Day

061 2021-12-31

Has there been an acquisition of control resulting in the application of subsection 249(4) since the tax year start on line 060? 063 Yes ☐ No ☒

If yes, provide the date control was acquired 065

Year Month Day

Is the date on line 061 a deemed tax year-end according to subsection 249(3.1)? 066 Yes ☐ No ☒

Is the corporation a professional corporation that is a member of a partnership? 067 Yes ☐ No ☒

Is this the first year of filing after:

Incorporation? 070 Yes ☐ No ☒

Amalgamation? 071 Yes ☐ No ☒

If yes, complete lines 030 to 038 and attach Schedule 24.

Has there been a wind-up of a subsidiary under section 88 during the current tax year? 072 Yes ☐ No ☒

If yes, complete and attach Schedule 24.

Is this the final tax year before amalgamation? 076 Yes ☐ No ☒

Is this the final return up to dissolution? 078 Yes ☐ No ☒

If an election was made under section 261, state the functional currency used 079

Is the corporation a resident of Canada? 080 Yes ☒ No ☐

If no, give the country of residence on line 081 and complete and attach Schedule 97.

081

Is the non-resident corporation claiming an exemption under an income tax treaty? 082 Yes ☐ No ☒

If yes, complete and attach Schedule 91.

If the corporation is exempt from tax under section 149, tick one of the following boxes:

- 085 ☐ 1 Exempt under paragraph 149(1)(e) or (l)
☐ 2 Exempt under paragraph 149(1)(j)
☒ 4 Exempt under other paragraphs of section 149

Do not use this area

095

096

898

Attachments

Financial statement information: Use GIFI schedules 100, 125, and 141.

Schedules – Answer the following questions. For each yes response, attach the schedule to the T2 return, unless otherwise instructed.

	Yes	Schedule
Is the corporation related to any other corporations?	<input checked="" type="checkbox"/>	9
Is the corporation an associated CCPC?	<input checked="" type="checkbox"/>	23
Is the corporation an associated CCPC that is claiming the expenditure limit?	<input checked="" type="checkbox"/>	49
Does the corporation have any non-resident shareholders who own voting shares?	<input checked="" type="checkbox"/>	19
Has the corporation had any transactions, including section 85 transfers, with its shareholders, officers, or employees, other than transactions in the ordinary course of business? Exclude non-arm's length transactions with non-residents	<input checked="" type="checkbox"/>	11
If you answered yes to the above question, and the transaction was between corporations not dealing at arm's length, were all or substantially all of the assets of the transferor disposed of to the transferee?	<input checked="" type="checkbox"/>	44
Has the corporation paid any royalties, management fees, or other similar payments to residents of Canada?	<input checked="" type="checkbox"/>	14
Is the corporation claiming a deduction for payments to a type of employee benefit plan?	<input checked="" type="checkbox"/>	15
Is the corporation claiming a loss or deduction from a tax shelter?	<input checked="" type="checkbox"/>	T5004
Is the corporation a member of a partnership for which a partnership account number has been assigned?	<input checked="" type="checkbox"/>	T5013
Did the corporation, a foreign affiliate controlled by the corporation, or any other corporation or trust that did not deal at arm's length with the corporation have a beneficial interest in a non-resident discretionary trust (without reference to section 94)?	<input checked="" type="checkbox"/>	22
Did the corporation own any shares in one or more foreign affiliates in the tax year?	<input checked="" type="checkbox"/>	25
Has the corporation made any payments to non-residents of Canada under subsections 202(1) and/or 105(1) of the Income Tax Regulations?	<input checked="" type="checkbox"/>	29
Did the corporation have a total amount over CAN\$1 million of reportable transactions with non-arm's length non-residents?	<input checked="" type="checkbox"/>	T106
For private corporations: Does the corporation have any shareholders who own 10% or more of the corporation's common and/or preferred shares?	<input checked="" type="checkbox"/>	50
Has the corporation made payments to, or received amounts from, a retirement compensation plan arrangement during the year?	<input checked="" type="checkbox"/>	88
Does the corporation earn income from one or more Internet web pages or websites?	<input checked="" type="checkbox"/>	1
Is the net income/loss shown on the financial statements different from the net income/loss for income tax purposes?	<input checked="" type="checkbox"/>	2
Has the corporation made any charitable donations; gifts of cultural or ecological property; or gifts of medicine?	<input checked="" type="checkbox"/>	3
Has the corporation received any dividends or paid any taxable dividends for purposes of the dividend refund?	<input checked="" type="checkbox"/>	4
Is the corporation claiming any type of losses?	<input checked="" type="checkbox"/>	5
Is the corporation claiming a provincial or territorial tax credit or does it have a permanent establishment in more than one jurisdiction?	<input checked="" type="checkbox"/>	6
Has the corporation realized any capital gains or incurred any capital losses during the tax year?	<input checked="" type="checkbox"/>	
i) Is the corporation a CCPC and reporting a) income or loss from property (other than dividends deductible on line 320 of the T2 return), b) income from a partnership, c) income from a foreign business, d) income from a personal services business, e) income referred to in clause 125(1)(a)(i)(C) or 125(1)(a)(i)(B), f) aggregate investment income as defined in subsection 129(4), or g) an amount assigned to it under subsection 125(3.2) or 125(8); or	<input checked="" type="checkbox"/>	
ii) Is the corporation a member of a partnership and assigning its specified partnership business limit to a designated member under subsection 125(8)?	<input checked="" type="checkbox"/>	7
Does the corporation have any property that is eligible for capital cost allowance?	<input checked="" type="checkbox"/>	8
Does the corporation have any resource-related deductions?	<input checked="" type="checkbox"/>	12
Is the corporation claiming deductible reserves?	<input checked="" type="checkbox"/>	13
Is the corporation claiming a patronage dividend deduction?	<input checked="" type="checkbox"/>	16
Is the corporation a credit union claiming a deduction for allocations in proportion to borrowing or a provincial credit union tax reduction?	<input checked="" type="checkbox"/>	17
Is the corporation an investment corporation or a mutual fund corporation?	<input checked="" type="checkbox"/>	18
Is the corporation carrying on business in Canada as a non-resident corporation?	<input checked="" type="checkbox"/>	20
Is the corporation claiming any federal, provincial, or territorial foreign tax credits, or any federal logging tax credits?	<input checked="" type="checkbox"/>	21
Does the corporation have any Canadian manufacturing and processing profits?	<input checked="" type="checkbox"/>	27
Is the corporation claiming an investment tax credit?	<input checked="" type="checkbox"/>	31
Is the corporation claiming any scientific research and experimental development (SR&ED) expenditures?	<input checked="" type="checkbox"/>	T661
Is the total taxable capital employed in Canada of the corporation and its related corporations over \$10,000,000?	<input checked="" type="checkbox"/>	33/34/35
Is the total taxable capital employed in Canada of the corporation and its associated corporations over \$10,000,000?	<input checked="" type="checkbox"/>	
Is the corporation subject to gross Part VI tax on capital of financial institutions?	<input checked="" type="checkbox"/>	38
Is the corporation claiming a Part I tax credit?	<input checked="" type="checkbox"/>	42
Is the corporation subject to Part IV.1 tax on dividends received on taxable preferred shares or Part VI.1 tax on dividends paid?	<input checked="" type="checkbox"/>	43
Is the corporation agreeing to a transfer of the liability for Part VI.1 tax?	<input checked="" type="checkbox"/>	45
For financial institutions: Is the corporation a member of a related group of financial institutions with one or more members subject to gross Part VI tax?	<input checked="" type="checkbox"/>	39
Is the corporation claiming a Canadian film or video production tax credit?	<input checked="" type="checkbox"/>	T1131
Is the corporation claiming a film or video production services tax credit?	<input checked="" type="checkbox"/>	T1177
Is the corporation claiming a Canadian journalism labour tax credit?	<input checked="" type="checkbox"/>	58
Is the corporation subject to Part XIII.1 tax? (Show your calculations on a sheet that you identify as Schedule 92.)	<input checked="" type="checkbox"/>	92

Attachments (continued)

	Yes	Schedule
Did the corporation have any foreign affiliates in the tax year?	<input type="checkbox"/>	T1134
Did the corporation own or hold specified foreign property where the total cost amount of all such property, at any time in the year, was more than CAN\$100,000?	<input type="checkbox"/>	T1135
Did the corporation transfer or loan property to a non-resident trust?	<input type="checkbox"/>	T1141
Did the corporation receive a distribution from or was it indebted to a non-resident trust in the year?	<input type="checkbox"/>	T1142
Has the corporation entered into an agreement to allocate assistance for SR&ED carried out in Canada?	<input type="checkbox"/>	T1145
Has the corporation entered into an agreement to transfer qualified expenditures incurred in respect of SR&ED contracts?	<input type="checkbox"/>	T1146
Has the corporation entered into an agreement with other associated corporations for salary or wages of specified employees for SR&ED?	<input type="checkbox"/>	T1174
Did the corporation pay taxable dividends (other than capital gains dividends) in the tax year?	<input type="checkbox"/>	55
Has the corporation made an election under subsection 89(11) not to be a CCPC?	<input type="checkbox"/>	T2002
Has the corporation revoked any previous election made under subsection 89(11)?	<input type="checkbox"/>	T2002
Did the corporation (CCPC or deposit insurance corporation (DIC)) pay eligible dividends, or did its general rate income pool (GRIP) change in the tax year?	<input type="checkbox"/>	53
Did the corporation (other than a CCPC or DIC) pay eligible dividends, or did its low rate income pool (LRIP) change in the tax year?	<input type="checkbox"/>	54
Is the corporation claiming a return of fuel charge proceeds to farmers tax credit?	<input type="checkbox"/>	63
Are you an employer reporting a non-qualified security agreement under subsection 110(1.9)?	<input type="checkbox"/>	59
Is the corporation claiming an air quality improvement tax credit?	<input type="checkbox"/>	65

Additional information

Did the corporation use the International Financial Reporting Standards (IFRS) when it prepared its financial statements?	270	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the corporation inactive?	280	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
What is the corporation's main revenue-generating business activity? 551113 Holding Companies			
Specify the principal products mined, manufactured, sold, constructed, or services provided, giving the approximate percentage of the total revenue that each product or service represents.	284	HOLDING COMPANY	285 100.000 %
	286		287 %
	288		289 %
Did the corporation immigrate to Canada during the tax year?	291	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Did the corporation emigrate from Canada during the tax year?	292	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Do you want to be considered as a quarterly instalment remitter if you are eligible?	293	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If the corporation was eligible to remit instalments on a quarterly basis for part of the tax year, provide the date the corporation ceased to be eligible	294	Year Month Day	
If the corporation's major business activity is construction, did you have any subcontractors during the tax year?	295	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Taxable income

Net income or (loss) for income tax purposes from Schedule 1, financial statements, or GIFL	300	-548	A
Deduct:			
Charitable donations from Schedule 2	311		
Cultural gifts from Schedule 2	313		
Ecological gifts from Schedule 2	314		
Gifts of medicine made before March 22, 2017, from Schedule 2	315		
Taxable dividends deductible under section 112 or 113, or subsection 138(6) from Schedule 3	320		
Part VI.1 tax deduction*	325		
Non-capital losses of previous tax years from Schedule 4	331		
Net capital losses of previous tax years from Schedule 4	332		
Restricted farm losses of previous tax years from Schedule 4	333		
Farm losses of previous tax years from Schedule 4	334		
Limited partnership losses of previous tax years from Schedule 4	335		
Taxable capital gains or taxable dividends allocated from a central credit union	340		
Prospector's and grubstaker's shares	350		
Employer deduction for non-qualified securities	352		
Subtotal			B
Subtotal (amount A minus amount B) (if negative, enter "0")			C
Section 110.5 additions or subparagraph 115(1)(a)(vii) additions	355		D
Taxable income (amount C plus amount D)	360		
Taxable income for the year from a personal services business			Z.1

* This amount is equal to 3.5 times the Part VI.1 tax payable at line 724 on page 9.

Small business deduction

Canadian-controlled private corporations (CCPCs) throughout the tax year

Income eligible for the small business deduction from Schedule 7	400	A
Taxable income from line 360 on page 3, minus 100/28 (3.57143) of the amount on line 632* on page 8,		
minus 4 times the amount on line 636** on page 8, and minus any amount that, because of		
federal law, is exempt from Part I tax	405	B
Business limit (see notes 1 and 2 below)	410	C

Notes:

- For CCPCs that are not associated, enter \$ 500,000 on line 410. However, if the corporation's tax year is less than 51 weeks, prorate this amount by the number of days in the tax year divided by 365, and enter the result on line 410.
- For associated CCPCs, use Schedule 23 to calculate the amount to be entered on line 410.

Business limit reduction

Taxable capital business limit reduction

Amount C	x	415 ***	D	=		E
			11,250			

Passive income business limit reduction

Adjusted aggregate investment income from Schedule 7****	417	-	50,000	=		F
Amount C	x	Amount F		=		G
	100,000					

The greater of amount E and amount G 422 H

Reduced business limit (amount C minus amount H) (if negative, enter "0") 426 I

Business limit the CCPC assigns under subsection 125(3.2) (from line 515 below) J

Reduced business limit after assignment (amount I minus amount J) 428 K

Small business deduction – Amount A, B, C, or K, whichever is the least x 19 % = 430

Enter amount from line 430 at amount J on page 8.

- * Calculate the amount of foreign non-business income tax credit deductible on line 632 without reference to the refundable tax on the CCPC's investment income (line 604) and without reference to the corporate tax reductions under section 123.4.
- ** Calculate the amount of foreign business income tax credit deductible on line 636 without reference to the corporation tax reductions under section 123.4.

*** Large corporations

- If the corporation is not associated with any corporations in both the current and previous tax years, the amount to be entered on line 415 is: (total taxable capital employed in Canada for the prior year minus \$10,000,000) x 0.225%.
- If the corporation is not associated with any corporations in the current tax year, but was associated in the previous tax year, the amount to be entered on line 415 is: (total taxable capital employed in Canada for the current year minus \$10,000,000) x 0.225%.
- For corporations associated in the current tax year, see Schedule 23 for the special rules that apply.

**** Enter the total adjusted aggregate investment income of the corporation and all associated corporations for each tax year that ended in the preceding calendar year. Each corporation with such income has to file a Schedule 7. For a corporation's first tax year that starts after 2018, this amount is reported at line 744 of the corresponding Schedule 7. Otherwise, this amount is the total of all amounts reported at line 745 of the corresponding Schedule 7 of the corporation for each tax year that ended in the preceding calendar year.

Specified corporate income and assignment under subsection 125(3.2)

L1 Name of corporation receiving the income and assigned amount	L Business number of the corporation receiving the assigned amount	M Income paid under clause 125(1)(a)(i)(B) to the corporation identified in column L ³	N Business limit assigned to corporation identified in column L ⁴
	490	500	505
1.			

Total 510 Total 515

Notes:

- This amount is [as defined in subsection 125(7) specified corporate income (a)(i)] the total of all amounts each of which is income (other than specified farming or fishing income of the corporation for the year) from an active business of the corporation for the year from the provision of services or property to a private corporation (directly or indirectly, in any manner whatever) if
 - at any time in the year, the corporation (or one of its shareholders) or a person who does not deal at arm's length with the corporation (or one of its shareholders) holds a direct or indirect interest in the private corporation, and
 - it is not the case that all or substantially all of the corporation's income for the year from an active business is from the provision of services or property to
 - persons (other than the private corporation) with which the corporation deals at arm's length, or
 - partnerships with which the corporation deals at arm's length, other than a partnership in which a person that does not deal at arm's length with the corporation holds a direct or indirect interest.
- The amount of the business limit you assign to a CCPC cannot be greater than the amount determined by the formula $A - B$, where A is the amount of income referred to in column M in respect of that CCPC and B is the portion of the amount described in A that is deductible by you in respect of the amount of income referred to in clauses 125(1)(a)(i)(A) or (B) for the year. The amount on line 515 cannot be greater than the amount on line 426.

General tax reduction for Canadian-controlled private corporations

Canadian-controlled private corporations throughout the tax year

Taxable income from line 360 on page 3		A
Lesser of amounts 9B and 9H from Part 9 of Schedule 27	B	
Amount 13K from Part 13 of Schedule 27	C	
Personal services business income	432	D
Amount from line 400, 405, 410, or 428 on page 4, whichever is the least	E	
Aggregate investment income from line 440 on page 6*	F	
Subtotal (add amounts B to F)		G
Amount A minus amount G (if negative, enter "0")		H
General tax reduction for Canadian-controlled private corporations – Amount H multiplied by 13 %		I

Enter amount I on line 638 on page 8.

