

**A REGULAR MEETING
OF THE TOWN OF LADYSMITH COUNCIL
AGENDA
5:30 P.M.**

Tuesday, June 4, 2024
Ladysmith Seniors Centre
630 2nd Avenue

Pages

1. CALL TO ORDER

Call to Order 5:30 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 SESSION

Recommendation

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

- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (c) Labour/employee relations; and
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

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

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

Members of the public may attend meetings 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 June 4, 2024.

5. RISE AND REPORT- Items from Closed Session

6. MINUTES

6.1 Minutes of the Public Hearing and Regular Meeting of Council held May 21, 2024 4

Recommendation

That Council approve the minutes of the Public Hearing and Regular Meeting of Council held May 21, 2024.

7. DELEGATIONS

7.1 Nanaimo Zonta Club 17

A presentation to expand awareness about human trafficking and sexual exploitation.

8. COMMITTEE MINUTES

8.1 Parks, Recreation & Culture Committee - May 15, 2024 22

Recommendation

That Council receive the minutes of the Parks, Recreation & Culture Committee meeting held May 15, 2024.

9. REPORTS

9.1 Award Roberts St. Watermain Tender and Amend Financial Plan 25

Recommendation

That Council:

1. Award the Roberts St. Watermain Tender 2024-IS-02 to In the Dirt Contracting Ltd in the amount of \$561,209;
2. Reallocate \$207,505 from the Oyster Bay Watermain project and \$45,000 from the Canada Community Building Fund to the Roberts St. Watermain project; and
3. Amend the 2024-2028 Financial Plan accordingly.

Recommendation

That Council direct staff to:

1. Begin preliminary design of 6th Avenue road reconstruction at an estimated cost of \$250,000;
2. Present the findings to the Committee of the Whole at a future date; and
3. Amend the 2024-2028 Financial Plan to include the 6th Ave Conceptual Design for \$250,000 in General Capital projects with the funding to come from the Infrastructure Reserve.

10. BYLAWS

10.1 Bylaw Status Sheet

11. NEW BUSINESS

12. 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.
- Questions put forth must be related to items on the agenda.
- 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.

13. ADJOURNMENT



MINUTES OF A PUBLIC HEARING AND REGULAR MEETING OF COUNCIL

Tuesday, May 21, 2024

5:31 P.M.

Ladysmith Seniors Centre
630 2nd Avenue

Council Members Present:

Mayor Aaron Stone
Councillor Ray Gourlay
Councillor Amanda Jacobson
Councillor Tricia McKay

Councillor Duck Paterson
Councillor Marsh Stevens
Councillor Jeff Virtanen

Staff Present:

Allison McCarrick
Chris Barfoot
Jake Belobaba
Ryan Bouma

Sue Bouma
Andrew Wilson
Andrea Hainrich

1. CALL TO ORDER

Mayor Stone called this Meeting of Council to order at 5:31 p.m., in order to retire immediately into Closed Session.

2. CLOSED SESSION

CS 2024-102

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

- (k) negotiations and related discussions respecting the proposed provision of a municipal service.

Motion Carried

3. OPEN MEETING AND ACKNOWLEDGEMENT (6:05 P.M.)

Mayor Stone called this Public Hearing and Regular Meeting of Council to order at 6:05 p.m., recognizing with gratitude that it was taking place on the unceded territory of the Stz'uminus First Nation.

4. AGENDA APPROVAL

CS 2024-103

That Council approve the agenda for this Public Hearing and Regular Meeting of Council for May 21, 2024, as amended to correct a typographical error in the May 14, 2024 Committee of the Whole meeting minutes in Item 11.2 and to include public submissions received after publication of the agenda for the following items:

- Item 5.3, Public Hearing "Official Community Plan Bylaw 2003, No. 1488 Amendment Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171"; and
- Item 10.1, Development Variance Permit 3090-24-02 and Development Variance Permit 3060-22-14 - 670 Farrell Road.

Motion Carried

5. PUBLIC HEARING

“Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170” and “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171”

Property: “Lot A” (Lot A Block 192 District Lot 103 Oyster District Plan EPP63594 Except Plan EPP67741, EP75579, EPP80490, EPP98460 and EPP98461) (PID:030-139-520)

Members of the public attending: 42

5.1 Outline of Public Hearing Process - Mayor Stone

Mayor Stone outlined the Public Hearing process and stated that the public would have the opportunity to provide their comments to Council about Bylaw Nos. 2170 and 2171.

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

5.2 Introduction of Bylaws and Statutory Requirements - Director of Development Services

Jake Belobaba, Director of Development Services, introduced “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170” and “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171”.

Mr. Belobaba advised that the purpose of Bylaw 2170 is to amend the Official Community Plan to:

- Reconfigure the land use designations to increase the area designated for Parks and Open Space;
- Amend Map 4: Parks and Facilities to add additional areas to the ‘Local Park’ designation; and
- Add portions of the subject property to Development Permit Area (DPA) 4: Multi-unit Residential and DPA 3: Commercial

Mr. Belobaba also noted that the purpose of Bylaw 2171 is to amend the Zoning Bylaw to rezone the subject property from ‘Low Density Residential (R-3-A)’ and ‘Single Dwelling Residential-Holland Creek Area (R-1-HCA)’ to ‘Comprehensive Development 8-Holland Creek Mixed-Use Residential (CD-8)’, ‘Nature Park (P-3)’, ‘Park and Recreation (P-2)’ and ‘Low Density Residential (R-3-A)’.

Mr. Belobaba confirmed the Public Hearing Notification process. Notice of the Public Hearing was printed in the Ladysmith Chronicle on May 16th 2024 and posted on the Town’s website and community notice boards.

A copy of the notice, the proposed bylaws, and background information were made available at the front counter of the City Hall and Development Services offices and were available on the Town’s website for the notice period. Staff in the Development Services office were available to respond to questions prior to the Public Hearing.

5.3 Submissions

Mayor Stone invited the applicant to make the first submission.

Jessica Tempesta, Director of Development for District Development Group, advised that the proposed development would include market rentals, parkland, and two access points. She confirmed that District Development Group will work with a traffic consultant to address traffic concerns.

