



## MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, May 6, 2025

5:30 P.M.

Ladysmith Seniors Centre

630 2nd Avenue

### Council Members Present:

Mayor Deena Beeston  
Councillor Ray Gourlay  
Councillor Amanda Jacobson  
Councillor Tricia McKay

Councillor Duck Paterson  
Councillor Marsh Stevens  
Councillor Jeff Virtanen

### Staff Present:

Allison McCarrick  
Erin Anderson  
Jake Belobaba  
Tim Tanton  
Chris Geiger

Trish McConnell  
Sue Bouma  
Nick Pescod  
Hayley Young

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## 1. CALL TO ORDER

Mayor Beeston called this Meeting of Council to order at 5:30 p.m., in order to retire immediately into Closed Session.

## 2. CLOSED SESSION

### CS 2025-109

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)(c) labour relations or other employee relations;
- (1)(g) litigation or potential litigation affecting the municipality;
- (1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (1)(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.

- (2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party; and
- (2)(d) a matter that, under another enactment, is such that the public must be excluded from the meeting.

*Motion Carried*

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

*\*as per  
Council  
Resolution  
CS 2025-353*

Mayor Beeston called this Regular Meeting of Council to order at 7:03 p.m., recognizing with gratitude that it was taking place on the \*traditional territory of the Stz'uminus First Nation.

### **4. AGENDA APPROVAL CS 2025-110**

That Council approve the agenda for this Regular Meeting of Council for May 6, 2025 as amended to include item 10.2 "Letters to Outgoing and Incoming Members of Parliament for the Nanaimo-Ladysmith Constituency – Councillor Gourlay."

*Motion Carried*

### **5. MINUTES**

#### **5.1 Minutes of the Public Hearing and Regular Meeting of Council held April 15, 2025**

##### **CS 2025-111**

That Council approve the minutes of the Public Hearing and Regular Meeting of Council held April 15, 2025.

*Motion Carried*

### **6. PROCLAMATIONS**

#### **6.1 National Public Works Week - May 18 to 24, 2025**

Mayor Beeston proclaimed May 18 to 24, 2025 as "National Public Works Week" in the Town of Ladysmith.

#### **6.2 Island Good Days - May 30 to June 6, 2025**

Mayor Beeston proclaimed May 30 to June 6, 2025 as "Island Good Days" in the Town of Ladysmith.

## **7. COMMITTEE MINUTES**

### **7.1 Parks, Recreation & Culture Advisory Committee - April 16, 2025**

#### **CS 2025-112**

That Council receive the minutes of the Parks, Recreation & Culture Advisory Committee meeting held April 16, 2025.

*Motion Carried*

## **8. REPORTS**

### **8.1 Waive Purchasing Policy for Surplus Vehicle Rescue Equipment**

#### **CS 2025-113**

That Council waive Purchasing Policy 5-1790-D and permit the donation of surplus Fire Rescue vehicle tools and equipment to the Tobiano Fire Department.

*Motion Carried*

## **9. BYLAWS**

### **9.1 Bylaws for Adoption**

#### **9.1.1 “Property Tax Rates Bylaw 2025, No. 2209”**

##### **CS 2025-114**

That Council adopt “Property Tax Rates Bylaw 2025, No. 2209”.

*Motion Carried*

#### **9.1.2 “Sewer Parcel Tax Bylaw 2025, No. 2210”**

##### **CS 2025-115**

That Council adopt “Sewer Parcel Tax Bylaw 2025, No. 2210”.

*Motion Carried*

#### **9.1.3 “Water Parcel Tax Bylaw 2025, No. 2211”**

##### **CS 2025-116**

That Council adopt “Water Parcel Tax Bylaw 2025, No. 2211”.

*Motion Carried*

### **9.2 Bylaw Status Sheet**

## **10. NEW BUSINESS**

### **10.1 Online Survey Regarding the Large Item Disposal Program - Councillor Gourlay**

#### **CS 2025-117**

That Council direct staff to solicit feedback using the Town's online public engagement platform regarding the annual large item disposal program.

*Motion Carried*

### **10.2 Letters to Outgoing and Incoming Members of Parliament for the Nanaimo-Ladysmith Constituency – Councillor Gourlay**

#### **CS 2025-118**

That Council direct staff to send a letter of thanks to Lisa Marie Barron, former MP for Nanaimo-Ladysmith, and a welcome letter to the incoming MP, Tamara Kronis.