* Except for a corporation that is, throughout the year, a cooperative corporation (within the meaning assigned by subsection 136(2)) or a credit union.

General tax reduction

Do not complete this area if you are a Canadian-controlled private corporation, an investment corporation, a mortgage investment corporation, a mutual fund corporation, or any corporation with taxable income that is not subject to the corporation tax rate of 38%.

Taxable income from line 360 on page 3		J
Lesser of amounts 9B and 9H from Part 9 of Schedule 27	K	
Amount 13K from Part 13 of Schedule 27	L	
Personal services business income	434	M
Subtotal (add amounts K to M)		N
Amount J minus amount N (if negative, enter "0")		O
General tax reduction – Amount O multiplied by 13 %		P

Enter amount P on line 639 on page 8.

Refundable portion of Part I tax

Canadian-controlled private corporations throughout the tax year

Aggregate investment income from Schedule 7 **440** x 30 2 / 3 % = A

Foreign non-business income tax credit from line 632 on page 8 B

Foreign investment income from Schedule 7 **445** x 8 % = C

Subtotal (amount B minus amount C) (if negative, enter "0") D

Amount A minus amount D (if negative, enter "0") E

Taxable income from line 360 on page 3 F

Amount from line 400, 405, 410, or 428 on page 4,
whichever is the least G

Foreign non-business
income tax
credit from
line 632 on
page 8 x 75 / 29 = H

Foreign
business
income
tax credit from
line 636
on page 8 x 4 = I

Subtotal (add amounts G to I) J

Subtotal (amount F minus amount J) K x 30 2 / 3 % = L

Part I tax payable minus investment tax credit refund (line 700 minus line 780 from page 9) M

Refundable portion of Part I tax – Amount E, L, or M, whichever is the least **450** N

Refundable dividend tax on hand

Refundable dividend tax on hand (RDTOH) at the end of the previous tax year	460		
Dividend refund for the previous tax year	465		
Net RDTOH transferred on an amalgamation or the wind-up of a subsidiary	480		
Subtotal (line 460 minus line 465 plus line 480)			A
General rate income pool (GRIP) at the end of the previous tax year (from line 100 of Schedule 53)			B
Total eligible dividends paid in the previous tax year (from line 300 of Schedule 53)			C
Total excessive eligible dividend designation in the previous tax year (from line 310 of Schedule 53)			D
Subtotal (amount C minus amount D) (if negative, enter "0")			E
Net GRIP at the end of the previous tax year (amount B minus amount E) (if negative, enter "0")			F
GRIP transferred on an amalgamation or the wind-up of a subsidiary (total of lines 230 and 240 of Schedule 53)			G
Subtotal (amount F plus amount G)			H
Amount H multiplied by 38 1 / 3 %			I
Eligible refundable dividend tax on hand (ERDTOH) at the end of the previous tax year (for the first tax year starting after 2018, amount A or I, whichever is less, otherwise, use line 530 of the preceding tax year)	520		J
Non-eligible refundable dividend tax on hand (NERDTOH) at the end of the previous tax year (for the first tax year starting after 2018, amount A minus amount I, otherwise, use line 545 of the preceding tax year) (if negative, enter "0")	535		K
Part IV tax payable on taxable dividends from connected corporations (amount 2G from Schedule 3)			L
Part IV tax payable on eligible dividends from non-connected corporations (amount 2J from Schedule 3)			M
Subtotal (amount L plus amount M)			N
Net ERDTOH transferred on an amalgamation or the wind-up of a subsidiary	525		O
ERDTOH dividend refund for the previous tax year	570		P
Refundable portion of Part I tax (from line 450 on page 6)			Q
Part IV tax before deductions (amount 2A from Schedule 3)			R
Part IV tax allocated to ERDTOH (amount N)			S
Part IV tax reduction due to Part IV.1 tax payable (amount 4D of Schedule 43)			T
Subtotal (amount R minus total of amounts S and T)			U
Net NERDTOH transferred on an amalgamation or the wind-up of a subsidiary	540		V
NERDTOH dividend refund for the previous tax year	575		W
38 1/3% of the total losses applied against Part IV tax (amount 2D from Schedule 3)			X
Part IV tax payable allocated to NERDTOH, net of losses claimed (amount U minus amount X) (if negative enter "0")			Y
NERDTOH at the end of the tax year (total of amounts K, Q, V, and Y minus amount W) (if negative, enter "0")	545		
Part IV tax payable allocated to ERDTOH, net of losses claimed (amount N minus the amount, if any, by which amount X exceeds amount U) (if negative, enter "0")			Z
ERDTOH at the end of the tax year (total of amounts J, O, and Z minus amount P) (if negative, enter "0")	530		

Dividend refund

38 1/3% of total eligible dividends paid in the tax year (amount 3A from Schedule 3)		AA
ERDTOH balance at the end of the tax year (line 530)		BB
Eligible dividend refund (amount AA or BB, whichever is less)		CC
38 1/3% of total non-eligible taxable dividends paid in the tax year (amount 3B from Schedule 3)		DD
NERDTOH balance at the end of the tax year (line 545)		EE
Non-eligible dividend refund (amount DD or EE, whichever is less)		FF
Amount DD minus amount EE (if negative, enter "0")		GG
Amount BB minus amount CC (if negative, enter "0")		HH
Additional non-eligible dividend refund (amount GG or HH, whichever is less)		II
Dividend refund – Amount CC plus amount FF plus amount II		JJ
Enter amount JJ on line 784 on page 9.		

Part I tax

Base amount Part I tax – Taxable income (from line 360 on page 3) multiplied by 38 % **550** A

Additional tax on personal services business income (section 123.5)

Taxable income from a personal services business **555** x 5 % = **560** B

Recapture of investment tax credit from Schedule 31 **602** C

Calculation for the refundable tax on the Canadian-controlled private corporation's (CCPC) investment income (if it was a CCPC throughout the tax year)

Aggregate investment income from line 440 on page 6 D

Taxable income from line 360 on page 3 E

Deduct:

Amount from line 400, 405, 410, or 428 on page 4, whichever
is the least F

Net amount (amount E minus amount F) G

Refundable tax on CCPC's investment income – 10 2 / 3 % of whichever is less: amount D or amount G **604** H

Subtotal (add amounts A, B, C, and H) I

Deduct:

Small business deduction from line 430 on page 4 J

Federal tax abatement **608**

Manufacturing and processing profits deduction from Schedule 27 **616**

Investment corporation deduction **620**

Taxed capital gains **624**

Federal foreign non-business income tax credit from Schedule 21 **632**

Federal foreign business income tax credit from Schedule 21 **636**

General tax reduction for CCPCs from amount I on page 5 **638**

General tax reduction from amount P on page 5 **639**

Federal logging tax credit from Schedule 21 **640**

Eligible Canadian bank deduction under section 125.21 **641**

Federal qualifying environmental trust tax credit **648**

Investment tax credit from Schedule 31 **652**

Subtotal K

Part I tax payable – Amount I minus amount K L

Enter amount L on line 700 on page 9.

Privacy notice

Personal information (including the SIN) is collected to administer or enforce the Income Tax Act and related programs and activities including administering tax, benefits, audit, compliance, and collection. The information collected may be used or disclosed for the purposes of other federal acts that provide for the imposition and collection of a tax or duty. It may also be disclosed to other federal, provincial, territorial, or foreign government institutions to the extent authorized by law. Failure to provide this information may result in paying interest or penalties, or in other actions. Under the Privacy Act, individuals have a right of protection, access to and correction of their personal information, or to file a complaint with the Privacy Commissioner of Canada regarding the handling of their personal information. Refer to Personal Information Bank CRA PPU 047 on Info Source at canada.ca/cra-info-source.

Summary of tax and credits

Federal tax

Part I tax payable from amount L on page 8	700	
Part III.1 tax payable from Schedule 55	710	
Part IV tax payable from Schedule 3	712	
Part IV.1 tax payable from Schedule 43	716	
Part VI tax payable from Schedule 38	720	
Part VI.1 tax payable from Schedule 43	724	
Part XIII.1 tax payable from Schedule 92	727	
Part XIV tax payable from Schedule 20	728	

Total federal tax

Add provincial or territorial tax:

Provincial or territorial jurisdiction 750 BC
(if more than one jurisdiction, enter "multiple" and complete Schedule 5)
Net provincial or territorial tax payable (except Quebec and Alberta)

760
Total tax payable 770 A

Deduct other credits:

Investment tax credit refund from Schedule 31	780	
Dividend refund from amount JJ on page 7	784	
Federal capital gains refund from Schedule 18	788	
Federal qualifying environmental trust tax credit refund	792	
Return of fuel charge proceeds to farmers tax credit from Schedule 63	795	
Canadian film or video production tax credit (Form T1131)	796	
Film or video production services tax credit (Form T1177)	797	
Canadian journalism labour tax credit from Schedule 58	798	
Air quality improvement tax credit from Schedule 65	799	
Tax withheld at source	800	
Total payments on which tax has been withheld	801	
Provincial and territorial capital gains refund from Schedule 18	808	
Provincial and territorial refundable tax credits from Schedule 5	812	
Tax instalments paid	840	
Total credits	890	

Balance (amount A minus amount B)

If the result is negative, you have a refund. If the result is positive, you have a balance owing.

Enter the amount below on whichever line applies.

Generally, we do not charge or refund a difference of \$2 or less.

Refund code 894

Refund

Balance owing

For information on how to enrol for direct deposit, go to canada.ca/cra-direct-deposit.

For information on how to make your payment, go to canada.ca/payments.

If the corporation is a Canadian-controlled private corporation throughout the tax year, does it qualify for the one-month extension of the date the balance of tax is due? 896 Yes No

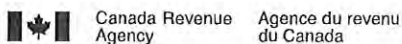
If this return was prepared by a tax preparer for a fee, provide their EFILE number 920 P3919

Certification

I, 950 Belobaba 951 Jake 954 President
Last name First name Position, office, or rank
am an authorized signing officer of the corporation. I certify that I have examined this return, including accompanying schedules and statements, and that the information given on this return is, to the best of my knowledge, correct and complete. I also certify that the method of calculating income for this tax year is consistent with that of the previous tax year except as specifically disclosed in a statement attached to this return.
955 Date (yyyy/mm/dd) Signature of the authorized signing officer of the corporation 956 (250) 245-6400 Telephone number
Is the contact person the same as the authorized signing officer? If no, complete the information below 957 Yes No X
958 Kiersten Packham, CPA, CA Name of other authorized person 959 (250) 244-4908 Telephone number

Language of correspondence – Langue de correspondance

Indicate your language of correspondence by entering 1 for English or 2 for French. 990 1
Indiquez votre langue de correspondance en inscrivant 1 pour anglais ou 2 pour français.



SCHEDULE 100

Form identifier 100

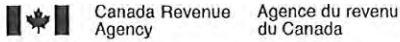
GENERAL INDEX OF FINANCIAL INFORMATION – GIF

Corporation's name	Business number	Tax year end Year Month Day
DL 2016 Holdings Corporation	85584 7455 RC0001	2021-12-31

Balance sheet information

Account	Description	GIFI	Current year	Prior year
Assets				
	Total current assets	1599 +	1,519	61,915
	Total tangible capital assets	2008 +		
	Total accumulated amortization of tangible capital assets	2009 -		
	Total intangible capital assets	2178 +		
	Total accumulated amortization of intangible capital assets	2179 -		
	Total long-term assets	2589 +		
	* Assets held in trust	2590 +		
	Total assets (mandatory field)	2599 =	1,519	61,915
Liabilities				
	Total current liabilities	3139 +		
	Total long-term liabilities	3450 +	7,903	67,751
	* Subordinated debt	3460 +		
	* Amounts held in trust	3470 +		
	Total liabilities (mandatory field)	3499 =	7,903	67,751
Shareholder equity				
	Total shareholder equity (mandatory field)	3620 +	-6,384	-5,836
	Total liabilities and shareholder equity	3640 =	1,519	61,915
Retained earnings				
	Retained earnings/deficit – end (mandatory field)	3849 =	-6,394	-5,846

* Generic item



SCHEDULE 125

Form identifier 125

GENERAL INDEX OF FINANCIAL INFORMATION – GIFI

Corporation's name	Business number	Tax year-end Year Month Day
DL 2016 Holdings Corporation	85584 7455 RC0001	2021-12-31

Income statement information

Description	GIFI
Operating name	0001
Description of the operation	0002
Sequence number	0003 01

Account	Description	GIFI	Current year	Prior year
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Income statement information

Total sales of goods and services	8089	+	95,203	58,728
Cost of sales	8518	-		
Gross profit/loss	8519	=	95,203	58,728
Cost of sales	8518	+		
Total operating expenses	9367	+	95,833	59,009
Total expenses (mandatory field)	9368	=	95,833	59,009
Total revenue (mandatory field)	8299	+	95,285	59,023
Total expenses (mandatory field)	9368	-	95,833	59,009
Net non-farming income	9369	=	-548	14

Farming income statement information

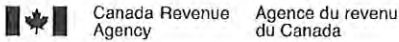
Total farm revenue (mandatory field)	9659	+		
Total farm expenses (mandatory field)	9898	-		
Net farm income	9899	=		

Net income/loss before taxes and extraordinary items	9970	=	-548	14
--	------	---	------	----

Total – other comprehensive income	9998	=		
------------------------------------	------	---	--	--

Extraordinary items and income (linked to Schedule 140)

Extraordinary item(s)	9975	-		
Legal settlements	9976	-		
Unrealized gains/losses	9980	+		
Unusual items	9985	-		
Current income taxes	9990	-		
Future (deferred) income tax provision	9995	-		
Total – Other comprehensive income	9998	+		
Net income/loss after taxes and extraordinary items (mandatory field)	9999	=	-548	14



Schedule 141

Notes Checklist

Corporation's name	Business number	Tax Year End Year Month Day
DL 2016 Holdings Corporation	85584 7455 RC0001	2021-12-31

- Fill out this schedule to identify who prepared or reported on the financial statements, the extent of their involvement and to identify the type of information contained in the notes to the financial statements. If the person preparing the tax return is not the person referred to above, they must still complete Parts 1, 2, 3, 4 and 5, as applicable.
- For more information, see Guide RC4088, General Index of Financial Information (GIFI) and T4012, T2 Corporation – Income Tax Guide.
- Complete this schedule and include it with your T2 return along with the other GIFI schedules.

Part 1 – Information on the person who prepared or reported on the financial statements

Were financial statements prepared? **111** Yes ☐ No ☒

If you answered **no**, go to part 5.

Does the person who prepared or reported on the financial statements have an accounting professional designation? **095** Yes ☐ No ☐

Is that person connected* with the corporation? **097** Yes ☐ No ☐

Note: If that person does not have an accounting professional designation or is connected with the corporation, go to part 4.

*A person connected with a corporation can be: (i) a shareholder of the corporation who owns more than 10% of the common shares; (ii) a director, an officer, or an employee of the corporation; or (iii) a person not dealing at arm's length with the corporation.

Part 2 – Type of involvement with the financial statements

Choose the option that represents the highest level of involvement of the person referred to in part 1: **198**

Completed an auditor's report	<input type="checkbox"/>	1
Completed a review engagement report	<input type="checkbox"/>	2
Conducted a compilation engagement	<input type="checkbox"/>	3
Other	<input type="checkbox"/>	4

Part 3 – Reservations

If you selected option 1 or 2 under **Type of involvement with the financial statements** above, answer the following question:

Has the person referred to in part 1 expressed a reservation? **099** Yes ☐ No ☐

Part 4 – Other information

Were notes to the financial statements prepared? **101** Yes ☐ No ☐

If **yes**, complete lines 104 to 107 below:

Are subsequent events mentioned in the notes?	104	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is re-evaluation of asset information mentioned in the notes?	105	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is contingent liability information mentioned in the notes?	106	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is information regarding commitments mentioned in the notes?	107	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Does the corporation have investments in joint venture(s) or partnership(s)? **108** Yes ☐ No ☐

Part 4 – Other information (continued)

Impairment and fair value changes

In any of the following assets, was an amount recognized in net income or other comprehensive income (OCI) as a result of an impairment loss in the tax year, a reversal of an impairment loss recognized in a previous tax year, or a change in fair value during the tax year?

200 Yes ☐ No ☐

If yes, enter the amount recognized:

		In net income Increase (decrease)		In OCI Increase (decrease)
Property, plant, and equipment	210		211	
Intangible assets	215		216	
Investment property	220			
Biological assets	225			
Financial instruments	230		231	
Other	235		236	

Financial instruments

Did the corporation derecognize any financial instrument(s) during the tax year (other than trade receivables)? **250** Yes ☐ No ☐

Did the corporation apply hedge accounting during the tax year? **255** Yes ☐ No ☐

Did the corporation discontinue hedge accounting during the tax year? **260** Yes ☐ No ☐

Adjustments to opening equity

Was an amount included in the opening balance of retained earnings or equity, in order to correct an error, to recognize a change in accounting policy, or to adopt a new accounting standard in the current tax year?