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

Mayor Stone called for submissions from the public.

Darryl Sabey, 401 Colonia Drive, asked questions about the highlighted areas in the centre parcel on the map, as well as about the riparian area and parks.

April Marrington, 128 Ray Knight Drive, shared concerns about street parking, as well as driveway sizes and the need for people to park on-street. She discussed the lack of trees on Ray Knight Drive, and suggested there were benefits to installing swale curbs to widen streets. Ms. Marrington also discussed walkability and the effects of densification.

Ken Chippeniuk, 136 Ray Knight Drive, recommended that Council delay their decision on third reading of Bylaw Nos. 2170 and 2171 for two months to allow for consultation and consensus.

Ken Webb, 110 Kinsmen Place, noted potential issues for emergency access vehicles as they navigate the narrow streets with the growing traffic in the area.

Janice Briggs, 643 John Wilson Place, spoke of traffic concerns resulting from the creation of additional units and advised that emergency access would be beneficial. She noted that the current construction traffic makes it difficult for two-way traffic and advised that these difficulties will increase with more traffic.

Rebecca Anderson, 121 Ryan Place, shared concerns regarding long-term traffic issues, as well as water shortage concerns.

Mayor Stone called for submissions a second time.

Darryl Sabey, 401 Colonia Drive, spoke of minimal parking, and how the push for alternate modes of transportation is ineffective. He also shared concerns about potential accidents and public safety.

Anita Sundberg, 139 Ray Knight Drive, echoed parking issues. She also mentioned that the language used to describe the process lacked clarity and had led to frustrations.

Rob Johnson, 526 1st Avenue, discussed the Marshall mixture design for the concrete and its stability rating. He also stated concern regarding the safety at South Colonia Drive.

Jim Gustafson, 123 Ray Knight Drive, expressed concern regarding narrow streets and the difficulty they present for people with health concerns.

Wayne Briggs, 643 John Wilson Place, also showed concerns for people with health issues and the potential for emergency vehicles not being able to reach them.

April Marrington, 128 Ray Knight Drive, discussed the disadvantages of removing the option to park on the side of the streets.

Bair Parcels, 701 Stringer Way, questioned if the Town's wastewater treatment facility had the capacity to accommodate the new development.

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

Rob Johnson, 526 1st Avenue, stated his concern about how increased traffic resulting from the new development would affect the various choke points around town. He asked Council to consider re-evaluating the decision to conduct a Town-wide traffic study.

Darryl Sabey, 401 Colonia Drive, noted the overflow parking at the Holland Creek Estates apartment building on Rollie Rose Drive, which could potentially cause further traffic issues with the new development.

Ken Chippeniuk, 136 Ray Knight Drive, asked about the Town's water resources and its capacity to accommodate the new housing. He also noted that many ideas could be brought forward, should the decision tonight be paused for consultation.

Naomi Hall, 129 Rollie Rose, addressed safety concerns and lack of exit routes in the case of a forest fire in nearby areas.

Paul Elder, 624 John Wilson Place, stated concerns about the roads not being safe and advised of potential insurance risks.

Mayor Stone asked the Corporate Officer, S. Bouma, if any submissions had been received during the hearing. The Corporate Officer advised that no submissions had been received.

5.5 Declaration that the Public Hearing for Bylaw Nos. 2170 and 2171 is Closed - Mayor Stone

Hearing no comments and receiving no further submissions, Mayor Stone declared the Public Hearing for Bylaw Nos. 2170 and 2171 closed at 6:57 p.m. and stated that no further submissions or comments from the public or interested persons could be accepted by members of Council.

6. RECESS

CS 2024-104

By unanimous consent Council recessed at 7:50 p.m. with the intention to reconvene in five minutes.

Motion Carried

Council reconvened at 7:57 p.m.-

7. BYLAWS - OFFICIAL COMMUNITY PLAN AND ZONING (SUBJECTS OF THE PUBLIC HEARING)

7.1 “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170”

Council agreed to rescind the resolution, previously passed at the May 7, 2024 Regular Council meeting, that outlined the conditions of approval for Bylaws 2170 and 2171, and to re-adopt an amended version prior to giving third reading to either of the Bylaws.

CS 2024-105

That Council rescind Resolution CS 2024-085 (approved at the May 7, 2024 Council meeting) and adopt an amended version that removes the words “emergency” as well as “and pedestrian trail” from item 8(g) in the conditions of approval for the Official Community Plan and Zoning Bylaw Amendment for Lot A Holland Creek.

Motion Carried

CS 2024-106

That Council:

1. Having considered s. 475 of the *Local Government Act*, and in particular the matters set out in subsections (2)(a) and (b), resolve that:
 - a. the Stz'uminus First Nation, and School District 68 are the only entities that are appropriate to consult in connection with "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170";
 - b. consultation should be early but need not be ongoing;
 - c. the consultation process described in the staff report to Council dated May 7, 2024 is sufficient in respect to the proposed Official Community Plan amendment; and
 - d. staff be directed to refer "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2023, No. 2170" to the Stz'uminus First Nation as set out in resolution 1 for consultation in the manner described in the May 7, 2024 staff report to Council;
2. Give first and second readings to "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170";
3. Consider "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170" in conjunction with the Town's Financial Plan, the Town's Liquid Waste Management Plan, and the Cowichan Valley Regional District Solid Waste Management Plan, pursuant to section 477(3) of the *Local Government Act*;
4. Consider "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170" in conjunction with the Town's Housing Needs Report and the housing information on which the report is based, pursuant to section 473(2.1) of the *Local Government Act*;
5. Direct staff to refer "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170" to School District 68 pursuant to section 476 of the *Local Government Act*;
6. Give first and second readings to "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171";