*Motion Carried*

## **11. UNFINISHED BUSINESS**

### **11.1 Notice of Motion 1130 Rocky Creek Road - Councillor Paterson**

#### **CS 2025-119**

That Council:

1. Direct staff to cease work on the report under resolution CS2025-051;
2. Endorse, in principle, amending Covenant CB215820 to remove the requirement to construct a roundabout.
3. Require that, as a condition of approval of amending Covenant CB215820 the following conditions to be secured through a covenant:
  - a) a prohibition on access from Ludlow Road and limited egress to Ludlow Road to a single, right out only egress, until the roundabout is constructed;
  - b) a requirement to construct a temporary median in Ludlow Road prior to issuance of an Occupancy Permit;
  - c) a requirement for cash in lieu of frontage improvements along Ludlow Road and Rocky Creek Road at time of building permit issuance;
  - d) a requirement to install a temporary gravel pathway along the frontage of the property as shown in development permit 3060-24-20 at time of building permit issuance;

- e) a requirement to install no left turn signs in the Ludlow Road right of way to prevent left hand turns exiting 1010 Ludlow Road;
  - f) a requirement to install no U-Turn signs at the Ludlow Road/Rocky Creek Road Intersection; and
  - g) a requirement for the developer to contribute \$200,000 towards the development of the roundabout at time of building permit issuance.
4. Hold another public hearing and obtain approval from the Ministry of Transportation and Transit prior to making a final decision on the matter.

### **CS 2025-120**

#### **AMENDMENT**

That Council amend Resolution CS 2025-119 by removing item 3 (g) “a requirement for the developer to contribute \$200,000 towards the development of the roundabout at time of building permit issuance;” and consider it separately.

*Amendment Carried*

#### **Resolution CS 2025-119, as amended reads:**

That Council:

1. Direct staff to cease work on the report under resolution CS2025-051;
2. Endorse, in principle, amending Covenant CB215820 to remove the requirement to construct a roundabout.
3. Require that, as a condition of approval of amending Covenant CB215820 the following conditions to be secured through a covenant:
  - a) a prohibition on access from Ludlow Road and limited egress to Ludlow Road to a single, right out only egress, until the roundabout is constructed;
  - b) a requirement to construct a temporary median in Ludlow Road prior to issuance of an Occupancy Permit;
  - c) a requirement for cash in lieu of frontage improvements along Ludlow Road and Rocky Creek Road at time of building permit issuance;
  - d) a requirement to install a temporary gravel pathway along the frontage of the property as shown in development permit 3060-24-20 at time of building permit issuance;

- e) a requirement to install no left turn signs in the Ludlow Road right of way to prevent left hand turns exiting 1010 Ludlow Road; and
  - f) a requirement to install no U-Turn signs at the Ludlow Road/Rocky Creek Road Intersection.
4. Hold another public hearing and obtain approval from the Ministry of Transportation and Transit prior to making a final decision on the matter.

*Main Motion, as Amended, Carried*

OPPOSED: Councillors Jacobson and Stevens

### **CS 2025-121**

That Council require that, as a condition of approving the amendment to Covenant CB215820 for the development at 1130 Rocky Creek Road, the following be secured through a covenant: a requirement for the developer to contribute \$200,000 toward the construction of the roundabout, payable at the time of building permit issuance.

*Motion Defeated*

OPPOSED: Mayor Beeston, Councillors Jacobson, Paterson and Virtanen.

## **12. QUESTION PERIOD**

There were no questions from the public.

## **RECESS**

### **CS 2025-122**

By unanimous consent, Council recessed at 8:14 p.m. in order to reconvene the Closed session.

Council reconvened the Open meeting at 8:28 p.m.

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

Council rose from Closed Session at 8:27 p.m. with report on the following:

**CE 2025-035**

That Council:

1. Receive the Fire Department Strategic Work Plan dated April 14, 2025, conducted by Tim Pley & Associates Ltd.;
2. Authorize staff to initiate working through short- to long-term recommendations; and
3. Rise and report on items 1 and 2 immediately.

**14. ADJOURNMENT**

**CS 2025-123**

By unanimous consent, Council adjourned this Regular Meeting of Council at 8:29 p.m.

CERTIFIED CORRECT

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Mayor (D. Beeston)

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Corporate Officer (S. Bouma)