265 Yes ☐ No ☐

If yes, you have to maintain a separate reconciliation.

Part 5 – Information on the person who prepared the information return

If the person that prepared the information return has an accounting professional designation but is not the person associated with the financial statements in part 1 above, choose one of the following options, if applicable:

110

- Financial statements provided by client ☐ 1
- Prepared the information return and the financial information contained therein ☒ 2

SCHEDULE 100

GENERAL INDEX OF FINANCIAL INFORMATION – GIF

Form identifier 100

Name of corporation	Business Number	Tax year-end Year Month Day
DL 2016 Holdings Corporation	85584 7455 RC0001	2021-12-31

Assets – lines 1000 to 2599

1000	1,519	1599	1,519	2599	1,519
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Liabilities – lines 2600 to 3499

3261	7,903	3450	7,903	3499	7,903
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Shareholder equity – lines 3500 to 3640

3500	10	3600	-6,394	3620	-6,384
3640	1,519				

Retained earnings – lines 3660 to 3849

3660	-5,846	3680	-548	3849	-6,394
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SCHEDULE 125

GENERAL INDEX OF FINANCIAL INFORMATION – GIF

Form identifier 125

Name of corporation	Business Number	Tax year-end Year Month Day
DL 2016 Holdings Corporation	85584 7455 RC0001	2021-12-31

Description

Sequence number 0003 01

Revenue – lines 8000 to 8299

8000	95,203	8089	95,203	8100	82
8299	95,285				

Cost of sales – lines 8300 to 8519

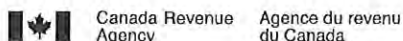
8519	95,203		
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Operating expenses – lines 8520 to 9369

8862	630	8910	95,203	9367	95,833
9368	95,833	9369	-548		

Extraordinary items and taxes – lines 9970 to 9999

9970	-548	9999	-548
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Schedule 4

Corporation Loss Continuity and Application

Corporation's name	Business number	Tax year-end Year Month Day
DL 2016 Holdings Corporation	85584 7455 RC0001	2021-12-31

- Use this form to determine the continuity and use of available losses; to determine a current-year non-capital loss, farm loss, restricted farm loss, or limited partnership loss; to determine the amount of restricted farm loss and limited partnership loss that can be applied in a year; and to ask for a loss carryback to previous years.
- A corporation can choose whether or not to deduct an available loss from income in a tax year. The corporation can deduct losses in any order. However, for each type of loss, deduct the oldest loss first.
- According to subsection 111(4) of the federal Income Tax Act, when control has been acquired, no amount of capital loss incurred for a tax year ending before that time is deductible in computing taxable income in a tax year ending after that time. Also, no amount of capital loss incurred in a tax year ending after that time is deductible in computing taxable income of a tax year ending before that time.
- When control has been acquired, subsection 111(5) provides for similar treatment of non-capital and farm losses, except as listed in paragraphs 111(5)(a) and (b).
- For information on these losses, see the T2 Corporation – Income Tax Guide.
- File this schedule with the T2 return, or send the schedule by itself to the tax centre where the return is filed.
- All legislative references are to the federal Income Tax Act.

Part 1 – Non-capital losses

Determination of current-year non-capital loss

Net income (loss) for income tax purposes		-548	1A
Net capital losses deducted in the year (enter as a positive amount)	1B		
Taxable dividends deductible under section 112 or subsections 113(1) or 138(6)	1C		
Amount of Part VI.1 tax deductible under paragraph 110(1)(k)	1D		
Amount deductible as prospector's and grubstaker's shares – Paragraph 110(1)(d.2)	1E		
Employer deduction for non-qualified securities – Paragraph 110(1)(e)	1F		
Subtotal (total of amounts 1B to 1F)			1G
Subtotal (amount 1A minus amount 1G; if positive, enter "0")		-548	1H
Section 110.5 or subparagraph 115(1)(a)(vii) – Addition for foreign tax deductions			1I
Subtotal (amount 1H minus amount 1I)		-548	1J
Current-year farm loss (the lesser of: the net loss from farming or fishing included in income and the non-capital loss before deducting the farm loss)			1K
Current-year non-capital loss (amount 1J plus amount 1K; if positive, enter "0")		-548	1L
If amount 1L is negative, enter it on line 110 as a positive.			

Continuity of non-capital losses and request for a carryback

Non-capital loss at the end of the previous tax year		11,405	1M
Non-capital loss expired (note 1)	100		
Non-capital losses at the beginning of the tax year (amount 1M minus line 100)	102	11,405	11,405
Non-capital losses transferred on an amalgamation or on the wind-up of a subsidiary (note 2) corporation	105		
Current-year non-capital loss (from amount 1L)	110	548	
Subtotal (line 105 plus line 110)		548	548 1N
Subtotal (line 102 plus amount 1N)		11,953	1O

Note 1: A non-capital loss expires after 20 tax years and an allowable business investment loss becomes a net capital loss after 10 tax years.

Note 2: Subsidiary is defined in subsection 88(1) as a taxable Canadian corporation of which 90% or more of each class of issued shares are owned by its parent corporation and the remaining shares are owned by persons that deal at arm's length with the parent corporation.

Part 1 – Non-capital losses (continued)

Other adjustments (includes adjustments for an acquisition of control)	150	
Section 80 – Adjustments for forgiven amounts	140	
Subsection 111(10) – Adjustments for fuel tax rebate		
Non-capital losses of previous tax years applied in the current tax year	130	
Enter line 130 on line 331 of the T2 return.		
Current and previous years non-capital losses applied against current-year taxable dividends subject to Part IV tax (note 3)	135	
Subtotal (total of lines 150, 140, 130 and 135)		1P
Non-capital losses before any request for a carryback (amount 1O minus amount 1P)		11,953 1Q

Request to carry back non-capital loss to:

First previous tax year to reduce taxable income	901	
Second previous tax year to reduce taxable income	902	
Third previous tax year to reduce taxable income	903	
First previous tax year to reduce taxable dividends subject to Part IV tax	911	
Second previous tax year to reduce taxable dividends subject to Part IV tax	912	
Third previous tax year to reduce taxable dividends subject to Part IV tax	913	
Total of requests to carry back non-capital losses to previous tax years (total of lines 901 to 913)		1R
Closing balance of non-capital losses to be carried forward to future tax years (amount 1Q minus amount 1R)	180	11,953

Note 3: Line 135 is the total of lines 330 and 335 from Schedule 3, Dividends Received, Taxable Dividends Paid, and Part IV Tax Calculation.

Part 2 – Capital losses

Continuity of capital losses and request for a carryback

Capital losses at the end of the previous tax year	200	
Capital losses transferred on an amalgamation or on the wind-up of a subsidiary corporation	205	
Subtotal (line 200 plus line 205)		2A
Other adjustments (includes adjustments for an acquisition of control)	250	
Section 80 – Adjustments for forgiven amounts	240	
Subtotal (line 250 plus line 240)		2B
Subtotal (amount 2A minus amount 2B)		2C
Current-year capital loss (from the calculation on Schedule 6, Summary of Dispositions of Capital Property)	210	
Unused non-capital losses from the 11th previous tax year (note 4)		2D
Allowable business investment losses (ABILs) that expired as non-capital losses at the end of the previous tax year (note 5)		2E
Enter amount 2D or 2E, whichever is less	215	
ABILs expired as non-capital losses: line 215 multiplied by 2.000000	220	
Subtotal (amount 2C plus line 210 plus line 220)		2F

Note

If there has been an amalgamation or a wind-up of a subsidiary, do a separate calculation of the ABIL expired as non-capital loss for each predecessor or subsidiary corporation. Add all these amounts and enter the total on line 220.

Note 4: Determine the amount of the non-capital loss from the 11th previous tax year, and enter the part of the non-capital loss that was not deducted in the previous 11 years.

Note 5: Enter the amount of the ABILs from the 11th previous tax year. Enter the full amount on amount 2E.

Part 2 – Capital losses (continued)

Capital losses from previous tax years applied against the current-year net capital gain (note 6) **225** _____
Capital losses before any request for a carryback (amount 2F minus line 225) 2G

Request to carry back capital loss to (note 7):

	Capital gain (100%)	Amount carried back (100%)
First previous tax year	951 _____	_____
Second previous tax year	952 _____	_____
Third previous tax year	953 _____	_____
Subtotal (total of lines 951 to 953)		2H
Closing balance of capital losses to be carried forward to future tax years (amount 2G minus amount 2H) (note 8) 280 _____		

Note 6: To get the net capital losses required to reduce the taxable capital gain included in the net income (loss) for the current tax year, enter the amount from line 225 divided by 2 at line 332 of the T2 return.

Note 7: On line 225, 951, 952, or 953, whichever applies, enter the actual amount of the loss. When the loss is applied, divide this amount by 2. The result represents the 50% inclusion rate.

Note 8: Capital losses can be carried forward indefinitely.

Part 3 – Farm losses

Continuity of farm losses and request for a carryback

Farm losses at the end of the previous tax year	3A
Farm loss expired (note 9)	300 _____
Farm losses at the beginning of the tax year (amount 3A minus line 300)	302 _____
Subtotal (line 302 plus amount 3B)	
Farm losses transferred on an amalgamation or on the wind-up of a subsidiary corporation	305 _____
Current-year farm loss (amount 1K in Part 1)	310 _____
Subtotal (line 305 plus line 310)	
Subtotal (line 302 plus amount 3B)	

Other adjustments (includes adjustments for an acquisition of control)	350 _____
Section 80 – Adjustments for forgiven amounts	340 _____
Farm losses of previous tax years applied in the current tax year	330 _____
Enter line 330 on line 334 of the T2 Return.	
Current and previous years farm losses applied against current-year taxable dividends subject to Part IV tax (note 10)	335 _____
Subtotal (total of lines 350, 340, 330 and 335)	
Farm losses before any request for a carryback (amount 3C minus amount 3D)	

Request to carry back farm loss to:

First previous tax year to reduce taxable income	921 _____
Second previous tax year to reduce taxable income	922 _____
Third previous tax year to reduce taxable income	923 _____
First previous tax year to reduce taxable dividends subject to Part IV tax	931 _____
Second previous tax year to reduce taxable dividends subject to Part IV tax	932 _____
Third previous tax year to reduce taxable dividends subject to Part IV tax	933 _____
Subtotal (total of lines 921 to 933)	
Closing balance of farm losses to be carried forward to future tax years (amount 3E minus amount 3F) 380 _____	

Note 9: A farm loss expires after 20 tax years.

Note 10: Line 335 is the total of lines 340 and 345 from Schedule 3.

Part 4 – Restricted farm losses

Current-year restricted farm loss

Total losses for the year from farming business **485**

(line 485 _____ – \$2,500) divided by 2 4A

Amount 4A or \$ 15,000 , whichever is less **2,500** 4C

Subtotal (amount 4B plus amount 4C) **2,500** 4D

Current-year restricted farm loss (line 485 minus amount 4D) **4E**

Continuity of restricted farm losses and request for a carryback

Restricted farm losses at the end of the previous tax year 4F

Restricted farm loss expired (note 11) **400**

Restricted farm losses at the beginning of the tax year (amount 4F minus line 400) **402**

Restricted farm losses transferred on an amalgamation or on the wind-up
of a subsidiary corporation **405**

Current-year restricted farm loss (from amount 4E) **410**

Enter line 410 on line 233 of Schedule 1, Net Income (Loss) for Income Tax Purposes.

Subtotal (line 405 plus line 410) 4G

Subtotal (line 402 plus amount 4G) 4H

Restricted farm losses from previous tax years applied against current farming income **430**

Enter line 430 on line 333 of the T2 return.

Section 80 – Adjustments for forgiven amounts **440**

Other adjustments **450**

Subtotal (total of lines 430 to 450) 4I

Restricted farm losses before any request for a carryback (amount 4H minus amount 4I) 4J

Request to carry back restricted farm loss to:

First previous tax year to reduce farming income **941**

Second previous tax year to reduce farming income **942**

Third previous tax year to reduce farming income **943**

Subtotal (total of lines 941 to 943) 4K

Closing balance of restricted farm losses to be carried forward to future tax years (amount 4J minus amount 4K) **480**

Note

The total losses for the year from all farming businesses are calculated without including scientific research expenses.

Note 11: A restricted farm loss expires after 20 tax years.

Part 5 – Listed personal property losses

Continuity of listed personal property loss and request for a carryback

Listed personal property losses at the end of the previous tax year 5A

Listed personal property loss expired (**note 12**) **500**

Listed personal property losses at the beginning of the tax year (amount 5A minus line 500) **502** ▶

Current-year listed personal property loss (from Schedule 6) **510**

Subtotal (line 502 plus line 510) 5B

Listed personal property losses from previous tax years applied against listed personal property gains **530**

Enter line 530 on line 655 of Schedule 6.

Other adjustments **550**

Subtotal (line 530 plus line 550) ▶ 5C

Listed personal property losses remaining before any request for a carryback (amount 5B minus amount 5C) 5D

Request to carry back listed personal property loss to:

First previous tax year to reduce listed personal property gains **961**

Second previous tax year to reduce listed personal property gains **962**

Third previous tax year to reduce listed personal property gains **963**

Subtotal (total of lines 961 to 963) ▶ 5E

Closing balance of listed personal property losses to be carried forward to future tax years (amount 5D minus amount 5E) **580**

Note 12: A listed personal property loss expires after **7 tax years**.

Part 7 – Limited partnership losses

Current-year limited partnership losses

1	2	3	4	5	6	7
Partnership account number	Tax year ending YYYY/MM/DD	Corporation's share of limited partnership loss	Corporation's at-risk amount	Total of corporation's share of partnership investment tax credit, farming losses, and resource expenses	Column 4 minus column 5 (if negative, enter "0")	Current -year limited partnership losses (column 3 minus column 6)
600	602	604	606	608		620
1.						
Total (enter this amount on line 222 of Schedule 1)						

Limited partnership losses from previous tax years that may be applied in the current year

1	2	3	4	5	6	7
Partnership account number	Tax year ending YYYY/MM/DD	Limited partnership losses at the end of the previous tax year and amounts transferred on an amalgamation or on the wind-up of a subsidiary	Corporation's at-risk amount	Total of corporation's share of partnership investment tax credit, business or property losses, and resource expenses	Column 4 minus column 5 (if negative, enter "0")	Limited partnership losses that may be applied in the year (the lesser of columns 3 and 6)
630	632	634	636	638		650
1.						

Continuity of limited partnership losses that can be carried forward to future tax years

1	2	3	4	5	6
Partnership account number	Limited partnership losses at the end of the previous tax year	Limited partnership losses transferred in the year on an amalgamation or on the wind-up of a subsidiary	Current-year limited partnership losses (from line 620)	Limited partnership losses applied in the current year (must be equal to or less than line 650)	Current year limited partnership losses closing balance to be carried forward to future years (column 2 plus column 3 plus column 4 minus column 5)
660	662	664	670	675	680
1.					
Total (enter this amount on line 335 of the T2 return)					

Note

If you need more space, you can attach more schedules.

Part 8 – Election under paragraph 88(1.1)(f)

If you are making an election under paragraph 88(1.1)(f), tick the box **190** Yes ☐

In the case of the wind-up of a subsidiary, if the election is made, the non-capital loss, restricted farm loss, farm loss, or limited partnership loss of the subsidiary—that otherwise would become the loss of the parent corporation for a particular tax year starting after the wind-up began—will be considered as the loss of the parent corporation for its immediately preceding tax year and not for the particular year.

Note

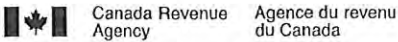
This election is only applicable for wind-ups under subsection 88(1) that are reported on Schedule 24, First-Time Filer after Incorporation, Amalgamation, or Winding-up of a Subsidiary into a Parent.