7. Direct staff to refer “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171” to the Ministry of Transportation and Infrastructure, after third reading of the bylaw, pursuant to section 52 of the *Transportation Act*;
8. Require that, as a condition of approval of Bylaws 2170 and 2171 the applicant be required to secure the following conditions through a covenant and/or statutory right of way, as described in the May 7, 2024 report to Council, following third reading and prior to adoption of the bylaws:
 - a. Dedication as parkland, at time of subdivision or development, of the areas to be zoned P-2 and P-3 under Bylaw 2170;
 - b. Town access to future park areas prior to dedication for the purposes of invasive plant removal and habitat enhancement;
 - c. Construction of a bus shelter meeting BC Transit’s “E2” standard or similar at the existing northbound stop at the Holland Creek Ball Fields;
 - d. Installation of the necessary electrical infrastructure for all required multi-family parking to be “EV charger Ready”;
 - e. A requirement for a minimum of 10% of dwelling units to meet the BC Building Code, Building Access Handbook;
 - f. A prohibition on the use of fossil fuel as a primary heating source for buildings;
 - g. Dedication and construction of a direct vehicle access/egress from the “Centre Parcel” to Colonia Drive when the “Centre Parcel” is developed;
 - h. A prohibition on planting non-native plants on the “Western Parcel”;
 - i. Wildfire protection measures on the “Western Parcel” and “Centre Parcel” as recommended in the report provided as Attachment H to the May 7, 2024 report to Council; and
 - j. A prohibition on clearing between March 1 and August 31;
9. Direct that, as a condition of approval of Bylaws 2170 and 2171, that the following amendments be made to covenant CA6857592, as described in the May 7, 2024 report to Council, following third reading and prior to adoption of the bylaws:

- a. Removing the requirement to construct the “South Crossing” over Heart Creek;
 - b. Amending the ‘Local Site Triggers’ and ‘Neighborhood Cumulative Triggers’ to:
 - i. Allow construction of up to 100 units on the “Eastern Parcel” provided the developer improves the existing emergency access route to Ryan Place;
 - ii. Allow construction of up to 200 units on the “Centre Parcel” provided the developer completes the design and costing of the Colonia Drive extension from the boundary of Lot A District Lot 110 Oyster District Plan VIP75849 to Thetis Drive and prohibiting more than 200 units on the "Centre Parcel" until the Colonia Drive extension is constructed to the boundary of Lot A, and
 - iii. Adding a prohibition on the development of the “Western Parcel” until:
 - 1. Colonia Drive is fully constructed to connect Malone Road to Thetis Drive;
 - 2. a dedicated multi-use trail and emergency access/egress route is constructed over the “Western Parcel” and adjacent parkland, connecting public road to the Water Treatment Plant access road; and
 - 3. a pedestrian pathway and crossing over Heart Creek is constructed connecting the southern portions of the “Centre Parcel” and “Western Parcel”;
10. Require that the legal instruments under resolutions 8 and 9 be prepared by the Town’s solicitor at the cost of the applicant; and
11. Direct staff to proceed with scheduling and notification of a public hearing for Bylaws 2170 and 2171 pursuant to section 464(1) of the *Local Government Act*.

Motion Carried

CS 2024-107

That Council give third reading to “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170”.

Motion Carried

7.2 “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171”

CS 2024-108

That Council give third reading to “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171”.

Motion Carried

8. RISE AND REPORT- Items from Closed Session

Council rose from Closed Session at 5:57 p.m. without report.

9. MINUTES

9.1 Minutes of the Regular Meeting of Council held May 7, 2024

CS 2024-109

That Council approve the minutes of the Regular Meeting of Council held May 7, 2024.

Motion Carried

9.2 Minutes of the Special Meeting of Council held May 14, 2024

CS 2024-110

That Council approve the minutes of the Special Meeting of Council held May 14, 2024.

Motion Carried

CS 2024-111

That Council refer discussion of the traffic on Rollie Rose Drive to the July 9, 2024 Committee of the Whole meeting.

Motion Carried

10. RECESS

CS 2024-112

By unanimous consent Council recessed at 8:40 p.m. with the intention to reconvene in five minutes.

Motion Carried

Council reconvened at 8:45 p.m.

11. PROCLAMATIONS

11.1 National AccessAbility Week - May 26 - June 1, 2024

Mayor Stone proclaimed May 26-June 1, 2024 as National AccessAbility week in Ladysmith.

12. DEVELOPMENT APPLICATIONS

12.1 Development Variance Permit 3090-24-02 and Development Permit 3060-22-14 – 670 Farrell Road

CS 2024-113

That Council:

1. Issue Development Variance Permit 3090-24-02 to vary section 10.11.5 (a) of “Town of Ladysmith Zoning Bylaw 2014, No. 1860” to increase the maximum height of five proposed buildings from 10.0m to 16.8m at 670 Farrell Road (Lot 12, District Lot 41, Oyster District, Plan EPP119981; PID: 032-050-844 as follows:
 - Building 4 to a maximum height of 11.0 metres;
 - Building 6 to a maximum height of 12.4 metres;
 - Building 7 to a maximum height of 11.5 metres;
 - Building 8 to a maximum height of 15.7 metres; and
 - Building 9 to a maximum height of 16.8 metres.
2. Issue Development Permit 3060-22-14 to allow construction of a 54-unit townhouse and multi-family development at 670 Farrell Road.

Motion Carried

13. COMMITTEE MINUTES

13.1 Community Planning Advisory Committee - May 1, 2024

CS 2024-114

That Council receive the minutes of the Community Planning Advisory Committee meeting held May 1, 2024.

Motion Carried

13.2 Committee of the Whole - May 14, 2024

CS 2024-115

That Council:

1. Give first, second and third readings to “Town of Ladysmith Animal Control Bylaw 2024, 2167”; and
2. Direct staff to bring forward consequential amendments to the “Town of Ladysmith Zoning Bylaw 2014, No. 1860”.

Motion Carried

OPPOSED: Councillors Paterson and Virtanen

CS 2024-116

That Council direct staff to:

1. Amend “Town of Ladysmith Community Centre Facilities Fees and Charges Bylaw 2021, No. 2086,” as presented in Attachment A of the May 14, 2024, staff report;
2. Present the proposed FJCC admission changes to the Cowichan North Recreation Commission and Cowichan Valley Regional District for their respective endorsement;
3. Upon the Commission’s and Board’s endorsement, bring the amended “Community Centre Facilities Fees and Charges Bylaw 2021, No. 2086” to Town of Ladysmith Council for consideration; and
4. Amend the “Fees and Charges Department: Parks, Recreation and Culture Policy” definition of family from four to six children.

