



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, February 4, 2025
6:00 P.M.
Ladysmith Seniors Centre
630 2nd Avenue

Council Members Present:

Acting Mayor Tricia McKay
Councillor Ray Gourlay
Councillor Amanda Jacobson (*via Zoom*)
Councillor Duck Paterson
Councillor Jeff Virtanen (*via Zoom*)

Council Members Absent:

Councillor Marsh Stevens

Staff Present:

Allison McCarrick (*via Zoom*)
Erin Anderson
Chris Barfoot (*via Zoom*)
Jake Belobaba
Tim Tanton (*via Zoom*)
Chris Geiger
Sue Bouma (*via Zoom*)
Nick Pescod (*via Zoom*)
Andrew Wilson (*via Zoom*)
Hayley Young

1. CALL TO ORDER

Acting Mayor McKay called this Meeting of Council to order at 6:00 p.m., in order to retire immediately into Closed Session.

2. CLOSED SESSION

CS 2025-025

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:

- (c) labour relations or other employee relations;
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the municipality;

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

Motion Carried

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

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

4. AGENDA APPROVAL

CS 2025-026

That Council approve the agenda for this Regular Meeting of Council for February 4, 2025 as amended to include Item 10.5, "Cancellation of Business License #1891: Natural Massage Spa".

Motion Carried

5. RISE AND REPORT- Items from Closed Session

Council rose from Closed Session at 6:30 p.m. without report.

6. MINUTES

6.1 Minutes of the Regular Meeting of Council held January 21, 2025

CS 2025-027

That Council approve the minutes of the Regular Meeting of Council held January 21, 2025.

Motion Carried

6.2 Minutes of the Special Meeting of Council held January 28, 2025

CS 2025-028

That Council approve the minutes of the Special Meeting of Council held January 28, 2025.

Motion Carried

7. DELEGATIONS

7.1 Ladysmith RCMP Detachment Commander Introduction

Staff Sergeant Trevor Busch introduced himself and provided a brief background of his 18 years of police service, which has spanned two provinces and included several different roles. He expressed gratitude for the warm welcome and encouraged members of Council to reach out with future questions.

8. DEVELOPMENT APPLICATIONS

8.1 Development Variance Permit 3090-24-05 and Development Permit 3060-23-14 – 1301 & 1391 Rocky Creek Road

CS 2025-029

That Council:

1. Issue Development Variance Permit 3090-24-05 to vary the following provisions of “Town of Ladysmith Zoning Bylaw 2014, No. 1860” for a 21-unit residential development at 1301 & 1391 Rocky Creek Road (Lot A District Lots 81, 86 and 98 Oyster District Plan EPP87265; PID: 030-801-460):
 - a. Section 5.2 (c) to permit two accessory buildings in the front yard;
 - b. Section 5.9 (a) to permit six accessory buildings on a parcel;
 - c. Section 10.7.5 to reduce the parcel line setbacks by:
 - i. Decreasing the front parcel line for a principal building from 6.0 metres to 3.0 metres;
 - ii. Decreasing the side parcel line for a principal building from 4.5 metres to 2.5 metres; and
 - iii. Decreasing the front parcel line setback for an accessory building from 6.0 metres to 3.0 metres for a detached garage.
2. Issue Development Permit 3060-23-14 to allow construction of two four-unit townhouse dwellings, three three-unit townhouse dwellings, and two two-unit duplexes at 1301 & 1391 Rocky Creek Road.
3. Require as a condition of the issuance of Development Permit 3060-23-14 that the applicant provide a landscape security for the amount stated in the permit.

Motion Carried

9. COMMITTEE MINUTES

9.1 Committee of the Whole - January 28, 2025

CS 2025-030

That Council approve the allocated amounts of the 2025 Grant in Aid requests as follows:

Art Council of Ladysmith and District	6,938
Big Brothers Big Sisters of Central Vancouver Island	1,688
Friends of Holland Creek Society	2,000
Ladysmith & District Historical Society	1,500
Ladysmith & District Marine Rescue Society	2,438
Ladysmith Celebrations Society	7,500
Ladysmith Chemainus Swim Club Society	2,400
Ladysmith Community Garden Society	5,000
Ladysmith Downtown Business Association	3,750
Ladysmith Family & Friends	1,875
Ladysmith Festival of Lights Society	1,875
Ladysmith Little Theatre	-
Ladysmith Pilots Baseball Club	5,000
Ladysmith Pride Society	7,500
Mid-Island Air Search and Rescue Society	3,120
Old English Car Club of BC - Central Island Branch	563
Take A Hike Youth Mental Health Foundation	2,500

Motion Carried

Councillor Paterson declared a conflict of interest due to his association with Cops for Cancer/Tour de Rock and the Ladysmith Show & Shine Society and vacated the meeting at 7:15 p.m.

CS 2025-031

That Council approve the allocated amount of \$2000 as the 2025 Grant in Aid for the Cops for Cancer/Tour de Rock organization.

Motion Carried

CS 2025-032

That Council approve the allocated amount of \$2250 as the 2025 Grant in Aid for the Ladysmith Show and Shine organization.

Motion Carried

Councillor Paterson returned to the meeting at 7:17 p.m.

10. REPORTS

10.1 Museum Ramp Replacement Project

CS 2025-033

That Council direct staff to include \$55,000 in the 2025 capital budget for a ramp at the property located at 721 1st Avenue, currently occupied by Ladysmith and District Historical Society, with the funding to come from prior year surplus.

Motion Carried

10.2 City Hall Air Quality Improvements

CS 2025-034

That Council direct staff to include in the 2025 Capital Plan a Heat Recovery Ventilation (HRV) system project in the amount of \$40,000 with the funds to come from the COVID Safe-restart reserve.

Motion Carried

10.3 Downtown Parking Requests from Local Businesses

CS 2025-035

That Council:

1. Deny the Oct 24, 2024 request from the Temperance Hotel for dedicated hotel parking on the public street;
2. Direct staff to remove the overnight parking prohibition from two parking spaces on 1st Avenue adjacent to the Temperance Hotel; and
3. Direct staff to develop a fee structure for the use of Town streets for Council consideration.

Motion Carried

10.4 Early Budget Approval: Uplands Remediation

CS 2025-036

That Council grant early budget approval for the 2025 capital project titled Waterfront Projects in the amount of \$250,000 to conduct additional foreshore drilling and testing to support the Town's application for obtaining a Certificate of Compliance for the Uplands.

Motion Carried

10.5 Cancellation of Business License #1891: Natural Massage Spa

CS 2025-037

That Council:

1. For the reasons outlined in the February 4, 2025 report to Council, and subject to the license holder's right to be heard under section 60(3) of the *Community Charter*, cancel Business License #1891 issued to 'Natural Massage Spa' at 16 High Street pursuant to section 60(2) of the *Community Charter*, and
2. Direct staff to notify the license holder pursuant to section 60(3) of the *Community Charter*.

Motion Carried

11. BYLAWS

11.1 Bylaw Status Sheet

12. QUESTION PERIOD

A member of the public requested that Council reconsider the designated parking request for the Temperance Hotel.

13. ADJOURNMENT

CS 2025-038

That this Regular Meeting of Council be adjourned at 7:39 p.m.

Motion Carried

CERTIFIED CORRECT

Acting Mayor (T. McKay)

Corporate Officer (S. Bouma)