Non-Capital Loss Continuity Workchart

Part 6 – Analysis of balance of losses by year of origin

Non-capital losses

Year of origin	Balance at beginning of year	Loss incurred in current year	Adjustments and transfers	Loss carried back Parts I & IV	Applied to reduce		Balance at end of year
					Taxable income	Part IV tax	
Current	N/A	548			N/A		548
2nd preceding taxation year 2019-12-31	132	N/A		N/A			132
3rd preceding taxation year 2018-12-31	167	N/A		N/A			167
4th preceding taxation year 2017-12-31	996	N/A		N/A			996
5th preceding taxation year 2016-12-31	885	N/A		N/A			885
6th preceding taxation year 2015-12-31	2,071	N/A		N/A			2,071
7th preceding taxation year 2014-12-31	1,444	N/A		N/A			1,444
8th preceding taxation year 2013-12-31	5,710	N/A		N/A			5,710
Total	11,405	548					11,953



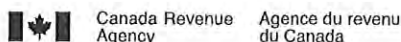
Schedule 50

Shareholder Information

Corporation's name	Business number	Tax year-end Year Month Day
DL 2016 Holdings Corporation	85584 7455 RC0001	2021-12-31

- All private corporations must complete this schedule for any shareholder who holds 10% or more of the corporation's common and/or preferred shares.
- Provide only one number (business number, partnership account number, social insurance number or trust number) per shareholder.

	Name of shareholder (after name, indicate in brackets if the shareholder is a corporation, partnership, individual, or trust)	Business number or partnership account number (9 digits, 2 letters, and 4 digits. If not registered, enter "NR")	Social insurance number (9 digits)	Trust number (T followed by 8 digits)	Percentage common shares	Percentage preferred shares
	100	200	300	350	400	500
1	TOWN OF LADYSMITH	108127622RC0001			100.000	
2						
3						
4						
5						
6						
7						
8						
9						
10						



Information Return for Corporations Filing Electronically

- Do not send this form to the Canada Revenue Agency (CRA) unless we ask for it. We will not keep or return this form.
- Complete this return for every initial and amended T2 Corporation Income Tax Return electronically filed with the CRA on your behalf.
- By completing Part 2 and signing Part 3, you acknowledge that, under the federal Income Tax Act, you have to keep all records used to prepare your T2 Corporation Income Tax Return, and provide this information to us on request.
- Part 4 must be completed by either you or the electronic transmitter of your T2 Corporation Income Tax Return.
- Give the signed original of this return to the transmitter and keep a copy in your own records for six years.
- We are responsible for ensuring the confidentiality of your electronically filed tax information only after we have accepted your return.

Part 1 – Identification

Corporation's name DL 2016 Holdings Corporation				Business number 85584 7455 RC0001	
Tax year start	Year Month Day 2021-01-01	Tax year-end	Year Month Day 2021-12-31	Is this an amended return? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Get your CRA mail electronically delivered in My Business Account at canada.ca/my-cra-business-account (optional)

Email address: _____

I understand that by providing an email address, I am registering the corporation to receive email notifications from the CRA. I understand and agree that all notices and other correspondence eligible for electronic delivery will no longer be printed and mailed. The CRA will notify the corporation at this email address when they are available in My Business Account and requiring immediate attention. They will be presumed to have been received on the date that the email is sent. For more information, see canada.ca/cra-business-email-notifications.

Part 2 – Declaration

Enter the following amounts, if applicable, from the T2 return for the tax year noted above:

Net income or loss for income tax purposes from Schedule 1, financial statements, or General Index of Financial Information (GIFI) (line 300)	-548
Part I tax payable (line 700)	
Part III.1 tax payable (line 710)	
Part IV tax payable (line 712)	
Part IV.1 tax payable (line 716)	
Part VI tax payable (line 720)	
Part VI.1 tax payable (line 724)	
Part XIV tax payable (line 728)	
Net provincial and territorial tax payable (line 760)	

Part 3 – Certification and authorization

I, Belobaba Last name Jake First name President Position, office, or rank

am an authorized signing officer of the corporation. I certify that I have examined the T2 Corporation Income Tax Return, including accompanying schedules and statements, and that the information given on the T2 return and this T183 Corp information return is, to the best of my knowledge, correct and complete. I also certify that the method of calculating income for this tax year is consistent with that of the previous tax year except as specifically disclosed in a statement attached to this return.

I authorize the transmitter identified in Part 4 to electronically file the T2 Corporation Income Tax Return identified in Part 1. The transmitter can also modify the information originally filed in response to any errors Canada Revenue Agency identifies. This authorization expires when the Minister of National Revenue accepts the electronic return as filed.

Date (yyyy/mm/dd)

Signature of an authorized signing officer of the corporation

(250) 245-6400

Telephone number

The CRA will accept an electronic signature if it is applied in accordance with the guidance specified by the CRA.

Part 4 – Transmitter identification

The following transmitter has electronically filed the tax return of the corporation identified in Part 1.

Grant Thornton LLP

Name of person or firm

P3919

Electronic filer number

Privacy notice

Personal information is collected for the purposes of the administration or enforcement of the Income Tax Act and related programs and activities including administering tax, benefits, audit, compliance, and collection. The information collected may be used or disclosed for purposes of other federal acts that provide for the imposition and collection of a tax or duty. It may also be disclosed to other federal, provincial, territorial, or foreign government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties, or other actions. Under the Privacy Act, individuals have a right of protection, access to and correction of their personal information, or to file a complaint with the Privacy Commissioner of Canada regarding the handling of their personal information. Refer to Personal Information Bank CRA PPU 047 and CRA PPU 211 on Info Source at canada.ca/cra-info-source.



Grant Thornton LLP
303 – 235 Bastion Street
Nanaimo, BC V9R 3A3

T (250) 244-4908
F (250) 754-1903

Private and confidential

June 1, 2022

Mr. Jake Belobaba
President
DL 2016 Holdings Corporation
PO Box 220
Ladysmith, BC V9G 1A2

Dear Mr. Belobaba:

**Re: DL 2016 Holdings Corporation
2021 Canadian tax engagement**

We are pleased to provide tax services to DL 2016 Holdings Corporation (the "Client", "you" or "your"). The purpose of this letter and the attached Schedule A (collectively, the "Engagement") is to outline the understanding of the services specified below (the "Services") that Grant Thornton LLP ("Grant Thornton", "we", "us" or "our") will be providing to you.

Scope and objectives

The Services consist of those tax compliance and general tax advisory services outlined below.

Tax compliance

The Services that we will provide under this Engagement consist of the following tax compliance services for the December 31, 2021 taxation period:

1. Preparation of the federal T2 income tax return and provincial income tax returns (as applicable) and supporting schedules.

In the course of completing the Services, we may use an electronic filing method to transmit returns, forms, elections or other information to a taxing authority.

If during the course of the Engagement we provide comments on legal documents, the Client acknowledges that in no event will Grant Thornton be regarded as dispensing legal advice.

General tax advisory

We will also provide you general tax advisory services from time to time as requested by you. Some of these Services may relate to general routine tax matters relating to the tax compliance work we have performed for you.

This Engagement does not include tax research or consultation with respect to other matters of tax significance that may arise during the course of the year. As items of this nature arise or as you request additional services, we will provide you with a fee estimate or an estimate of the required number of hours, before we invest significant professional time. In certain

circumstances it may become necessary to issue a separate engagement letter and/or to render additional invoices for fees and expenses incurred. However, unless covered under a separate engagement letter, this Engagement will cover any such additional services we provide the Client which will be billed, on a monthly basis, at our standard hourly rates for the type of services requested.

Client responsibilities

It is understood and agreed that the Client will provide us with accurate and complete information necessary to prepare the tax return(s). Due to the limited scope of our Engagement, we will not independently verify financial statements or data you submit in relation to the return(s), nor will we review all furnished materials for technical and mathematical accuracy. The accuracy and completeness of this information will remain the obligation and responsibility of the Client. The Services contemplated herein should not be relied on to uncover errors in the underlying information incorporated in the tax return(s), should any exist. However, we will inform you of any such perceived errors that come to our attention.

Responsibility for (i) the accuracy and completeness of the return(s), supporting schedules and other related tax filings and/or elections and the filing of same on or before the filing due dates; and (ii) the legal appropriateness and the fulfilment of any compliance requirements under any other Provincial or Federal Acts (including Companies Acts), remain the responsibility of the Client against whom any liability or penalty for failure to file proper returns or elections will be assessed. In preparing your return(s), we are relying on you to comply with the documentation requirements for expenses and deductions. It is therefore important that the tax return(s), supporting schedules and other related tax filings and/or elections are accurate and complete and include all necessary information, including any information or documents necessary to ensure that the returns are correct, complete, and fully disclose all sources of income. It is the responsibility of the Client to maintain all accounting and tax records for future use.

We cannot guarantee that the tax return(s) we prepare will not be successfully challenged by the taxing authorities, nor that the returns as filed will result in the minimum tax payable.

All tax returns are subject to examination by the applicable taxing authorities. In the event of an examination, the Client may be requested to produce documents, records, or other evidence to substantiate the items of income and deduction shown on the tax return(s). Adjustments proposed by an examining agent are subject to appeal. If such an examination does occur, and Grant Thornton is retained to assist the Client in respect of the examination, such services will be covered by a separate engagement letter.

In order for Grant Thornton to prepare the tax return(s) on a timely basis it is expected that the Client will provide the necessary information sufficiently in advance of any filing deadline to allow timely completion. Grant Thornton may, without liability, elect not to perform the Services as described if in Grant Thornton's opinion sufficient time is not available.

Our responsibilities

We are not accepting this Engagement in an audit capacity. Therefore, our Services will not result in the expression of an audit opinion or any other form of assurance on the financial statements or any other information.

Our work in connection with the preparation of income tax returns, supporting schedules and other related tax filings does not include any procedures designed to discover defalcations or other irregularities, should any exist. We may provide limited analysis, but only for the purpose of preparing complete and accurate income tax returns.

We may ask for clarification of some information, but we will not audit or otherwise verify the data you submit. We may provide checklists, questionnaires and/or worksheets to help you gather information necessary for a complete return. Please use those forms in order to help avoid overlooking important information.

We will use professional judgment in resolving questions where the tax law is unclear, or where there may be conflicts between the taxing authorities' interpretations of the law and other supportable positions. Unless otherwise instructed by you, we will resolve such questions in your favour whenever possible.

Other matters

Except as specifically stated herein, our services under this agreement are provided on the basis that none of the individuals with respect to whom we provide any advice or any compliance assistance is a U.S. citizen or a U.S. resident for U.S. tax purposes.

Fees and expenses

Tax compliance

Our fees for tax compliance services are determined on the basis of hourly rates in effect at that time for the personnel participating in the provision of such services, plus out-of-pocket expenses and an administrative fee of 7% as outlined in Schedule A.

Any fee estimates by Grant Thornton take into account i) the agreed-upon level of preparation and assistance from your personnel; and ii) the hourly rates for our professionals that will be providing the Services. Grant Thornton undertakes to advise management on a timely basis should this preparation and assistance not be provided or should any other circumstances arise which cause actual time to exceed that estimate.

These fee quotes are not inclusive of any examination or review by the Canada Revenue Agency. As noted above, such fees will be covered under a separate engagement letter.

Tax advisory

Our fees for tax advisory services are determined on the basis of hourly rates in effect at that time for the personnel participating in the provision of such services, plus out-of-pocket expenses and an administrative fee of 7% as outlined in Schedule A.

Release and indemnification

You agree to release, indemnify and hold harmless Grant Thornton, its affiliates and their respective directors, officers, partners, employees, agents and contractors from any and all claims, liabilities, costs and expenses arising out of or based upon: (a) any misstatement or omission in any material, information or representation supplied or approved by you; or (b) any other matter related to or arising out of this Engagement, except to the extent finally determined

to have resulted from the negligence, willful misconduct or fraudulent behaviour of Grant Thornton.

Limitation of liability

In any action, claim, loss or damage arising out of the Engagement, you agree that Grant Thornton's liability will be several, and not joint and several and you may only claim payment from Grant Thornton of Grant Thornton's proportionate share of the total liability based on degree of fault as finally determined. Any action against us must be commenced on or before the date which is the earlier of i) eighteen months from the completion of the Services; and ii) the date by which an action must be commenced under any applicable legislation other than limitation legislation. The total liability assumed by Grant Thornton for any claim, loss or damage arising out of or in connection with the Engagement, regardless of the form of action, claim, loss or damage be it tort, contract or otherwise, shall in no event exceed the aggregate of the professional fees paid to Grant Thornton for that portion of the Services, as defined within this Engagement, that has given rise to the claim. In addition, Grant Thornton shall not under any circumstances be liable for any special, indirect or consequential damages, including without limitation, lost profit or revenue.

Standard terms and conditions

This letter and our standard terms and conditions attached as Schedule A, shall form the basis of the Engagement.

Acceptance of engagement letter

Please confirm your acceptance of this Engagement by signing below and returning this letter to us.

We appreciate the opportunity to be of service to you.


Yours very truly,
Grant Thornton LLP

Kiersten Packham, CPA, CA
Senior Manager

The services and terms as set forth in this letter are acknowledged and agreed to.

DL 2016 Holdings Corporation

By:

DocuSigned by:

Signature 20881F2356CE499...

Jake Belobaba Director

Name & title

2022-06-29 | 20:28:24 EDT

Date

Schedule A

Terms and conditions

Except as otherwise specifically stated in the Engagement, the following general terms and conditions apply to and form part of the Engagement.

Responsibilities - Grant Thornton shall use all reasonable efforts to complete the Services within the time-frame, if any, stipulated in the Engagement. Grant Thornton shall not be liable for failures or delays in performance of the Services that arise from causes beyond its control, including the untimely performance by the Client of its obligations and responsibilities as set out in the Engagement.

In addition, Grant Thornton reserves the right, in whole or in part, to decline the performance of any Service(s) if, in the sole discretion of Grant Thornton, the performance of any of the Services may cause Grant Thornton to be in violation of any applicable law, regulations, professional standards or obligations or which may otherwise result in damage to Grant Thornton's reputation.

Information and announcements - The Client shall cause to be provided or provide Grant Thornton with all material information in its possession or control or to which it has access and such other information as Grant Thornton deems relevant for the purposes of the Engagement. The Client shall also provide where applicable, access to its directors, officers or professional advisers as required to complete the Services. The Client undertakes that if anything occurs after the supply of any such information or documents which would render same inaccurate, untrue, unfair or misleading it will promptly notify Grant Thornton and take all such steps as Grant Thornton may require to correct such information or documents.

Unless otherwise contemplated or permitted by the Engagement, any advice, reports, discoveries, information or opinions, whether written or oral, rendered or provided by Grant Thornton to the Client (and/or its affiliates) ("Deliverables"), or any communications between Grant Thornton and the Client (and/or its affiliates) in connection with the Engagement may not be disclosed to any third party without the prior written consent of Grant Thornton with the exception of any applicable Canadian taxing authorities. Any Deliverables shall be solely for the benefit of the Client and not for the benefit of any third party and may be relied upon only for the purpose for which the Deliverable is intended as contemplated or defined within the Engagement. Grant Thornton recognizes no responsibility whatsoever, other than that owed to the Client as at the date on which the Deliverable is given to the Client by Grant Thornton, for any unauthorized use of or reliance on any Deliverables. Unless otherwise expressly provided for within the Engagement or upon written consent of Grant Thornton, no Deliverables shall be used or relied on by the Client as expert evidence or included as evidence in any litigation or court proceeding. Notwithstanding any term within the Engagement and by way of an exception to this paragraph, nothing within the Engagement shall prohibit the disclosure by the Client or Grant Thornton to any person or to the Minister of National Revenue of the details or structure of any transaction or series of transactions contemplated by the Deliverables, if i) the transactions or series of transactions would constitute an avoidance transaction, as defined by section 245(2) of the *Income Tax Act* (Canada) ("ITA"), or series of transactions including an avoidance transaction under which a tax benefit to the Client results or would result but for section 245 of the ITA; or ii) the transaction or series of transactions would be considered to be a general tax avoidance transaction as defined by any other applicable legislation.

The Client acknowledges that the Services will involve analysis, judgement and other performance from time to time in a context where the participation of the Client or others is necessary, where answers often are not certain or verifiable in advance and where facts and available information change with time. Accordingly, the Client agrees that the evaluation of the Services provided by Grant Thornton shall be based solely on Grant Thornton's substantial conformance with any standards or specifications expressly set forth within this Engagement and applicable professional standards, and any claim of non-conformance (and applicability of such standards) must be clearly and convincingly shown. Unless the Client or Grant Thornton agree otherwise in writing, Grant Thornton shall have no responsibility to update any of the Services or Deliverables after their completion, and any such updates will be billed at Grant Thornton's then current hourly rates.

Independence - In the event, the Client is (i) an entity that is registered with the United States Securities and Exchange Commission; or (ii) an affiliate of a registrant, and a provision(s) contained within the Engagement would be prohibited by, or impair the independence of, any member firm of Grant Thornton International Ltd ("Grant Thornton International") under any law or regulation applying to the Client, such provision(s) shall not apply to the Engagement to the extent that is necessary to avoid the prohibition against or impairment of the referenced independence of the respective Grant Thornton International member firm.