Motion Carried

14. BYLAWS

14.1 Bylaw Status Sheet

15. NEW BUSINESS

15.1 National Indigenous Peoples Day - Friday, June 21, 2024

CS 2024-117

That Council donate \$1500 to the Stz’uminus First Nation in support of their Indigenous People’s Day 2024 event, with the funds to come from the Council public relations budget.

Motion Carried

16. QUESTION PERIOD

A member of the public asked about the timing and process for informing the public about the Development Variance permit.

Another resident asked if maintenance sheds are included in the height variance requested in item 12.1, and about proposed meetings.

17. ADJOURNMENT

CS 2024-118

That Council adjourn this Regular Meeting of Council at 9:34 p.m.

Motion Carried

CERTIFIED CORRECT

Mayor (A. Stone)

Corporate Officer (S. Bouma)

Human Trafficking Awareness Day

February 22, 2024



Hosted at Cedar Community Secondary School

Organized by Zonta Nanaimo

Authored by: Andrea Paris Advocacy Chair

Summary on Human Trafficking Awareness Day for Ladysmith City Council meeting of June 4th, 2024

Mission statement: Bring awareness for grade 8-12 students and adults on human trafficking and sexual exploitation respect to online safety. Provide free lunch for all.

Speakers:

- The practicum Students,
- Michael Down VIU Prof,
- The Canadian Center to End Human Trafficking,
- Children of the street

Topics were:

- Online, safety, what is trafficking: In Depth of Human trafficking, and TCO2

Attendees:

- about 170 Students from all high schools but NDSS and LSS,
- 20 school staff and parents,
- 10 Volunteers,
- 8 organizers,
- Zone trustee Chantelle Morvay,
- 2 VIU Practicum students.
- At bastion light up evening ceremony about 25 adults and our MLS Sheila Malcomson and our lovely club members.

Cost of the event was covered by Donations from businesses.

- \$700 for 70 pizzas
- \$300 for signs and business cards
- \$15 for printing flyers
- \$ 250 Buying 25x\$10 gift cards
- 3 Cathy Peters books given to presenters and the school for their help.

Overall, with some minor issues the event was a huge success. We have doubled our goals each year and look forward to continuing to grow. Lessons learned that online and Zoom needs a better connection and triple check pizza order times 😊 Students were engaged and we found that when younger people spoke engagement went up.

Next Steps:

- Our District has encouraged us to open our Z-Club and Golden Z. To this day we have 3 students wanting to participate. I have not started anything yet with them.
- Would love to go back **Cedar school next year on Feb 20th, 2025**. It is a Thursday, and we find it work best for Students. Please mark your calendars.
- We are able to attend school councils to help them join for Z-club while offering leadership experiences.
- The **public event will be on Feb 22nd 2025**. Day time event is geared up to gather all service clubs taking any part in HT. The event is aimed to produce a moving forward strategic plan for Nanaimo. This will be a yearlong process for our small group.
- The light up of the Bastion will be in the evening and observe it from inside at Minnoz Restaurant at Coast Bastion Hotel.
- Practicum students will come at the end of September to start working with us.
- UBCM days in September are also booked and looking forward to see some of you there.
- Ultimately, we would like to take students with us to the **2026 Zonta international conference in Vancouver**. Looking forward to being able to speak on our success and processes.
- Our young ladies would like to do more speaking and leadership for the coming year. I am thrilled to the moon and back.
- A new logo was created: KNOW MORE Nanaimo with KnowMoreNanaimo@gmail.com email, cards and signs were created.

Next Year's Focus:

- To increase the awareness about online activities, behaviors, programs respect to Human Trafficking. As there are many forms of it and not everyone knows that.
- To pull as many service clubs together as we can, to see how to work together collaboratively. Create a strategic plan.
- To have student councils be aware of the program and offer leadership opportunities.
- To have 4 practicum students. And make a presentation for the SD68 Board, Councils, MLA and MP.

HUGE THANK YOU to all the students and staff, organizers, volunteers, and club members who helped to make this event to be so successful. The students were engaged, great presentations with great questions. You had to be there to feel the energy and see the glowing eyes of interests in the topics and speakers.

Our hearts were full and was totally worth our efforts.





Minutes of the Parks, Recreation & Culture Advisory Committee
Wednesday, May 15, 2024 at 7:00pm
Frank Jameson Community Centre

COMMITTEE MEMBERS PRESENT:

Lynda Baker
Jacqueline Huard
Bruce Mason
Kim Nakahara

Jane Nettleton
Councillor Duck Paterson
Pamela Walker
Terri Merritt-Worden

STAFF PRESENT:

Chris Barfoot, Lead
Kim Cheang, Minute Taker

REGRETS:

Colleen Butcher
Geoff Dean
Gordon Filewych

**CALL TO ORDER AND
ACKNOWLEDGEMENT**

The Chair called the meeting to order at 7:00pm and acknowledged with gratitude that the meeting was taking place on the unceded territory of the Stz'uminus First Nation.

AGENDA

2024-10:

That the Parks, Recreation & Culture Advisory Committee approve the agenda for the meeting as presented.

Motion Carried.

MINUTES

2024-11:

That the Parks, Recreation & Culture Advisory Committee approve the minutes of the March 20, 2024 meeting as presented.

Motion Carried

NEW BUSINESS

Enhancing the Aesthetics of the Ladysmith Skatepark

K. Janzen presented the project proposal to enhance the aesthetics of the Ladysmith Skatepark, including:

- Paint the Skatepark to promote a more vibrant space conducive to gathering and active outdoor activity;
- Showcase artistic talent for both skatepark users and community members; and
- Engage skatepark users in enhancing the space.

Next steps are to submit the proposal in phases to School District 68 and the Public Arts Committee for review and feedback.

2024-12:

That the Parks Recreation & Culture Advisory Committee support enhancing the aesthetics of the Ladysmith Skatepark project in principle.

