

Ms. Ruth Malli
City Manager
Town of Ladysmith
PO Box 220, 410 Esplanade
Ladysmith, BC V9G 1A2

31 July 2014

Re: Revised Ladysmith Boundary Extension Application

Dear Ms. Malli:

On October 13, 2013, Couverdon Real Estate (Couverdon), the real estate business of TimberWest Forest Corporation (TimberWest), submitted a boundary expansion application to have 283 hectares of TimberWest lands included into the Town of Ladysmith. Couverdon has now revised the application boundaries (as shown on Schedule A) to reflect new servicing information and is submitting the amended application herein.

Through on-going discussions with the Town's Engineering consultants (Koers & Associates), we have developed a better understanding of the Town's infrastructure capacities and limitations. The application boundary has been adjusted to reflect these servicing constraints by removing those areas that cannot be serviced effectively.

The amended application reduces the original inclusion area from 283 hectares to 273 hectares. The attached Figures 1 - 5 have also been amended to reflect the proposed boundary change. The proposed changes do not impact the findings of any of the previous studies submitted with the original application.

We maintain that the proposed boundary extension area provides a logical extension of the current Town boundaries and provides the Town and Couverdon an opportunity to work together on a long-range land use plan that reinforces the core values of the community. In particular, the proposed extension provides an opportunity for the Town to realize three key objectives:

- Acquisition of watershed lands (around Stocking Lake and Holland Lake) to protect the drinking water that supplies the town, the Diamond, and Saltair;
- Protection of key viewscapes (i.e. forested hills behind the town); and
- Implementation of planned community development which employs smart growth practices and supports the *Community Vision for a Sustainable West Coast Town*.

Couverdon

In addition to the proposed change noted above, we respectfully request that the Town consider having a referendum regarding our application at the same time as the municipal election (November 2014). We think this is appropriate for the following reasons:

- a. It is a more efficient and convenient process for the residents of Ladysmith;
- b. There is less confusion for the residents; and
- c. Potential to increase voter interest and turnout.

Should you have any questions or require further clarification, please do not hesitate to contact me at (250) 729-3726 or at frank.limshue@couverdon.com.

Sincerely,



Frank Limshue, MCIP
Director of Planning & Zoning
Couverdon Real Estate

Cc: Felicity Adams, Director of Development Services
Sandy Bowden, Director of Corporate Services