



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, June 3, 2025

6:30 P.M.

Ladysmith Seniors Centre
630 2nd Avenue

Council Members Present:

Mayor Deena Beeston
Councillor Ray Gourlay
Councillor Amanda Jacobson
Councillor Duck Paterson

Councillor Marsh Stevens (*joined the meeting via Zoom at 8:19 p.m.*)
Councillor Jeff Virtanen

Council Members Absent:

Councillor Tricia McKay

Staff Present:

Allison McCarrick
Erin Anderson
Chris Barfoot
Jake Belobaba
Tim Tanton

Chris Geiger
Vidhi Kyada
Nick Pescod
Hayley Young

1. CALL TO ORDER

Mayor Beeston called this Meeting of Council to order at 6:30 p.m., in order to retire immediately into Closed Session.

2. CLOSED SESSION

CS 2025-140

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;
- (g) Litigation or potential litigation affecting the municipality; and
- (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 (7:00 P.M.)

Mayor Beeston 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 2025-141

That Council approve the agenda for this Regular Meeting of Council for June 3, 2025.

Motion Carried

5. RISE AND REPORT - Items from Closed Session

Council rose from Closed Session at 6:38 p.m. without report.

6. MINUTES

6.1 Minutes of the Public Hearing and Regular Meeting of Council held May 20, 2025

CS 2025-142

That Council approve the minutes of the Public Hearing and Regular Meeting of Council held May 20, 2025.

Motion Carried

7. DELEGATIONS

7.1 Thomas Bevan, CEO, Island Corridor Foundation

Thomas Bevan, CEO of the Island Corridor Foundation, provided a copy of their annual report and updated Council on key initiatives including transit-oriented development, the Shared Vision Project with First Nations, and opportunities to improve interregional transit connectivity.

He highlighted funding received, discussed reconciliation efforts and upcoming projects such as the Ladysmith train station and waterfront development, discussed the hirail option, and answered Council's questions.

8. DEVELOPMENT APPLICATIONS

8.1 Development Variance Permit and Development Permit – 1305 Rocky Creek Road

CS 2025-143

That Council:

1. Issue Development Variance Permit Number 3090-25-04 to vary the following provisions of “Town of Ladysmith Zoning Bylaw 2014, No. 1860” for a proposed mixed-use development at 1305 Rocky Creek Road (Lot 3, District Lots 86 and 98, Oyster District, Plan EPP137580; PID: 032-442-882):

- a. Section 5.19 (a) to increase the height of a single retaining wall from 1.2 metres to 4.2 metres.
- b. Section 5.19 (c) (i) to reduce the required stepping of a retaining wall over 1.2 metres in height from 2.0 metres for every 3.0 metres in height to 0.0 metres for a single engineered retaining wall of 4.2 metres in height.
- c. Section 17.7.5. (g) to vary the permitted location of commercial use from only the first storey of a building to the first and second storeys of a building.

2. Issue Development Permit Number 3060-24-26 to allow construction of a mixed-use development at 1305 Rocky Creek Road; and

3. Require as a condition of the issue of Development Permit 3060-24-26 that the applicant provide landscape security in the amount of \$258,614.80, as stated in the Development Permit (3060-24-26).

Motion Carried

8.2 Temporary Use Permit – 930 Ludlow Road

CS 2025-144

That Council approve Temporary Use Permit 3340-25-03 for Lot 2, District Lot 24, Oyster District, Plan 45800, Except that part in Plan VIP73654 and Plan EPP71248 (930 Ludlow Road) to allow Tourist Accommodation as a temporary use in a caretaker dwelling.

Motion Carried

9. COMMITTEE MINUTES

9.1 Community Planning Advisory Committee - May 14, 2025

CS 2025-145

That Council receive the minutes of the Community Planning Advisory Committee meeting held May 14, 2025.

Motion Carried

10. REPORTS

10.1 Award for Colonia Dam Decommissioning

CS 2025-146

That Council:

1. Approve Change Order No. 1 for \$448,330 (excluding taxes and contingency) to Contract 2024-IS-05A, enabling Spider Mountain Excavators Ltd., the successful bidder for the Mackie Dam decommissioning in the 2024 competitive RFP process, to also decommission Colonia Dam under the existing contract, thereby minimizing additional costs; and
2. Adjust the 2025-2029 Financial Plan budgets for Mackie Weir and Colonia Weir accordingly.

Motion Carried

10.2 Traffic Management Plan – Show ‘n Shine Event

Council reviewed a staff report responding to a May 16, 2025 letter from the Show ‘n Shine applicants, which options for funding a traffic management plan and related services for the 2025 event.

CS 2025-147

That Council:

1. Receive the May 16, 2025 letter from the Show ‘n Shine applicants; and
2. Determine if it wishes to fund the request from the applicants for a traffic management plan and traffic services related to the 2025 event.

Motion Defeated

OPPOSED: All members of Council.

CS 2025-148

That Council direct staff to hire a traffic management company to design and implement a Traffic Management Plan at the Town's cost for the Show 'n Shine Event at a cost not to exceed \$2k.

Motion Defeated

OPPOSED: Mayor Beeston, Councillors Paterson and Virtanen.

CS 2025-149

That Council direct staff to waive the Grant in Aid Policy and provide an additional Grant in Aid in the amount of \$3,929 to the Ladysmith Show 'n Shine, to cover the cost of the traffic management plan and related services for the 2025 event.

Motion Defeated

OPPOSED: Mayor Beeston, Councillors Paterson and Virtanen.

Councillor Stevens joined the meeting at 8:19 p.m.

CS 2025-150

That Council acknowledge and accept an increase in the Town's liability for any mishaps and allow the Show 'n Shine event to be held with a Traffic Control plan designed and implemented by non-accredited volunteers and override the authority of the Corporate Office to require the Applicant to provide a traffic control plan certified by a professional transportation engineer as shown in s.14 of the Special Event Bylaw 2024 No. 2196.

Motion Defeated

OPPOSED: Councillors Gourlay, Jacobson and Paterson.

CS 2025-151

That Council acknowledge and accept an increase in the Town's liability for any mishaps in 2025 and allow events to be held with a Traffic Control plan designed and implemented by non-accredited volunteers and override the authority of the Corporate Officer to require the Applicant to provide a traffic control plan certified by a professional transportation engineer as shown in s.14 of the Special Event Bylaw 2024 No. 2196.

Motion Carried

OPPOSED: Councillors Gourlay and Jacobson.

11. BYLAWS**11.1 Bylaw Status Sheet**

12. CORRESPONDENCE

12.1 Small-Scale Multi-Unit Housing

CS 2025-152

That Council receive the letter from Minister Ravi Kahlon regarding Small-Scale Multi-Unit Housing.

Motion Carried

13. QUESTION PERIOD

A member of the public inquired about which events currently have approved traffic management plans, which are still pending, and why a Councillor attending remotely was not voting. Another member of the public asked why traffic management plans are required to be prepared by an engineer, rather than by a traffic management professional.

14. ADJOURNMENT

CS 2025-153

That this Regular Meeting of Council be adjourned at 8:28 p.m.

CERTIFIED CORRECT

Mayor (D. Beeston)

Deputy Corporate Officer
(E. Anderson)