Motion Carried

Rutti Park Plan: In Person Engagement date selection

- Staff to send a poll with two Wednesday dates in mid-June to establish the committee in person engagement. Depending on turnout, a Saturday in September may be added; and
- Display multiple boards with QR codes at parks for input.

Public Art Committee (PAC) appointee

2024-13:

That the Parks Recreation & Culture Advisory Committee appoint G. Filewych as representative. In the event that he declines, the Committee's alternate choice is T. Merritt-Worden.

Motion Carried.

Proposed PRC Bylaw Fees & Charges

The committee discussed three options for changing the 30X Pass:

1. Realign to match the policy and have a 20% subsidy;
2. Keep the pass as is, and increase the rates as usual (3% Adult, 2% Child, 5.5% Youth/Senior and 5.5% Family); or
3. Remove the pass.

The majority selected option 3 - removing the 30X Pass.

Lot 108 – next step

C. Barfoot provided an update on funding for field house design which has been approved. Staff are investigating models used by other communities for similar projects.

OLD BUSINESS

Rutti Park Plan Public Engagement survey update

- The Committee reviewed and discussed the survey results.
- Some emerging components include: connecting the three entry points, seating, playground, picnic tables, community gardens, fenced area for dogs, bike racks, water tap, drainage, and native plants.

PRC DEPARTMENT UPDATE

PRC Department Update

C. Barfoot provided a verbal update on the Machine Shop:

- Looking at revitalizing the old design. Construction likely to begin towards the end of September with project completion estimated to be December 2025. Another funding announcement is anticipated to come soon.

NEXT MEETING

7:00pm on Wednesday, June 19, 2024 at FJCC

ADJOURNMENT

2024-14:

That the Parks, Recreation & Culture Advisory Committee adjourn this meeting at 8:25pm.

Motion Carried

DRAFT

STAFF REPORT TO COUNCIL

Report Prepared By: Ryan Bouma, Director of Infrastructure Services
Reviewed By: Allison McCarrick, CAO
Meeting Date: June 4, 2024
File No: 1220-20
Re: Award Roberts St. Watermain Tender and Amend Financial Plan

RECOMMENDATION:

That Council:

1. Award the Roberts St. Watermain Tender 2024-IS-02 to In the Dirt Contracting Ltd in the amount of \$561,209;
2. Reallocate \$207,505 from the Oyster Bay Watermain project and \$45,000 from the Canada Community Building Fund to the Roberts St. Watermain project; and
3. Amend the 2024-2028 Financial Plan accordingly.

EXECUTIVE SUMMARY:

Due to two historical watermain breaks on Roberts Street, the watermain was ranked as a high priority to replace. Staff worked with Koers & Associates Engineering Ltd. (Koers) to design and tender a replacement watermain. The Town received 5 bids ranging from \$561,209 to \$849,271, all of which exceed the original budget of \$425,000.

PREVIOUS COUNCIL DIRECTION:

N/A

INTRODUCTION/BACKGROUND:

The Roberts Street watermain was ranked third on the Town's Water Projects Priority Ranking because it contained small diameter pipe and had experienced two watermain breaks. Based on the need for pavement and sidewalk replacement along this road, this project was selected and included in the budget.

At the start of 2014 Koers completed a detailed design for replacement of the main, as well as additional scope including sidewalks and some stormwater infrastructure that conflicted with the watermain. The additional scope of work was not contemplated when the original budget was set.

Koers assisted with a tender, which was posted on BC Bid and the Town's website and closed May 16, 2024. The Town received 5 tenders as shown below:

Tenderer	Total Tender (excl. GST)	Days to Complete
In the Dirt Contracting Ltd.	\$561,209.00	75
David Stalker Excavating Ltd.	\$664,746.50	90
Milestone Equipment Contracting Inc.	\$793,645.00	72
IWC Excavating Ltd.	\$799,570.40	120
Stone Pacific Contracting Ltd.	\$849,271.11	80

None of the bids were within the allotted budget of \$425,000, so an increase to the budget is required if the project is to move forward. Note that the above prices include \$30,000 contingency for extra quantities, although change orders are a common issue when working in older streets, and additional contingency and construction administration costs are required. The 2024 budget includes carry over funds for the Oyster Bay Drive watermain of \$207,505. Staff recommend that the Oyster Bay Drive project be postponed and the funds added to the Roberts Street watermain as the Town has yet to receive a certificate of compliance for Oyster Bay Drive and detailed layout of the Waterfront Area Plan is not yet known. An additional \$45,000 of funding from the Canada Community Building Fund (previously known as Gas Tax/Community Works Funds) is also requested to be utilized in this project to fund sidewalks, curbs, and boulevards. With these additional funds, the total 2024 budget would amount to approximately \$658,800, which should adequately cover extra costs and contract administration.

When evaluating the results of a tender, staff consider price first followed by other factors, including, but not limited to:

1. Schedule;
2. Previous experience with the Town;
3. References from other projects; and
4. Equipment and personnel available to the Town.

In the Dirt Contracting Ltd. (In the Dirt) was the low bidder by a large margin with a short construction duration. A shorter construction window is desirable on a project like this because Roberts Street is classified as a collector road and construction activity will require traffic control and even occasional road closures.

In the Dirt provided limited references and experience compared to the other contractors, all of which the Town has direct experience with. Despite this, staff are not aware of negative experiences that would exclude In the Dirt from being awarded the work. It is our opinion that In the Dirt should be awarded the project if Council chooses to increase the budget as required.

Staff reviewed the need to repave Roberts Street as part of this scope of work. The watermain replacement will require a trench repair and the grade of the road is quite steep. The existing pavement condition is generally moderate and does not require replacement ahead of other locations in town. If Council wanted to consider complete pavement replacement of Roberts

Street, the cost would be approximately an additional \$135,000 based on the unit price of \$64/m² for pavement removal and replacement in the tender.

ALTERNATIVES:

Council can choose to cancel the tender and increase the budget in 2025.