Independent contractor - Grant Thornton shall provide all services as an independent contractor and nothing in this Engagement shall be construed as to create a partnership, joint venture or other similar relationship with the Client or any other party. Neither the Client nor Grant Thornton shall have the right, power or authority to obligate or bind the other in any manner.

Subcontracting - The Client agrees that Grant Thornton may authorize, allow or require its affiliates and contractors to assist in the performance of the Services and to share in Grant Thornton's rights under the Engagement, including any protections available thereunder, provided that such party(ies) shall commit (as applicable) to be bound by the obligations set forth in the Engagement.

Grant Thornton International Ltd - Grant Thornton is a Canadian member of Grant Thornton International Ltd., a global organization of member firms in over 100 countries. Member firms are not members of one international partnership or otherwise legal partners with each other. There is no common ownership, control, governance, or agency relationship between member firms.

Assisting Firms - Unless otherwise stipulated within the Engagement, this Engagement is with Grant Thornton. In the course of providing the Services, we may at our sole discretion, draw upon the resources of or subcontract a portion of the Services to another entity (including a partnership) which may carry on business under the name which may include within its name "Grant Thornton" or be another member firm of the worldwide network of Grant Thornton International Ltd. member firms (hereinafter "GT Affiliates").

Unless a GT Affiliate is directly contracted by you to provide any of the Services which are subject to this Engagement, the provision of those Services remain the responsibility of Grant Thornton and the Client agrees that it will not bring any claim, whether in contract, tort (including negligence) or otherwise against any GT Affiliate in respect of this Engagement or the Services defined herein. In these circumstances, any GT Affiliate that deals with you for the purpose of completing the Services does so on behalf of Grant Thornton. The provisions of this clause have been stipulated for the benefit of GT Affiliates. GT Affiliates will have the right to rely on this clause as if they were parties to the Engagement and will have the right (subject to the discretion of the courts) to a stay in proceedings if you bring any claim against any GT Affiliates in breach of this clause.

Non-solicitation - The Client agrees that it shall not solicit for employment or hire any of the partners, principals, employees or consultants of Grant Thornton who are involved in the performance of the Services during the term of the Engagement and for a period of twelve (12) months thereafter.

Confidentiality - All information which Grant Thornton receives from the Client or the Client's directors, officers, agents, advisors or counsel in connection with the Engagement and which is for the time being confidential ("Confidential Information"), will be held in strict confidence, provided that Grant Thornton shall be free to, without the requirement to seek any further consent or authorization from the Client, make disclosures (a) as a result of any applicable law, court or other order binding upon it, under the laws of, or pursuant to any governmental action (including requests and orders), regulatory requirement, or professional standard obligations (including disclosure to a provincial institute of chartered accountants or chartered professional accountants); (b) make disclosures of such information to any professional advisers and contractors, including GT Affiliates it may consult in connection with the Engagement; (c) to other GT Affiliates for the sole and express purpose of adhering to Grant Thornton International Ltd annual compliance review and (d) make disclosures with the Client's consent.

Notwithstanding anything to the contrary contained within the Engagement, Grant Thornton shall not be obligated to treat as confidential, or otherwise be subject to any restrictions on use, disclosure or treatment as contained within the Engagement, of any information disclosed by the Client which, (i) is rightfully known by Grant Thornton on a non-confidential basis prior to its disclosure by the Client; (ii) is independently developed by Grant Thornton without reference to or use of the Client's Confidential Information; (iii) is or later becomes publicly available without violation of the Engagement; or (iv) is lawfully obtained by Grant Thornton from another party.

Working papers/reports - The advice or opinions of Grant Thornton, including all materials, reports, information, data, and work created, developed or performed by Grant Thornton during the course of the Engagement ("the Grant Thornton Materials") shall belong to Grant Thornton, with the exception of final tax returns, original contracts, other documents of title held to the Client's order and any documents the return of which the Client has stipulated, on or prior to their release to Grant Thornton (the "Client Materials"). Notwithstanding the foregoing, Grant Thornton may retain a copy of the Client Materials as (including Confidential Information) required by Grant Thornton, in its sole discretion, to meet any obligations imposed by professional standards.

Conflict of interest - Grant Thornton, its associated entities and GT Affiliates are involved in a wide range of financial advisory activities out of which conflicting interests or duties may arise. Within Grant Thornton, its associated entities and GT Affiliates, practices and procedures are maintained to restrict the flow of information and thereby manage or assist in managing such conflicts in a proper manner. Nothing within this Engagement will be interpreted to preclude Grant Thornton, its associated entities and GT Affiliates from engaging in any transaction or representing any other party at any time or in any capacity, provided that Grant Thornton shall not, knowingly provide services to another party under circumstances which would place Grant Thornton in a direct conflict of interest during the term of the Engagement without the Client's prior written consent. In the event Grant Thornton becomes conflicted, as determined in its discretion, Grant Thornton shall be permitted, but not obligated to, terminate this Engagement without any additional liability to the Client, upon fourteen (14) days prior written notice.

Access to and disclosure of information - Grant Thornton is committed to the protection of personal information. During the course of planning, performing and reporting the result of the Services, Grant Thornton, its employees, partners, contractors, consultants and GT Affiliates may need to obtain, use and disclose Client information (including Confidential Information and personal information) in the possession of, or under the control of the Client. The Client acknowledges this potential use and/or disclosure and agrees that it is responsible for obtaining, where required under applicable law or regulation, a court order or consent from any third party in order to permit Grant Thornton, its employees, partners, contractors, consultants, and/or GT Affiliates, to access, obtain, use and/or disclose Client information (including Confidential Information and personal information) accessed by us or provided to us by the Client or a party authorized by the Client for the purposes of completing the Services and/or other disclosure so defined within the Engagement or for those additional purposes as more fully explained within Grant Thornton's privacy policy, as it may be amended from time to time and available at www.grantthornton.ca.

Electronic communication - Grant Thornton and the Client may need to electronically transmit confidential information to each other and to other entities engaged by either party during the Engagement. Electronic methods include, but are not limited to telephones, cellular telephones, electronic mail and facsimiles. These technologies provide for a fast and convenient way to communicate. However, all forms of communications have inherent security weaknesses and the risks of compromised confidentiality cannot be eliminated. Notwithstanding the inherent risks, the Client agrees to the use of such electronic methods to transmit and receive information (including confidential information), between Grant Thornton and the Client and between Grant Thornton and outside specialists, contractors or other entities engaged by either Grant Thornton or the Client. The Client further agrees that Grant Thornton shall not be liable for any loss, damage, expense, inconvenience or harm resulting from the loss, delay, interception, corruption or alteration of any electronic communication due to any reason whatsoever.

Expenses - If applicable, the Client will reimburse Grant Thornton for all reasonable out-of-pocket expenses incurred by Grant Thornton in entering into and performing the Services, whether or not it is completed, including but not limited to, travel, telecommunications costs, fees and disbursements of other professional advisers, and other disbursements customary in engagements of this nature. Normal administrative expenses are charged on the basis of a percentage of professional costs. The administrative fee is equal to 7% of the total professional fees invoiced during the Engagement. All other out-of-pocket expenses will be charged at cost as incurred by Grant Thornton.

Taxes - All fees and other charges payable to Grant Thornton do not include any applicable federal, provincial, or other

goods and services tax or sales tax, or any other taxes or duties whether presently in force or imposed in the future. All sums payable to Grant Thornton hereunder shall be paid in full without withholding or deduction.

Billing - All invoices issued by Grant Thornton hereunder are due within 30 days of the invoice date. Interest will be charged on all overdue accounts at a rate of 1.5% per month (18% per annum) until paid. Fees paid or payable to Grant Thornton under this Engagement are non-refundable and shall not be subject to set-off. Unless otherwise directed by Grant Thornton, all fees, expenses and other sums will be billed and payable in Canadian Dollars.

Termination - Either the Client or Grant Thornton may terminate the Engagement upon fourteen (14) days prior written notice to the other party. In addition to the foregoing, Grant Thornton may also terminate the Engagement in the event of a breach of any term of the Engagement by the Client which is not cured by the Client within ten (10) days of receipt of written notice as to the breach. Upon termination for any reason, the parties shall return each other's confidential information, except that Grant Thornton may retain one copy for its working papers and one copy of the Client Data may also be retained by Grant Thornton even if same may contain confidential information of the Client. In addition to its rights of termination provided herein and notwithstanding anything to the contrary in the Engagement, Grant Thornton shall also have the right upon five (5) days prior written notice to the Client to (i) suspend or terminate its Services in the event the Client fails to pay Grant Thornton any amount due to it under the terms of the Engagement; or (ii) terminate its Services in the event Grant Thornton discovers any information which Grant Thornton determines, in its sole discretion, may affect its reputation or integrity. In the event of termination, the Client agrees to compensate Grant Thornton for all time expended and costs incurred up to and including the date of termination.

Severability - Each provision of this Engagement is severable and if any provision (in whole or in part) is or becomes invalid or unenforceable or contravenes any applicable regulations or laws, the remaining provisions and the remainder of the affected provision (if any) will not be affected.

Assignment - No assignment shall be made by either party of their respective obligations under this Engagement without the prior written consent of the other party.

Publication - Under no circumstances without the express prior written consent of Grant Thornton, shall the Client disclose, release, use, make reference to, or quote Grant Thornton's name, logo or any Deliverable (whether written or verbal) within any press release, press conference, website update, media release or any other form of public disclosure ("Disclosure Document") other than for litigation purposes, but only to the extent and in the manner that such use is contemplated by the Engagement. In the event the Client wishes to seek Grant Thornton's consent as required by the Engagement, the Client shall provide to Grant Thornton a copy of such Disclosure Document for prior approval, which approval may be unreasonably withheld. Notwithstanding the terms of this paragraph, the Client is not prohibited from disclosing details or structure of any avoidance transaction as defined by section 245(2) of the ITA or series of transactions, including an avoidance transaction relevant to this Engagement to the any person or the Minister of National Revenue.

Client representations, warranties and covenants - The Client represents, warrants and covenants to Grant Thornton that:

- a. the execution, delivery and performance of the Engagement has been duly authorized and does not, and with the passage of time, will not conflict with or violate any contractual, statutory, common law, legal, regulatory or other obligation by which the Client is bound; and
- b. the Engagement is the legal, valid and binding obligation of Client, enforceable in accordance with its terms.

Grant Thornton representations, warranties and covenants - Grant Thornton represents, warrant and covenants to the Client that Grant Thornton will provide the Services described within the Engagement in a professional and competent manner. Grant Thornton makes no other representation or warranties and explicitly disclaims all other warranties and representations whether expressed or implied by law, usage of trade, course of dealing or otherwise.

Surviving provisions - The Client's obligations in respect of confidentiality, payment of fees and expenses, limitation of liability and Release and Indemnification as outlined within the Engagement and these terms and conditions shall survive termination of the Engagement.

Governing law and forum - The Engagement, including these terms and conditions shall be governed by and construed in accordance with the laws of the Province in which the Engagement was signed by Grant Thornton. In the event any dispute or claim arising out of this Engagement cannot be resolved amicably by the parties, Grant Thornton and the Client agree to submit such claim or dispute, whether based in contract, tort, equity, or otherwise, to a single arbitrator in accordance with the Arbitration Act of such Province governing the Engagement as determined above, which decision shall be binding of the parties.

Other matters - The failure of either party to insist on strict performance of the Engagement, or to exercise any option herein, shall not act as a waiver of any right, promise or option, but the same shall be in full force and effect. No waiver of any term or provision or of any breach or default shall be valid unless in writing and signed by the party giving such waiver, and no such waiver shall be deemed a waiver of any other term or provision or any subsequent breach or default of the same or similar nature.

Complete agreement - This Engagement, including these terms and conditions and any schedules, sets forth the entire understanding of the parties relating to the subject matter hereof and supersedes and cancels any prior communications, understandings, and agreements between the parties. This Engagement may not be amended or modified except in writing between the parties and shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Certificate Of Completion

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Status: Completed

Subject: DL 2016 Holdings Corporation - 2021 Signature pages

Source Envelope:

Document Pages: 9

Signatures: 2

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Pamela Reynolds

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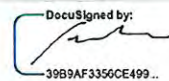
pamela.reynolds@ca.gt.com

Signer Events

Jake Belobaba

jbelobaba@ladysmith.ca

Director

Security Level: Email, Account Authentication
(None), Access Code**Signature**


DocuSigned by:
39B9AF3356CE499...

Signature Adoption: Drawn on Device

Signed by link sent to jbelobaba@ladysmith.ca

Using IP Address: 24.68.76.193

Signed using mobile

Timestamp

Sent: 6/29/2022 8:25:25 PM

Viewed: 6/29/2022 8:26:49 PM

Signed: 6/29/2022 8:28:24 PM

Electronic Record and Signature Disclosure:

Accepted: 6/29/2022 8:26:49 PM

ID: 4922d630-0611-4823-b91f-73112b945379

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

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Security Checked

6/29/2022 8:28:24 PM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

Parties agreed to: Jake Belobaba

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Grant Thornton (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Grant Thornton:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: DocuSignSupport@ca.gt.com

To advise Grant Thornton of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at DocuSignSupport@ca.gt.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Grant Thornton

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to DocuSignSupport@ca.gt.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Grant Thornton

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to DocuSignSupport@ca.gt.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Grant Thornton as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Grant Thornton during the course of your relationship with Grant Thornton.

Certificate Of Completion

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 Source Envelope:
 Document Pages: 46
 Certificate Pages: 1
 AutoNav: Enabled
 Envelope Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

Envelope Originator:
 Helen Yu
 Suite 2000, 200 King Street West,
 TORONTO, ON M5H 3T4
 helen.yu@ca.gt.com
 IP Address: 20.63.47.152

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Erin Anderson eanderson@ladysmith.ca Security Level: Email, Account Authentication (None), Access Code Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div>COPIED</div>	Sent: 8/4/2022 2:44:13 PM Viewed: 8/4/2022 2:49:49 PM
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Certified Delivered	Security Checked	8/4/2022 2:44:13 PM
Signing Complete	Security Checked	8/4/2022 2:44:13 PM
Completed	Security Checked	8/4/2022 2:44:13 PM
Payment Events	Status	Timestamps

STAFF REPORT TO COUNCIL

Report Prepared By: Sue Bouma, Administrative Coordinator/Deputy Corporate Officer
Reviewed By: Donna Smith, Manager of Corporate Services
Meeting Date: September 20, 2022
File No: 0550-01
RE: **2023 Council Meeting Schedule**

RECOMMENDATION:

That Council confirm the schedule of regular Council and Committee of the Whole meetings for 2023, as attached to the September 20, 2022 staff report, and direct staff to advertise the schedule in accordance with Section 127 of the *Community Charter*.

EXECUTIVE SUMMARY:

Staff are requesting that Council confirm its 2023 meeting schedule and direct staff to publish the calendar as required under the *Community Charter*. A colour coded calendar is attached for Council's convenience. It includes regular Council meeting dates, Committee of the Whole (COW) meeting dates, statutory holidays and annual conference dates. Council may amend the meeting schedule at any point during the year.

PREVIOUS COUNCIL DIRECTION:

N/A

INTRODUCTION/BACKGROUND:

"Council Procedure Bylaw 2009, No. 1666" states the dates and times of all Regular Council and Committee of the Whole Meetings as follows:

- Regular Council meetings are held on the first and third Tuesday of each month, unless the meeting falls on a statutory holiday.
- No regular meetings will be held during the first week of January and only one meeting will be held in August.
- COW meetings are held the second Tuesday of every other month.
- Regular Council and COW meetings will be held at the Ladysmith Seniors Centre, 630 2nd Avenue, unless otherwise noted.

Council Remuneration Policy 05-1920-A, lists approved conventions and conferences for Council. The 2023 dates are listed below.

Association of Vancouver Island & Coastal Communities (AVICC)	April 14-16 (Nanaimo)
Federation of Canadian Municipalities (FCM)	May 25-28 (Toronto)
Union of BC Municipalities (UBCM)	September 18-22 (Vancouver)
Vancouver Island Economic Alliance (VIEA)	2023 dates to be determined (usually in October in Nanaimo)

Based on the information above, the following table highlights the proposed changes to Council's 2023 meeting schedule.

January Council and COW Meetings	Since a meeting is not to be scheduled the first week of January, meetings have been rescheduled to the second and fourth Tuesday, and the COW meeting to the third Tuesday.
September Council Meetings	Meetings have been rescheduled to the second and fourth Tuesday to accommodate the annual UBCM Convention. The COW meeting remains on the second Tuesday of the month.

