



## 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

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### 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

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Mayor (D. Beeston)

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Deputy Corporate Officer  
(E. Anderson)