FINANCIAL IMPLICATIONS:

The Roberts Street Watermain project began in 2023 at an original budget amount of \$425,000. To date, \$33,503 has been spent on engineering to make the project ready for tender. Additional funds are required for this project to move forward to meet the minimum bid amounts. Staff recommend moving the \$207,505 from the Oyster Bay Dr watermain project to cover the bid amounts plus the engineering oversight for the overall project, as well as utilizing Canada Community Building Funds (Gas Tax) funds in the amount of \$45,000 to replace the sidewalks and storm infrastructure around the project.

LEGAL IMPLICATIONS:

Bid bonds are valid for 60 days from May 16th and the Town must choose to either cancel or award the tender. The Town is not obligated to award the tender as the bids are significantly over budget.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

Watermain breaks affect neighbouring residents as well as road users. The watermain breaks have been responsible for flooding and pavement damage two times.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

The Infrastructure Services has worked with the Director of Financial Services to prepare this report and the recommendations.

ALIGNMENT WITH STRATEGIC PRIORITIES:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Core Infrastructure | <input checked="" type="checkbox"/> Economy |
| <input type="checkbox"/> Official Community Plan Implementation | <input type="checkbox"/> Leadership |
| <input type="checkbox"/> Waterfront Area Plan | <input type="checkbox"/> Not Applicable |

I approve the report and recommendations.

Allison McCarrick, Chief Administrative Officer

STAFF REPORT TO COUNCIL

Report Prepared By: Ryan Bouma, Director of Infrastructure Services
Reviewed By: Allison McCarrick, CAO
Meeting Date: June 4, 2024
File No:
Re: **6th Avenue Reconstruction Conceptual Design**

RECOMMENDATION:

That Council direct staff to:

1. Begin preliminary design of 6th Avenue road reconstruction at an estimated cost of \$250,000;
2. Present the findings to the Committee of the Whole at a future date; and
3. Amend the 2024-2028 Financial Plan to include the 6th Ave Conceptual Design for \$250,000 in General Capital projects with the funding to come from the Infrastructure Reserve.

EXECUTIVE SUMMARY:

Following the completion of the 4th Avenue phase 1 rebuild, staff have considered future phases and other road rebuilding projects. After a review of capital needs, public facilities, pavement condition, and cycling routes, staff are recommending that Council consider 6th Avenue for future road reconstruction.

PREVIOUS COUNCIL DIRECTION:

Resolution	ResolutionDetails
CS 2018-142	<p>FINAL RESOLUTION (AS AMENDED BY CS 2018-143)</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Endorse Options 2-5 outlined in the report from the Director of Infrastructure Services dated May 7, 2018 as the typical cross-sections for the reconstruction of Fourth Avenue. 2. Confirm that the bicycle path is to be located on Sixth Avenue from Symonds Street to Methuen and on Jamison to Root Street. 3. Direct staff to present the Fourth Avenue Reconstruction Plan to the public at an open house. 4. Direct staff to proceed with design drawings for the first phase fMro Belaire Street to White Street.



INTRODUCTION/BACKGROUND:

According to OCP Map 2 – Street Network, 4th Avenue is considered a collector and 6th Avenue, a local road. In general, this is due to the traffic volume and nature of vehicle movement on 4th Avenue, as it connects significant areas of the Town. Despite this, 6th Avenue is a destination street with two schools, two emergency services, Frank Jameson Community Centre (FJCC), and Infrastructure Services. Both roads are on the OCP Map 3 – Cycling Network as short-term priorities.

When considering the destinations, pavement condition, underground utilities, parking, and cycling needs, staff recommend Council consider future road reconstruction of 6th Avenue rather than 4th Avenue. A budget of \$250,000 has been suggested to survey all of 6th Ave, complete a geotechnical assessment and create a conceptual plan and phasing for Council review, as well as a preliminary design of one phase including construction cost estimates.

Pavement Condition

In preparation of this report, staff reviewed the 2015 Pavement Management Plan from Tetra Tech, including Appendix C1 - Priority List (Table 1), and completed a walkover of both 4th Avenue and 6th Avenue from Roberts Street to Symonds Street. Recent upgrades to 4th Avenue between Root Street and White Street are not reflected in the 2015 report, so a visual review was important to contextualize the report findings.

Table 1: Appendix C1 – Priority List (credit – Tetra Tech Pavement Management Plan)

Road	From	To	Length (m)	Street_From	Street_To	Class
Walkem Road	502	790	288	Cloke Road	4th Avenue	COL
6th Avenue	311	363	52	Roberts Street	Malone Road	COL
6th Avenue	363	415	52	Malone Road	Gatacre Street	COL
Buller Street	267	402	135	4th Avenue	3rd Avenue	COL
Kitchener Street	0	136	136	6th Avenue	5th Avenue	COL
Symonds Street	66	201	135	6th Avenue	5th Avenue / Cloke Road	COL
Russell Road	100	308	208	Rothdale Road	Ridgway Place	COL
Maplewood Way	0	259	259	Birchwood Road	Cedarwood Road	LOC
Dogwood Drive	1003	1526	523	Holland Creek / Stephenson Street	Gifford Road	COL
Christie Road	0	124	124	4th Avenue	3rd Avenue	COL
4th Avenue	1039	1425	386	Symonds Street	Walkem Road	COL
4th Avenue Extension	458	558	100	Hambrook Street	Root Street	LOC
Belaire Street	222	316	94	4th Avenue Extension	Rigby Place	LOC
Russell Road	0	100	100	Hooper Place	Rothdale Road	COL
4th Avenue Extension	558	653	95	Root Street	Belaire Street	LOC
Kitchener Street	136	268	132	5th Avenue	4th Avenue	COL
6th Avenue	415	519	104	Gatacre Street	High Street	COL
4th Avenue	1425	1552	127	Walkem Road	Christie Road / Cook Street	COL
Buller Street	136	267	131	5th Avenue	4th Avenue	COL
Dogwood Drive	1880	1984	104	Forward Road	1st Avenue / Methuen Street	COL

Observations of both roads included:

- Extensive cracking and alligator cracking;
- Vertical displacement at patches;
- Potholing mixed with patches;

- Water erosion at pavement edges;
- Polishing of the asphalt aggregate (reduced traction); and
- Uneven grading with localized depressions.

Based on these findings, both roads have exceeded their pavement life span and require pavement replacement.