Throughout the year there may be a need for special meetings and Council, by resolution, can schedule meetings whenever required. Additionally, regular meetings may be cancelled or rescheduled throughout the year as required, provided that sufficient public notice is issued.

ALTERNATIVE:

1. Council can choose to amend the meeting schedule as specified by Council. (Permanent changes such as changing the meeting to another time or day of the week would require an amendment to Bylaw No. 1666. This would require a public notice period prior to adoption.)

FINANCIAL IMPLICATIONS:

N/A

LEGAL IMPLICATIONS:

The *Community Charter* requires that local governments annually notify the public of the schedule of regular Council meetings before December 31st for the coming year.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

As per "Public Notice Bylaw 2022, No. 2119" notice will be published on our website and in the local newspaper. In addition, it will be posted on the Town notice board and promoted through social media. The notice will also include reference to COW meetings.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

N/A

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

- | | |
|--|--|
| <input type="checkbox"/> Complete Community Land Use | <input type="checkbox"/> Low Impact Transportation |
| <input type="checkbox"/> Green Buildings | <input type="checkbox"/> Multi-Use Landscapes |
| <input type="checkbox"/> Innovative Infrastructure | <input type="checkbox"/> Local Food Systems |
| <input type="checkbox"/> Healthy Community | <input type="checkbox"/> Local, Diverse Economy |
| <input checked="" type="checkbox"/> Not Applicable | |

ALIGNMENT WITH STRATEGIC PRIORITIES:

- | | |
|---|--|
| <input type="checkbox"/> Infrastructure | <input type="checkbox"/> Economy |
| <input type="checkbox"/> Community | <input checked="" type="checkbox"/> Not Applicable |
| <input type="checkbox"/> Waterfront | |

I approve the report and recommendation.




Allison McCarrick, Chief Administrative Officer




ATTACHMENT:

A. Proposed 2023 Council Meeting Schedule

2023

Town of Ladysmith Council Meeting Calendar

 Council Meeting
 Committee of the Whole
 Statutory Holiday

 AVICC Conference (Nanaimo)
 FCM Convention (Toronto)
 UBCM Convention (Vancouver)

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
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19	20	21	22	23	24	25
26	27	28				

March						
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
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23	24	25	26	27	28	29
30						

May						
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21	22	23	24	25	26	27
28	29	30	31			

June						
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25	26	27	28	29	30	

July						
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23	24	25	26	27	28	29
30	31					

August						
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20	21	22	23	24	25	26
27	28	29	30	31		

September						
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24	25	26	27	28	29	30

October						
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22	23	24	25	26	27	28
29	30	31				

November						
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December						
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Calendar Templates by Vertex42.com

- Regular Council Meetings begin at 7:00pm on the first and third Tuesday of each month (exceptions in January, August and September).
- Committee of the Whole Meetings begin at 6:30pm on the second Tuesday of every other month (exception in January).
- Meetings will be held at the Ladysmith Seniors Centre (630 2nd Avenue).
- Meetings are subject to change, so please contact City Hall to confirm.



STAFF REPORT TO COUNCIL

Report Prepared By: Jake Belobaba, Director of Development Services
Reviewed By: Allison McCarrick CAO
Meeting Date: September 20, 2022
File No: 6480-20
Re: Official Community Plan

RECOMMENDATION:

That Council:

1. Give first reading to "Official Community Plan Bylaw 2022, No. 2200";
2. Consider Bylaw No. 2200 in conjunction with the Financial Plan, Housing Needs Report, Liquid Waste Management Plan, and the Cowichan Valley Regional District Solid Waste Management Plan, pursuant to sections 473(2.1) and 477(3) of the *Local Government Act*;
3. Refer Bylaw No. 2200 to the Agricultural Land Commission, pursuant to section 477(3)(b) of the *Local Government Act*; and
4. Refer Bylaw No. 2200 to:
 - a. Stz'uminus First Nation;
 - b. Cowichan Valley Regional District;
 - c. Regional District of Nanaimo;
 - d. District of North Cowichan;
 - e. Hul'qumi'num Treaty Group;
 - f. Snuneymuxw First Nation;
 - g. Board of Education for School District 68;
 - h. BC Hydro; and
 - i. The Ministry of Transportation and Infrastructure.

EXECUTIVE SUMMARY:

This report presents "Official Community Plan Bylaw 2022, No. 2200"—a new Official Community Plan (OCP) for the Town—to Council for first reading.

PREVIOUS COUNCIL DIRECTION:

Resolution	Meeting Date	Resolution Details
CS 2021-248	2021-07-20	<p>That Council:</p> <ol style="list-style-type: none"> 1. Endorse the Official Community Plan engagement strategy shown in Attachment A of the staff report dated July 20, 2021; 2. Having considered s. 475 of the <i>Local Government Act</i>, and in particular the matters set out in subsections (2)(a) and (b), resolve that: <ol style="list-style-type: none"> a. the Town will consult with: <ol style="list-style-type: none"> i. The Board of the Cowichan Valley Regional District, and that consultation will be early and ongoing; ii. The Board of the Regional District of Nanaimo and that consultation will be early but need not be ongoing;

Resolution	Meeting Date	Resolution Details
		<ul style="list-style-type: none"> iii. The Council of the District of North Cowichan and that consultation will be early but need not be ongoing; iv. The Stz'uminus First Nation and that consultation will be early and ongoing; v. The Hul'qumi'num Treaty Group and that consultation will be early but need not be ongoing; vi. The Snuneymuxw First Nation and that consultation will be early but need not be ongoing; vii. School District 68 and that consultation will be early and ongoing; viii. BC Hydro and that consultation will be early but need not be ongoing; ix. The Ministry of Transportation and Infrastructure and that consultation will be early and ongoing; and x. The Agricultural Land Commission and that consultation will be early and ongoing; <p>b. The consultation process described in the staff report dated July 20, 2021 is sufficient in respect to the proposed Official Community Plan review; and</p> <p>3. Increase the Official Community Plan review project budget by \$87,000 with funds to be allocated from the Canada Community-Building Fund revenues and amend the 2021 budget accordingly.</p>
CS 2020-332	11/17/2020	<p>That Council:</p> <ul style="list-style-type: none"> 1. Approve the Official Community Plan Steering Committee Terms of Reference attached as Appendix A to the report from the Director of Development Services; 2. Approve the Official Community Plan Project Charter attached as Appendix B to the report from the Director of Development Services; 3. Endorse a legal budget of \$7,000 and incidentals budget of \$10,000 for the Official Community Plan Review ; and 4. Direct staff to increase the Official Community Plan Development budget from \$150,000 to \$220,000 with \$200,000 to come from Gas Tax, \$10,283 to come from the OCP Reserve, and \$9,717 to come from General Government Reserves.
CS 2020-320	11/03/2020	<p>That Council adopt the following resolution related to the Official Community Plan Development report presented at the Special Committee of the Whole Meeting held October 27, 2020 Resolution CW 2020-048.</p> <p>That Council endorse a comprehensive review of the existing Official Community Plan using previously completed plans, growth projections and background materials as a foundation with a project budget of \$200,000, excluding legal and incidentals, and an estimated timeline of 18-21 months.</p>
CS 2020-321	11/03/2020	<p>That Council adopt the following resolution related to the Official Community Plan Development report presented at the Special Committee of the Whole Meeting held October 27, 2020 Resolution CW 2020-049.</p> <p>That Council direct staff to bring the proposed Project Charter and Steering Committee Terms of Reference, including amendments to membership numbers and descriptors, consultant selection process and desired level of engagement to the November 17, 2020 Council meeting for Council consideration.</p>
CS 2020-271	09/15/2020	<p>That Council:</p> <ul style="list-style-type: none"> 1. Confirm the kickoff date of February 2021 to commence community engagement for the new Official Community Plan; 2. Approve that the scope for the Official Community Plan review will be comprehensive/new; and 3. Direct staff to schedule a Special Committee of the Whole Meeting for October 2020, dedicated to discussing the Official Community Plan review process.

Resolution	Meeting Date	Resolution Details
CW 2020-037	09/08/2020	That the Committee recommend that Council: <ol style="list-style-type: none"> 1. Confirm the kick-off date of February 2021 to commence community engagement for the new Official Community Plan; 2. Approve that the scope for the Official Community Plan review will be comprehensive/new; and 3. Direct staff to schedule a Special Committee of the Whole Meeting for October 2020 dedicated to discussing the Official Community Plan review process.

INTRODUCTION/BACKGROUND:

‘Ladysmith Unparalleled 2049’ kicked off in early 2021 with the aim of creating a new OCP for the Town. A new OCP was drafted following extensive public engagement and research. Highlights of this process include:

- Appointing a Steering Committee representing a broad section of stakeholders.
- An extensive research and conditions analysis component.
- A comparative evaluation of different land use scenarios.
- A greenhouse gas emissions inventory and scenario modelling followed by the development of a “low carbon pathway” that is reflected throughout the OCP.
- A detailed exploration of active transportation challenges and opportunities, supported by active transportation funding from UBCM.
- A “decolonization in local government workshop” for Members of Council, senior staff, and the consulting team.
- A community-wide visioning, engagement and plan review process which included targeted engagement tailored to the needs of different stakeholder groups, and the challenges of the COVID-19 pandemic, including:
 - online and hard copy surveys;
 - a geospatial crowdsourcing survey activity;
 - an “Ideas Fair” on 1st Avenue;
 - “walkshops” and “bikeshops”;
 - virtual workshops; and
 - student activities.

A partial draft of the OCP was presented to Council on June 7, 2022 and a Council workshop was held on July 5, 2022. Refinements were made based on Council’s direction and a refined and more complete draft was presented to Council on September 6, 2022. The draft has since been refined again to reflect comments of Council and legal review. Technical components have also been added, including a glossary and the OCP bylaw¹.

¹ Under section 472(2)(a) of the *Local Government Act*, an official community plan must be included in the adopting bylaw as a schedule.

PROPOSAL:

The proposed OCP is now complete and Council can now commence the consideration and final consultation process needed to adopt it. Staff are recommending that “Official Community Plan Bylaw 2022, No. 2200” be given first reading, considered in conjunction with the Financial Plan, Housing Needs Report, Liquid Waste Management Plan, and the Solid Waste Management Plan, and referred to the Agricultural Land Commission. Staff are also recommending that the new OCP be referred to multiple First Nations, Local Government and Provincial Government consultees. This is consistent with the engagement plan approved by Council on July 20, 2021. Concurrently, the consultants will lead a final engagement process where the public will have the opportunity to comment on the new OCP.

Once the referral/engagement period ends, staff and the consultants will bring the bylaw back to Council with a summary of stakeholder feedback and recommended edits. If Council chooses to advance the new OCP for further consideration, a public hearing will be scheduled. Following the public hearing process, the OCP can be adopted. At any point in the above-noted process the bylaw can be amended or referred back to staff and the consultants for further review and refinement.

ANALYSIS:

The proposed OCP has been developed with extensive community engagement and thorough analysis of relevant community planning topics (e.g. climate change, housing, reconciliation). The consultants have worked in close collaboration with staff to produce an OCP with practical and achievable goals and policies. Staff recommend initiating the formal approval process and final stage of stakeholder engagement.

ALTERNATIVES:

Council can choose to:

1. Deny proposed “Official Community Plan Bylaw 2022, No. 2200”.
2. Refer proposed “Official Community Plan Bylaw 2022, No. 2200” back to staff and/or the consultant for further review as specified by Council.
3. Amend the “Official Community Plan Bylaw 2022, No. 2200” and give the bylaw first reading as amended.

FINANCIAL IMPLICATIONS:

Under section 477(3)(i) of the *Local Government Act*, the OCP must be considered in conjunction with the Town’s Financial Plan. Staff have reviewed the policies in the OCP and note that most of the OCP policies do not have direct financial implications for the Town (e.g. they are policy changes or regulatory in nature). Of the 49 actions in Part D of the OCP, approximately 33 only have an opportunity cost (e.g. they only require allocating staff time). Of the approximately 16 remaining actions that have direct financial cost, only 3 are short term actions (e.g. to be completed within the next 3 years) and all 3 relate to proposed studies, thus

not requiring major capital expenses². Under the *Community Charter*, financial plans have a five-year timeframe³. Subsequently, no changes to the 2022-2026 Financial Plan are required at this time to begin implementing the OCP.

Thirteen actions requiring funding are medium-term (4-6 years) or long-term (6+ years) projects. Implementing these actions can be addressed in the next Financial Plan. In this regard it is important to note most projects called for in the OCP are ideal candidates for external funding and under section 478(1) of the *Local Government Act*, a municipality is not committed to proceed with any project specified in the OCP. In short, this means that there is nothing requiring OCP projects to be covered with municipal funds nor anything preventing the Town from strategically planning or undertaking projects to align with external funding opportunities.

Additionally, some OCP actions can be expected to result in a direct reduction in capital or operational costs. For example, the cost of retrofitting Town-owned buildings to meet net zero emissions standards (see Policy 8.2), is expected to be recovered in energy savings and reduced operational costs, and protecting municipal infrastructure from the effects of climate change (see Policies 5.24-5.28) will help the Town avoid the cost of repairing or replacing infrastructure damaged by natural disasters.

All things considered, the proposed OCP is expected to have a net positive financial impact on the Town's finances over the long term.

HOUSING IMPLICATIONS (HOUSING NEEDS REPORT):

Under section 473(2.1) of the *Local Government Act* the Town must consider its most recent Housing Needs Report in the preparation and adoption of its OCP. The land use and growth management policies in the proposed OCP have been based on the Town's housing needs report. The plan calls for an infill-focused approach which recognizes the Town has an excess of zoned land needed to meet projected housing demand. The consulting team also accounted for projected demand for different housing types, meaning the proposed land use and growth management policies are expected to align with projected demand for both number and type (i.e. single-family, multi-family, one-bedroom, two-bedroom, etc.) of units.

SOLID/LIQUID WASTE IMPLICATIONS:

Under section 477(3)(ii) of the *Local Government Act* the OCP must be considered in conjunction with applicable waste management plans. As noted above, the new OCP calls for an infill-based strategy, which generally does not require an outward expansion of sewage and stormwater infrastructure beyond what is already planned for in the Town's capital works plans. In terms of solid waste management, the proposed OCP contains actions and policies intended to significantly reduce solid waste. For example, Policy 5.22 calls for joint development of an anaerobic digester and Policy 5.18 calls for a 50% diversion of construction waste by 2025. These policies align with and support the solid waste management plan (which,

² These include, completing a mobility and cycling network plan and study to protect the Town's infrastructure from the effects of climate change.

³ The current financial plan covers the period from 2022-2026.

overall, calls for reducing solid waste in the region). Staff are also recommending that the OCP be referred to the CVRD, which administers the regional solid waste management plan

LEGAL IMPLICATIONS:

Under section 464, 475, 476 and 477 of the *Local Government Act*, the OCP is subject to special consideration, consultation and adoption procedures which are accounted for in staff's recommendation and analysis herein.

The OCP has been reviewed for compliance with provincial legislation and common law governing OCP's by the Town's lawyer and edited accordingly.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

As noted above, extensive public engagement has already occurred in developing the OCP. Additional public engagement will occur following first reading, including targeted engagement with key consultees (e.g. First Nations, nearby local governments, etc.) and engagement events intended to obtain feedback from the public. A Public Hearing, and notice of the Public Hearing, is required prior to adoption of the OCP.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

All Town departments have been involved in the creation of the OCP.

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

The OCP sets a new vision and sustainability policies for the Town. With the adoption of the new OCP, the sustainability and visioning report will be superseded.

ALIGNMENT WITH STRATEGIC PRIORITIES:

☒ Infrastructure

☒ Economy

☒ Community

☐ Not Applicable

☒ Waterfront

I approve the report and recommendations.

Allison McCarrick, Chief Administrative Officer

ATTACHMENT:

- A. "Official Community Plan Bylaw 2022, No. 2200" – first page only (link to Schedule "A" Ladysmith Unparalleled OCP: https://www.ladysmith.ca/docs/default-source/reports-2021/draft-ladysmith-official-community-plan_reduced.pdf?sfvrsn=11d5f4db_6)

TOWN OF LADYSMITH

BYLAW NO. 2200

A bylaw to adopt a new Official Community Plan

The Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. "Ladysmith Unparalleled" included as Schedule "A", attached to and forming part of this Bylaw is hereby adopted pursuant to section 472(1) of the *Local Government Act*, as the Town of Ladysmith's Official Community Plan.
2. "Official Community Plan Bylaw 2003, No. 1488", and all amendments thereto, are hereby repealed.