During the site walkover staff noted several distinctions between the roads:

- Evidence of ponding water along 6th Avenue due to depressed areas without proper grading. Ponding water may be contributing to pavement and subgrade degradation and may freeze during the winter;
- Sidewalks were adjacent to the pavement on 6th Avenue forming a curb line. 4th Avenue had extensive portions of road without curb and water control. Pavement edges were more degraded on 4th Avenue due to unsupported pavement;
- 6th Avenue had formal angled parking along the majority of the road whereas 4th Avenue has angled parking in front of the Intermediate School only;
- Cross grades are steeper on 4th Avenue; and
- Traffic volumes are much higher on 4th Avenue.

Based on this review, staff concluded that both roads are in poor condition, although 6th Avenue is marginally worse. The pavement surface on 6th Avenue indicates subgrade damage as well, which may not be suitable for pavement replacement, so road reconstruction is likely required. A photo log of the conditions can be found in Attachment A.

Underground Utilities

In general, both 4th Avenue and 6th Avenue have storm and water utilities in the road. Sanitary sewer mains and Fortis BC Gas run perpendicular down the lanes, although some gas mains run parallel in 4th Avenue. Electrical is above ground and lighting is with BC Hydro lease lights.

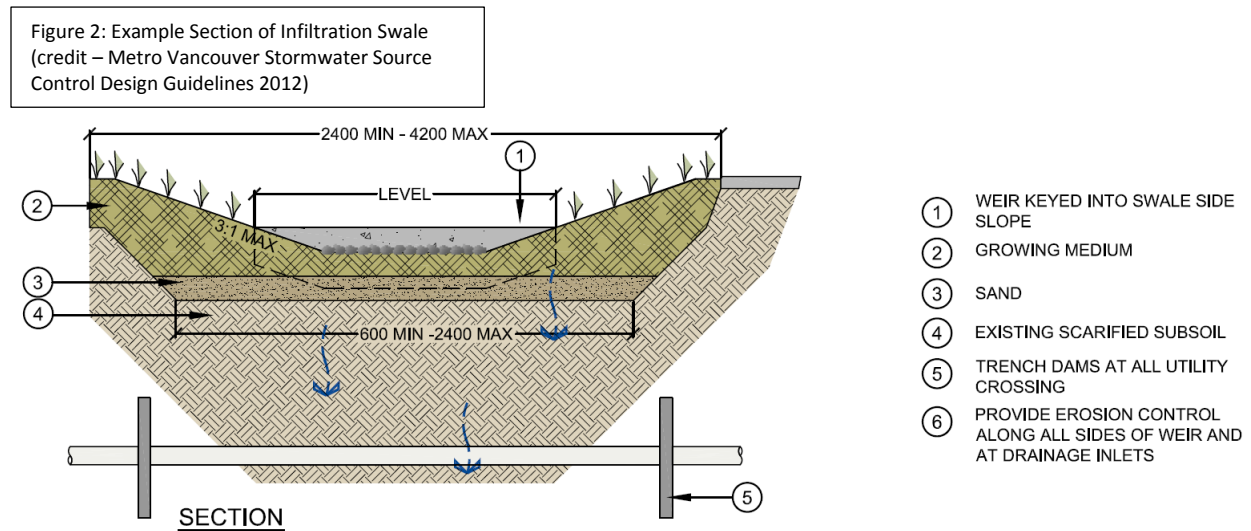
The Town water mains on these roads consist of 200mm diameter asbestos cement (AC) pipe. Staff are not aware of any recent watermain breaks on 4th Avenue, whereas a significant break occurred on 6th Avenue at Buller Street on October 8, 2021. This watermain break resulted in significant flooding of neighbouring properties and houses as well as loss of water service to the area for several hours. Additionally, there are dead-end watermains at White Street and Gatacre Street, which limits fire flow protection, serviceability, and reduces water refresh. Due to the dead-ends and break history, 6th Avenue watermain replacement was placed on the Town's Water Distribution Priority Ranking in 11th place.



Figure 1: Oct 8, 2021
Flooding and Erosion

A Stormwater Master Plan is currently underway for the Old Town Area and staff have received considerable preliminary information from the consultant. Part of the master plan is to identify storm mains that are flood prone and in poor condition and rank the mains in priority of replacement. Preliminary information has highlighted the storm main on 6th Avenue and Stillin Drive from Kitchener Street to Walkem Road. as the 1st priority. Generally, the portion from Walkem Road along Stillin Drive (rear yard storm main) would be completed first, followed by the 6th Avenue main in a second phase.

The storm mains in this area likely predate many of the buildings and parking lot expansions, such as the High School and FJCC. Storm water collection from these properties is suspected to be contributing to the flood risk in this area. Modern stormwater management practices would include Source Control measures for these buildings, such as infiltration galleries, swales, rock pits, etc. The purpose of the Source Controls is to reduce flooding and erosion to downstream water ways. Reconstruction of 6th Avenue would provide an opportunity to create Source Controls in the road.



Replacement of utilities should be completed for both roads if reconstruction is carried out; however, utility replacement is not yet required on 4th Avenue. Storm and water mains are due for replacement in 6th Avenue and could be efficiently replaced as part of a reconstruction project. Alternatively, storm and water mains could be replaced prior to reconstruction as a way to phase the project, but patch pavement would be required between utility replacement and road reconstruction.

Public Facilities

Six notable public facilities along 6th Avenue include:

- RCMP Station;
- Infrastructure Services;
- Firehall;

- Primary School;
- High School; and
- Frank Jameson Community Centre (FJCC).

These facilities require large areas of parking, pedestrian activity, and bicycle connections in addition to traffic movement. These facilities place a greater importance on road reconstruction rather than simple pavement replacement because improvements to intersections, sidewalks, bike lanes, etc. should be made.

There is one public facility on 4th Avenue, the Intermediate School, which has received relatively recent upgrades including curbs, sidewalks, angled parking, and intersection improvements.