Citation

3. This Bylaw may be cited for all purposes as "Official Community Plan Bylaw 2022, No. 2200".

READ A FIRST TIME on the _____ day of _____, 2022
READ A SECOND TIME on the _____ day of _____, 2022
PUBLIC HEARING HELD on the _____ day of _____, 2022
READ A THIRD TIME on the _____ day of _____, 2022
ADOPTED on the _____ day of _____, 2022

Mayor (A. Stone)

Corporate Officer (D. Smith)

SCHEDULE A

Link to “Ladysmith Unparalleled”: https://www.ladysmith.ca/docs/default-source/reports-2021/draft-ladysmith-official-community-plan_reduced.pdf?sfvrsn=11d5f4db_6

TOWN OF LADYSMITH

BYLAW NO. 2122

A Bylaw to exempt from taxation certain lands and buildings for the year 2023

The Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. The following land and improvements within the legal boundaries of those properties listed below and to the extent described under Schedule "A" and Schedule "B" attached to and forming part of this bylaw, that are owned or held by a charitable, philanthropic or other not-for-profit corporation, and which the Council considers are used for a purpose that is directly related to the purposes of the corporation, are hereby exempted from taxation under section 224 of the *Community Charter* for the year 2023:

Count	Organization	Address	Legal Description
1	Canadian Legion Branch #171	621 1st Avenue	Lot A, Block 8, Plan VIP703, District Lot 56, Oyster Land District, Portion (DD 65840N), Except Plan SLY 64 FT (Except The Section Outline In Bold On Schedule "A")
2	Ladysmith Health Care Auxiliary	910 1st Avenue	Block 30, Plan 703A, District Lot 24 (Being a consolidation of lots 1 and 2, see CA7428266), Oyster Land District.
3	Ladysmith Resources Centre Association	314 Buller Street	Lot A, Block 76, Plan VIP703a, District Lot 56, Oyster Land District, Portion (DD B92367) (Shown in Schedule "B")

2. The following land and improvements within the legal boundaries of those properties listed below and to the extent described under Schedule "C", Schedule "D" and Schedule "E" attached to and forming part of this bylaw, that are owned or held by the municipality and which the Council considers are used for a purpose that is directly related to the purposes of the corporation, are hereby exempted from taxation under section 224 of the *Community Charter* for the year 2023:

Count	Organization	Address	Legal Description
1	Ladysmith & District Historical Society	721 1st Avenue	Lot 11, Block 7, Plan VIP703, Oyster Land District
2	Ladysmith Golf Club Society	380 Davis Road	District Lot 43, Oyster Land District, Except Plan 2478 4670 5873 7527 8922 12027 14051 15693 835r 34197 48247 & VIP57353, Exc E&N Rly R/W Pcl A (DD 24403N) Pcl C (DD 34443I), VIP65242
3	Ladysmith & District Historical Society	614 Oyster Bay Drive	Lot 4, Plan VIP45800, District Lot 8G,11G,24,56, Oyster Land District, Except Plan VIP64405 VIP71943 VIP72131 (PARENT FOLIO 445-1109-300) (Shown in Schedule "C")
4	Ladysmith Maritime Society	616 Oyster Bay Drive	Lot 4, Plan VIP45800, District Lot 8G,11G,24,56, Oyster Land District, Except Plan VIP64405 VIP71943 VIP72131, that part included in lease from Town of Ladysmith - Car Shop (Parent Folio 445-1109-300)
5	Ladysmith Maritime Society	Unit C, I & M - 610 Oyster Bay Drive	Lot 4, Plan VIP45800, District Lot 85, 11G, 24, 56, Oyster Land District, Except Plan VIP64405 VIP71943, that part included in lease from Town of Ladysmith Unit C, I & M Ladysmith Maritime Society
6	Ladysmith & District Historical Society	612 Oyster Bay Drive	Lot 4, Plan VIP45800, District Lot 8G,11G,24,56, Oyster Land District, Except Plan VIP64405 VIP71943 VIP72131, that part included in lease from Town of Ladysmith
7	Arts Council of Ladysmith & District	Units J, K & L - 610 Oyster Bay Road	Lot 4, Plan VIP45800, District Lot 8G,11G,24,56, Oyster Land District, Except Plan VIP64405 VIP71943 VIP72131, that part included in lease from Town of Ladysmith Unit J & K
8	Eco-Tourism Building	200 Captain Tristan De Koninck Way	Plan VIP66352, District Lot 56, Oyster Land District (Specifically the Area Of Land And Buildings Outline In Bold On Schedule "D")
9	Ladysmith & District Historical Society	1115A - 1st Avenue	Strata Lot 1, Plan VIS5873, District Lot 118, Oyster Land District, Together with an interest in the Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1 Or V, As Appropriate
10	Ladysmith Festival of Lights	1163 4th Avenue	Lot A, Plan VIP34438, District Lot 146, Oyster Land District, Portion Part Of Fourth Ave

11	Ladysmith Maritime Society	611 Oyster Bay Drive	Block C, District Lot 2016, Cowichan Land District, Foreshore Lease For Commercial Marina Purposes; that part included in area leased from Town of Ladysmith, Lease/Permit/Licence # 106431 (Shown in bold on Schedule "E", Including The Insert For The Visitors Centre)
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3. The following land and improvements within the legal boundaries of those properties listed below and to the extent described under Schedule "F" and Schedule "G" attached to and forming part of this bylaw, in relation to property that is exempt under section 220 (1)(h) [*buildings for public worship*], an area of land surrounding the exempt building, a hall that the Council considers is necessary to the exempt building and the land on which the hall stands, and an area of land surrounding a hall that is exempt are hereby exempted from taxation under section 224 of the *Community Charter* for the year 2023:

Count	Organization	Address	Legal Description
1	United Church of Canada	232 High Street	Lot A, Plan VIP63119, District Lot 56, Oyster Land District
2	Ladysmith Fellowship Baptist Church	381 Davis Road	Lot 1, Plan VIP43316, District Lot 43, Oyster Land District, Except Plan VIP66137
3	St. Mary's Catholic Church	1135 4th Avenue	District Lot 145, Oyster Land District, Except Plan 33231 & VIP72186 (Specifically the area of land and buildings outlined in bold on Schedule "F")
4	Pentecostal Assemblies of Canada	1149 4th Avenue	Lot A, Plan VIP46331, District Lot 146, Oyster Land District (Specifically the area of land and buildings outlined in red on Schedule "G")

4. The following land and improvements within the legal boundaries of those properties listed below and to the extent described under Schedule "H" attached to and forming part of this bylaw, in relation to property that is exempt under section 220 (1)(i) [*senior's homes*], any area of land surrounding the exempt building is hereby exempted from taxation under section 224 of the *Community Charter* for the year 2023:

Count	Organization	Address	Legal Description
1	Ladysmith Senior Citizens Housing Society	207 Jamison Road	Lot 1, Plan VIP21490, District Lot 56, Oyster Land District (Specifically The Area Of Land Surrounding The Building Footprint As Shown On Schedule "H")

5. The following land and improvements within the legal boundaries of those properties listed below for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal, is hereby exempted from taxation under section 224 of the *Community Charter* for the year 2023:

Count	Organization	Address	Legal Description
1	Ladysmith Senior Citizens Housing Society	101 1st Avenue	Lot 1, Plan VIP31443, District Lot 56, Oyster Land District

6. Citation

This bylaw may be cited as "2023 Permissive Tax Exemptions Bylaw 2022, No. 2122".

READ A FIRST TIME on the _____ day of _____, 2022

READ A SECOND TIME on the _____ day of _____, 2022

READ A THIRD TIME on the _____ day of _____, 2022

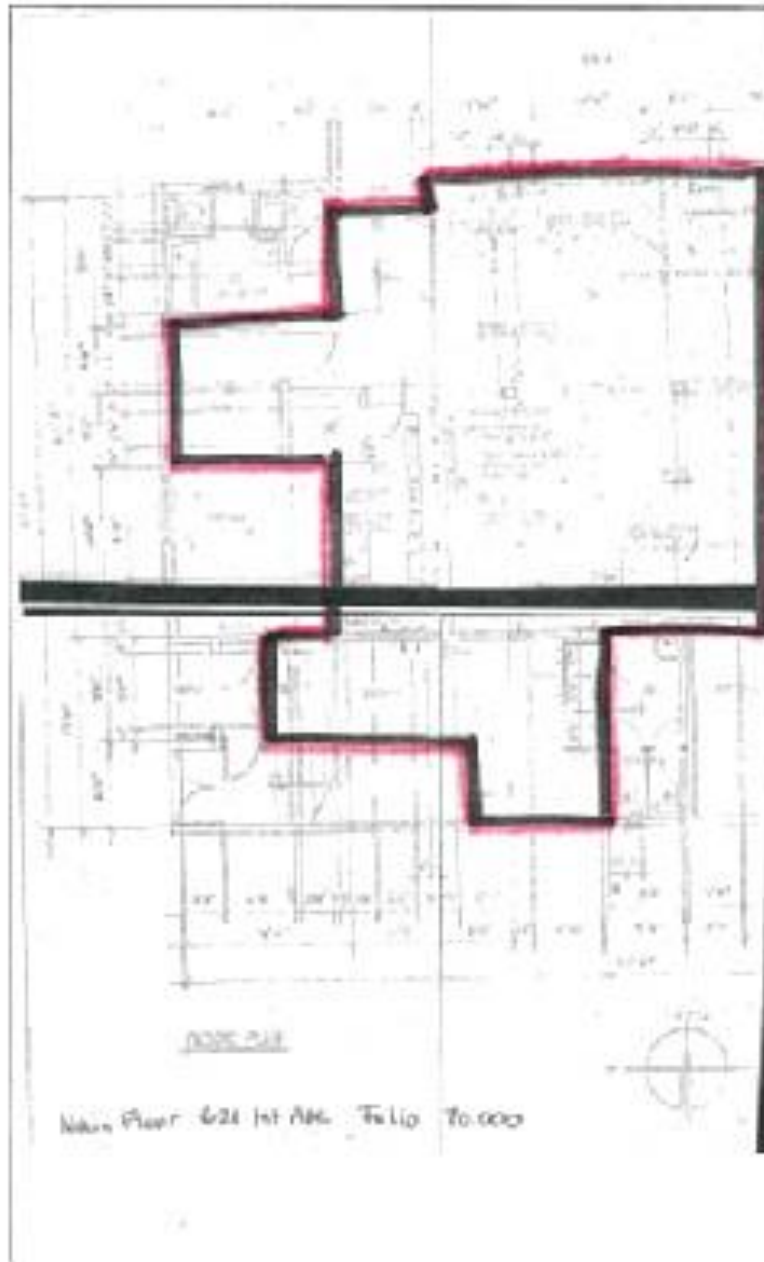
NOTICE OF INTENTION to proceed with this bylaw was published on the _____ day of _____, 2022 on the Town of Ladysmith website and on the _____ day of _____, 2022 in the Ladysmith Chronicle newspaper, circulating in the Town of Ladysmith, pursuant to section 227 of the *Community Charter*.

ADOPTED on the _____ day of _____, 2022

Mayor (A. Stone)

Corporate Officer (D. Smith)

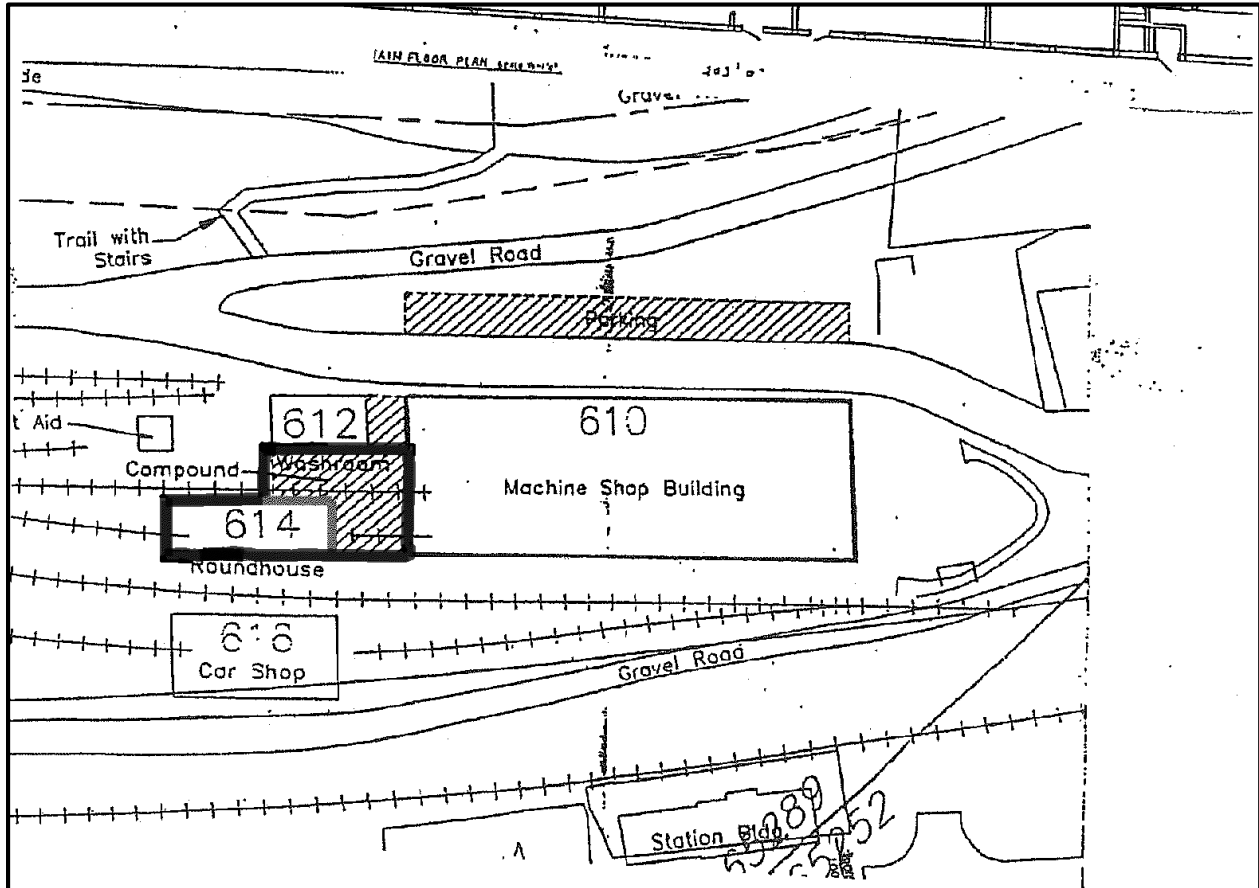
Schedule "A"



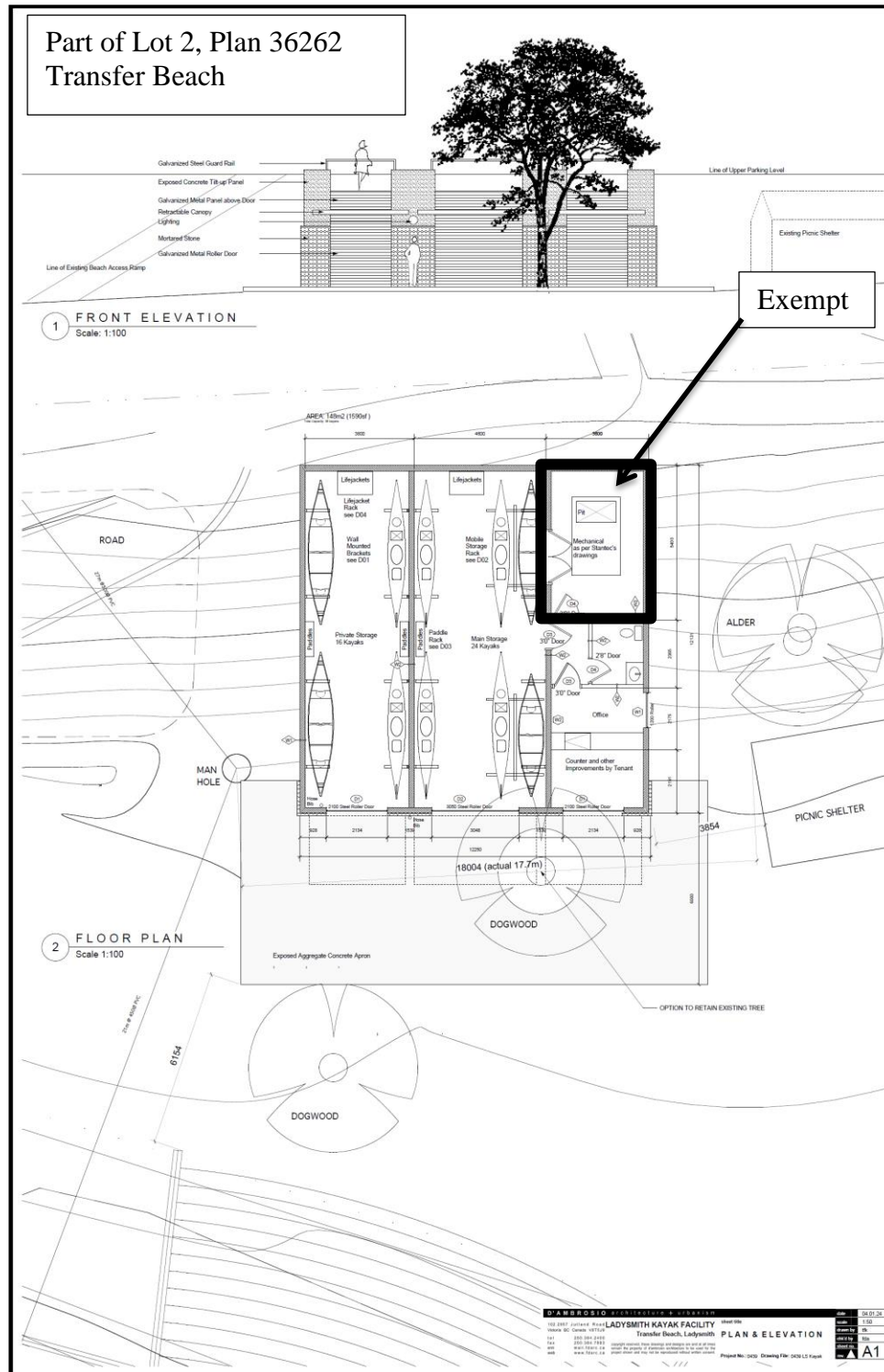
Schedule "B"