Bicycle Planning

OCP Map 3 – Cycling Network indicates both 4th Avenue and 6th Avenue are short term priority cycling networks. The 2009 Ladysmith Bicycle Plan notes 6th Avenue is the designated bike route and 4th Avenue is the alternate connection. Furthermore, Council resolution CS 2018-142 from May 2018 confirms “that the bicycle path is to be located on 6th Ave...”.

Reconstruction of 4th Avenue in 2022/23 excluded designated bicycle facilities in anticipation of future bicycle improvements along 6th Avenue. The grades, speeds, and traffic patterns on 6th Avenue do not necessarily require designated bike paths, although that would be considered during conceptual planning if Council approved the recommendation.

Additional bicycle upgrades could include boulevard features such as bicycle lock up, repair station, and/or drinking fountain. Bicycle infrastructure is often used by other forms of active transportation such as ebikes and scooters. Those other potential uses would be considered.

Parking

There are significant parking features along 6th Avenue used for the nearby facilities. Observationally, parking is often highly utilized during peak periods of use, such as school pickup and drop-off or major programs at FJCC and under utilized during off-peak times. Road reconstruction provides an opportunity to reconfigure street parking to be more efficient and safer.

Scope of Work

If Council approves the recommendation, staff will develop an RFP to find a consultant that will provide engineering services, including:

- Survey;
- Geotechnical;
- Review of the Town’s forthcoming Stormwater Master Plan;
- Conceptual designs (for Council review);
- Phasing recommendations;
- Preliminary design of Phase 1; and
- Detailed cost estimates of Phase 1.

This work would be initiated immediately and likely carry into the middle of 2025. Staff would try to budget additional work or infrastructure replacement for 2025 where possible.

Summary

Staff suggest that 6th Avenue is the highest priority for road reconstruction based on the findings:

1. The pavement condition is worse than 4th Avenue and needs to be replaced soon;
2. Storm and water mains are due for replacement;
3. Public facilities rely on 6th Avenue including schools, emergency services, and FJCC;
4. 6th Avenue is the preferred bike route;
5. Parking congestion and pedestrian safety should be improved for school pick-up and drop-off.

Based on the needs and infrastructure condition, staff recommend that 6th Avenue be considered for road reconstruction while pavement renewal will be targeted along 4th Avenue with annual pavement budget money.

ALTERNATIVES:

Council can choose to:

1. Direct staff to continue design of further phases of 4th Avenue; or
2. Direct staff to not reconstruct any roads.

FINANCIAL IMPLICATIONS:

The funding for this preliminary design will come from the Infrastructure Reserve which will have a balance of \$982,602 after funding this project. The actual construction of 6th Avenue will be included in a future budget and the project will be split proportionally between the water, sewer and general funds.

Minor components of this project were already included in the 2024 – 2028 Financial Plan: 6th Avenue Watermain replacement of the dead-ends for \$385,000 and the Firehall front apron paving for \$30,000. These project will be deferred until the entire project can be completed.

LEGAL IMPLICATIONS:

N/A

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

Staff have not received direct feedback on this change of priorities from 4th Avenue to 6th Avenue; however, we have heard complaints of pavement condition for both roads as well as flooding complaints on 6th Avenue. Once conceptual designs have been created, public input could be received and changes could be made prior to further design and construction.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

Infrastructure Services has worked with the Director of Financial Services and the Chief Administrative Officer to determine funding sources.

ALIGNMENT WITH STRATEGIC PRIORITIES:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Core Infrastructure | <input type="checkbox"/> Economy |
| <input type="checkbox"/> Official Community Plan Implementation | <input type="checkbox"/> Leadership |
| <input type="checkbox"/> Waterfront Area Plan | <input type="checkbox"/> Not Applicable |

I approve the report and recommendations.

Allison McCarrick, Chief Administrative Officer

ATTACHMENT:

- A. Photo Log of Conditions

Attachment A

6th Avenue Conditions

Multiple patches in area of alligator cracking



Extensive alligator cracking in the wheel path



Intersection filled with pothole patches and alligator cracking, bordering complete failure



Eradication of road markings causing uneven wear and cracking



4th Avenue Conditions

Intersection with cracking and some alligator cracking



Unsupported road edge degradation



Transition from previous road reconstruction to old pavement without curbs



Patch cracking and vertical displacement along major crack lines



BYLAW STATUS SHEET June 4, 2024

Bylaw #	Description	Status
2131	"Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 54) 2022, No. 2131" (10940 Westdowne Rd.). Changes zoning from Rural Residential (RU-1) to Manufactured Home Park (MHP-1).	First and second readings, December 20, 2022. Public Hearing and third reading December 19, 2023. MOTI approval received January 15, 2024. Awaiting covenant.
2133	"Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 56) 2023, No. 2133". Allows convenience store at 1132-1142 Rocky Creek Rd.	First and second readings, January 10, 2023. Public Hearing required. MOTI approval required. Waiting on applicant to submit Development Permit per Council Resolution
2161	"Official Community Plan Bylaw 2022, No. 2200, Amendment Bylaw 2023, No. 2161". To expand the mobile home park at 10940 Westdowne Road.	First and second readings, November 21, 2023. Second reading rescinded, second reading as amended, December 5, 2023. Public Hearing and third reading December 19, 2023. Awaiting covenant.
2166	"Town of Ladysmith City Hall Loan Authorization Bylaw 2024, No. 2166". To enable the Town to borrow up to \$13.5 million dollars over a term of 30 years to fund the construction of a new City Hall.	First, second and third readings, January 23, 2024. Inspector of Municipalities approval received February 26, 2024. Approval of the electors required through an Alternative Approval Process.
2170	"Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2170". (To reallocate units for a portion of the Holland Creek neighbourhood to create a smaller development footprint, eliminate the need for a crossing over Heart Creek and adjust triggers for infrastructure construction).	First and second readings, May 7, 2024. Public Hearing held May 21, 2024. MOTI approval received May 27, 2024.
2171	"Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2024, No. 2171". (To reallocate units for a portion of the Holland Creek neighbourhood to create a smaller development footprint, eliminate the need for a crossing over Heart Creek and adjust triggers for infrastructure construction).	First and second readings, May 7, 2024. Public Hearing held May 21, 2024. Moti approval received May 27, 2024..