Exemption for 20% of the total land and improvement value of the property at 314 Buller Street,
also known as Lot A, Block 76, Plan VIP703a, District Lot 56, Oyster Land District, Portion (DD
B92367)

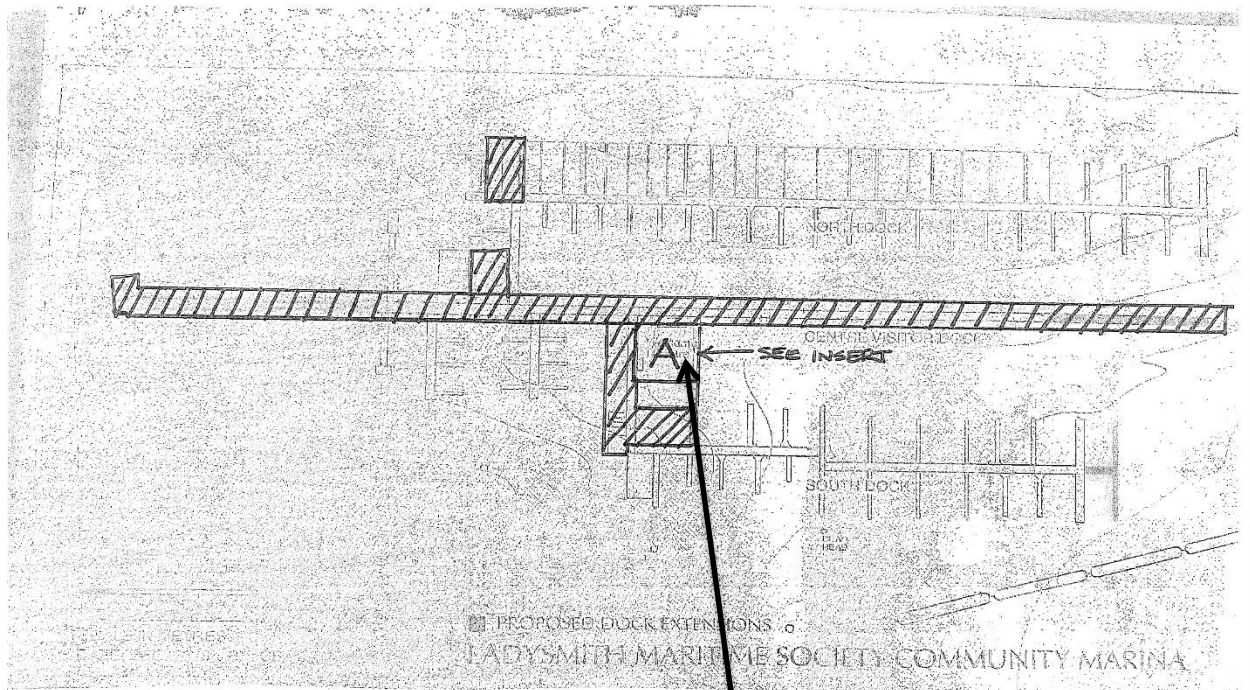
Schedule "C"



Schedule "D"

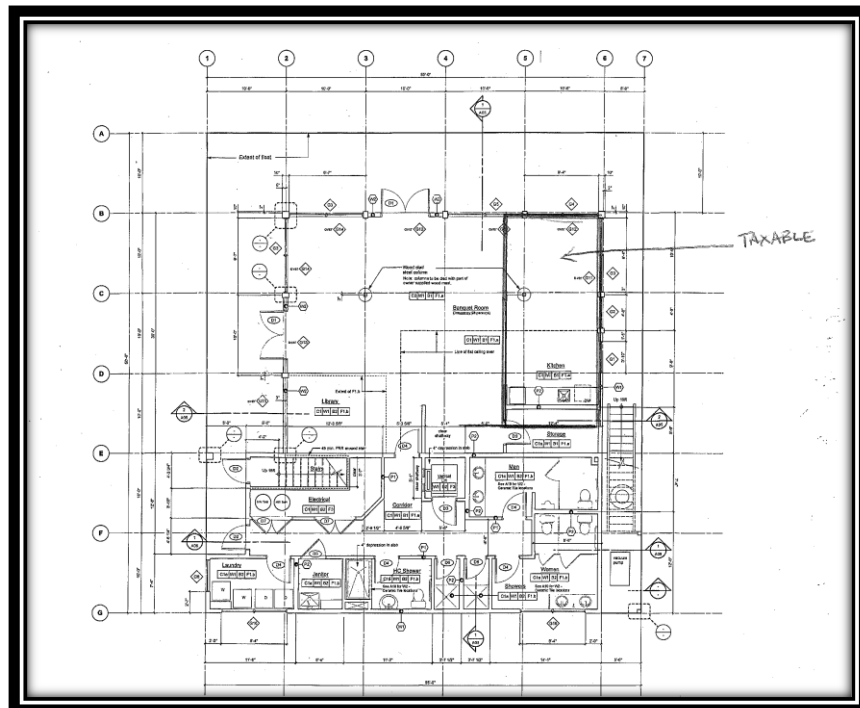


Schedule "E"

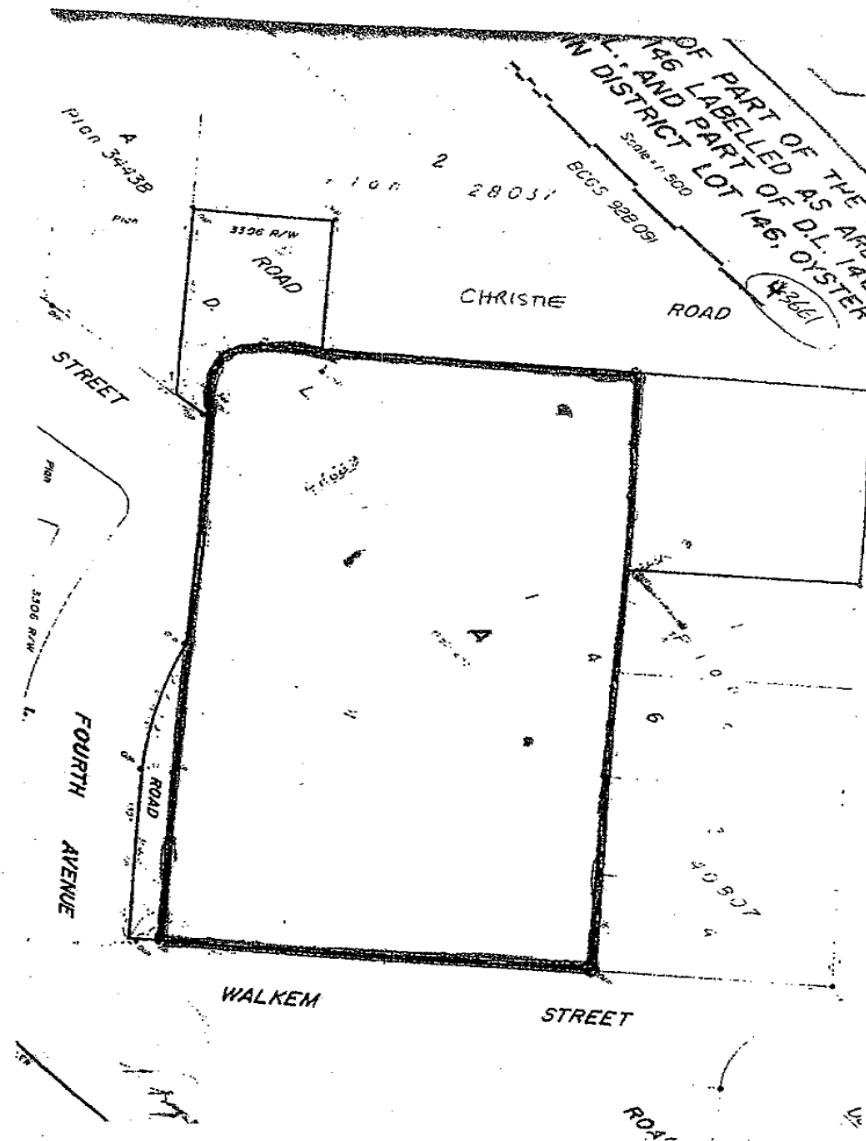


See insert below

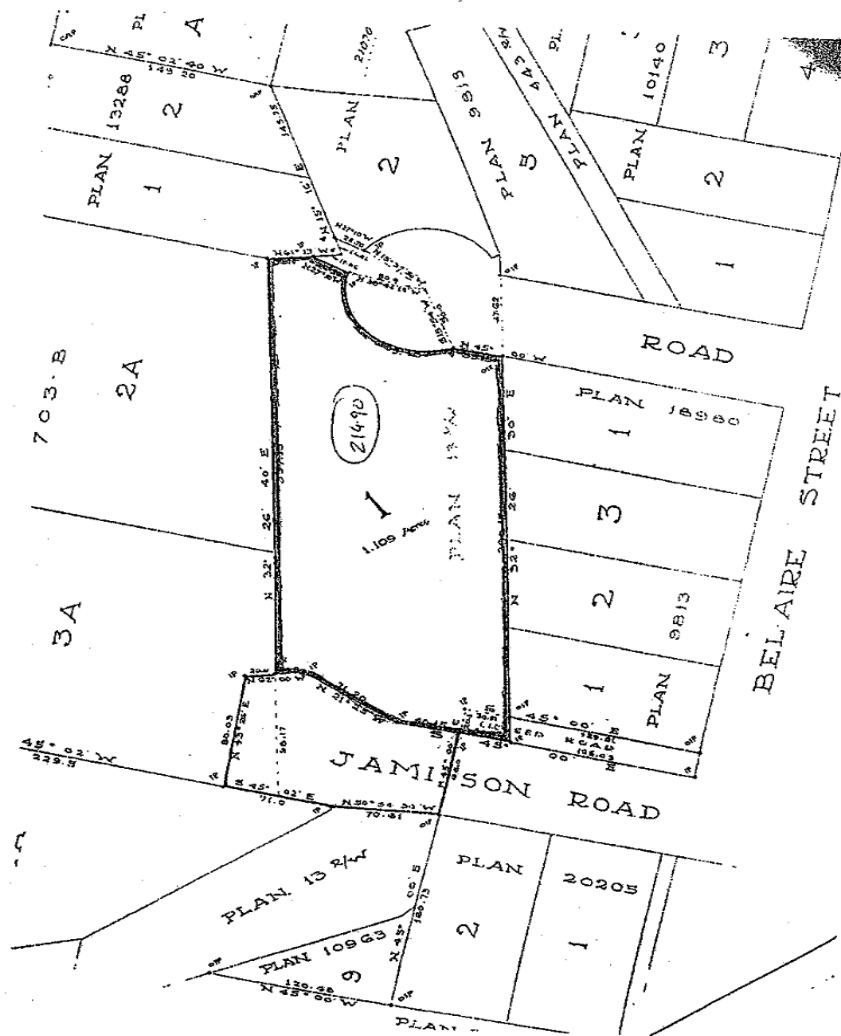
Insert:



Schedule "G"



Schedule "H"



TOWN OF LADYSMITH

BYLAW NO. 2123

A Bylaw to exempt from taxation certain Island Corridor Foundation lands and buildings for the years of 2023-2032

The Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. Charitable, Not-for Profit and Recreational Tax Exemption

The Island Corridor Foundation Nonprofit lands and buildings listed on attached Schedule "A" and forming part of this bylaw shall be exempt from taxation for the calendar years 2023 to 2032, inclusive.

2. Citation

This Bylaw may be cited for all purposes as "10 Year Island Corridor Foundation Permissive Tax Exemptions Bylaw 2022, No. 2123".

READ A FIRST TIME on the _____ day of _____, 2022

READ A SECOND TIME on the _____ day of _____, 2022

READ A THIRD TIME on the _____ day of _____, 2022

NOTICE OF INTENTION to proceed with this bylaw was published on the _____ day of _____, 2022 on the Town of Ladysmith website and on the _____ day of _____, 2022 in the Ladysmith Chronicle newspaper, circulating in the Town of Ladysmith, pursuant to section 227 of the *Community Charter*.

ADOPTED on the _____ day of _____, 2022

Mayor (A. Stone)

Corporate Officer (D. Smith)

SCHEDULE "A"

FOLIO	LEGAL DESCRIPTION
0910.005	Plan VIP2030 DL38 LD 43
1052.008	Plan VIP61840 DL PT52 LD43
1052.009	Lot A Plan VIP65252 DL56 LD43
1475.000	LD43 4.796 km Main & Branch Line & .386 of other track on comm rly r/w within The Town of Ladysmith
1476.001	LD43 Railway RW Land & Impts except leases situated therein within The Town of Ladysmith part leased to VIA Rail
1477.000	Lot A Sec 6 Plan VIP65288 DL 18&38 LD43
1477.010	Lot A Plan VIP65289 DL24 LD43
1477.020	Lot 1Plan VIP60263 DL42 LD43
1477.030	Lot 1Plan VIP60264 DL43 LD43

BYLAW STATUS SHEET
September 20, 2022

Bylaw #	Description	Status
2068	"Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 65) 2021, No. 2068" (permit a commercial plaza with drive-through coffee shop at 1130 Rocky Creek Road)	First and second readings, June 1, 2021. Public Hearing and third reading June 15, 2021. Required conditions complete.
2069	"Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 37) 2021, No. 2069" (permit a commercial plaza with drive-through coffee shop at 1130 Rocky Creek Road)	First and second readings, June 1, 2021. Public Hearing and third reading June 15, 2021. MOTI approval received July 27, 2021. Required conditions complete.
2102	"Official Community Plan 2003, No. 1488, Amendment Bylaw (No. 70) 2022, No. 2102" (allow a mix of multiple-dwelling, single-detached dwellings and other uses at 1301 and 1391 Rocky Creek Road)	First and second readings, February 1, 2022. Public Hearing and third reading June 14, 2022. Conditions to be met prior to adoption.
2103	"Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 47) 2022, No. 2103" (allow a mix of multiple-dwelling, single-detached dwellings and other uses at 1301 and 1391 Rocky Creek Road)	First and second readings, February 1, 2022. Public Hearing and third reading June 14, 2022. MOTI approval required. Conditions to be met prior to adoption.
2106	"Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 71) 2022, No. 2106" (amend land use and Development Permit Areas at Lot 5, Holland Creek)	First and second readings, April 19, 2022. Public Hearing held August 2, 2022. Second reading rescinded, September 6, 2022. Second public hearing scheduled for September 20, 2022.
2107	"Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No.48) 2022, No. 2107" (include secondary suites, coach house dwellings and townhouse dwellings at Lot 5, Holland Creek)	First and second readings, April 19, 2022. Public Hearing held August 2, 2022. Second reading rescinded, September 6, 2022. Second public hearing scheduled for September 20, 2022.
2120	"Road Closure and Dedication Removal Bylaw 2022, No. 2120" (to allow the closure of the lane separating 621 & 631 1st Avenue to vehicle traffic)	First, second and third readings September 6, 2022. MOTI approval and public notice required.