



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, August 5, 2025

7:00 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

Council Members Absent:

Councillor Jeff Virtanen

Staff Present:

Allison McCarrick
Erin Anderson
Chris Barfoot
Jake Belobaba

Julia Dewjin
Mark Van Vliet
Sue Bouma
Hayley Young

1. OPEN MEETING AND ACKNOWLEDGEMENT

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.

2. AGENDA APPROVAL

CS 2025-198

That Council approve the agenda for the Regular Meeting of Council of August 5, 2025, as amended to:

- Remove item 5.1.1 - "Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309, Amendment Bylaw 2025, No. 2212";
- Add background information to item 6.1 – "Grouhel Road Intersection - Councillor Gourlay"; and

- Add item 6.2 – “Request for Reconsideration of Denied Water Leak Bill Adjustment (Account No. 000-1030220-000)”.
Motion Carried

3. MINUTES

3.1 Minutes of the Public Hearing and Regular Meeting of Council held July 22, 2025

CS 2025-199

That Council approve the minutes of the Public Hearing and Regular Meeting of Council held July 22, 2025.

Motion Carried

4. REPORTS

4.1 2025.06.27 Remedial Action - s.78 Request for Reconsideration - 324 Morgan Road

The owner of 324 Morgan Road was not in attendance.

CS 2025-200

That Council:

1. Pursuant to section 78(3) of the *Community Charter*:

- a. Provide an opportunity for the owner of Parcel A (Being a Consolidation of Lots A & B, See CA3693354) District Lot 42 Oyster District Plan EPP17717 (324 Morgan Road) to make representations to Council requesting that Council reconsider the Remedial Action Requirements imposed at the May 20, 2025 Council meeting;
- b. Amend resolution CS 2025-133 by replacing item 2 (a)(v) with “Receive building permits for any buildings or structures found to be within the riparian area”; and
- c. Confirm continued support for resolution CS 2025-133, as amended.

CS 2025-201

AMENDMENT

That Council amend Resolution CS 2025-200 to include the following additional change to Resolution CS 2025-133: replace “120 days” with “240 days” in item 2(b), thereby extending the deadline for all remedial actions listed in item 2.

Amendment Carried

Resolution CS 2025-200, as amended reads:

That Council:

1. Pursuant to section 78(3) of the *Community Charter*:

- a. Provide an opportunity for the owner of Parcel A (Being a Consolidation of Lots A & B, See CA3693354) District Lot 42 Oyster District Plan EPP17717 (324 Morgan Road) to make representations to Council requesting that Council reconsider the Remedial Action Requirements imposed at the May 20, 2025 Council meeting;
- b. Amend Resolution CS 2025-133 by replacing item 2(a)(v) with "Receive building permits for any buildings or structures found to be within the riparian area," and in item 2(b), changing the required completion date of remedial actions listed in all of item 2 to 240 days; and
- c. Confirm continued support for Resolution CS 2025-133, as amended.

Main Motion, As Amended, Carried

4.2 2026 Financial Plan (Budget) Discussions

CS 2025-202

That Council approve the following schedule to deliberate the 2026-2030 Financial Plan:

- September 2nd – Parks, Recreation & Culture – Operating & 2026 Capital and Direction;
- September 16th - Direction for Permissive Tax Exemptions;
- November 4th – Water & Sewer – Operating & Capital;
- November 25th – Introduction of General Operations;
- December 2nd – Introduction of General Capital Projects. Water & Sewer Rate Bylaws introduced; and
- December 16th - Anticipated adoption of Water & Sewer Rate Bylaws and early budget approvals.

Motion Carried

CS 2025-203

That Council direct staff to present the 2026-2030 Financial Plan with a budget increase of no more than 4.5%.

Motion Defeated

OPPOSED: Councillors Jacobson, McKay, Paterson and Stevens.

4.3 Revitalization Tax Exemption – 440 1st Avenue

CS 2025-204

By unanimous consent, Council agreed to consider separately each item regarding the revitalization tax exemption for 440 1st Avenue.

CS 2025-205

That Council approve entering into a Revitalization Tax Exemption Agreement with First Avenue Freeholders Corporation for the property located at 440 1st Ave, folio 0204.000.

Motion Carried

CS 2025-206

That Council direct staff to amend “Town of Ladysmith Revitalization Tax Exemption Bylaw 2007, No. 1625” by adding a provision that no further applications will be considered after August 5th, 2025.

Motion Carried

OPPOSED: Councillor Paterson.

4.4 Revitalization Tax Exemption – 101 Gladden Road

CS 2025-207

That Council:

1. Approve entering into a Revitalization Tax Exemption Agreement – Economic with Western Forest Products for the property located at 101 Gladden Road, folio 0904.000; and
2. Direct staff to amend the language in “Town of Ladysmith Revitalization Tax Exemption – Economic Revitalization Bylaw 2012, No. 1807” to require an application to be received at the time of building permit.

Motion Carried

OPPOSED: Councillor Stevens.

5. BYLAWS

5.1 Bylaws for Introduction

5.1.1 “Town of Ladysmith Election and Assent Voting Bylaw 2018, No. 1964, Amendment Bylaw 2025, No. 2217”

CS 2025-208

That Council give first, second and third readings to “Town of Ladysmith Election and Assent Voting Bylaw 2018, No. 1964, Amendment Bylaw 2025, No. 2217”.

Motion Carried

5.2 Bylaws for Adoption

5.2.1 "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2025, No. 2213"

CS 2025-209

That Council adopt "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2025, No. 2213".

Motion Carried

5.3 Bylaw Status Sheet

6. NEW BUSINESS

6.1 Grouhel Road Intersection - Councillor Gourlay

CS 2025-210

That Council direct staff to write a letter on behalf of Council to the Ministry of Transportation and Transit (MoTT), requesting that the Ministry undertake an assessment of the Grouhel Road/Trans-Canada Highway intersection and explore potential engineering improvements.

Motion Carried

6.2 Request for Reconsideration of Denied Water Leak Bill Adjustment - Account No. 000-1030220-000

CS 2025-211

That Council:

1. Rescind resolution CS 2025-180; and
2. Provide a bill adjustment due to a water leak for Account No. 000-1030220-000 in the amount of \$6,308.31.

Motion Carried

7. QUESTION PERIOD

A member of the public asked about the dollar valuations for the tax exemption for 440 1st Avenue, how to access further information on the application once available, and whether alternatives to "Town of Ladysmith Revitalization Tax Exemption Bylaw 2007, No. 1625" would be considered. They also asked if employment outcomes had been evaluated for "Town of Ladysmith Revitalization Tax Exemption - Economic Revitalization Bylaw 2012, No. 1807", and requested clarification on changes to exemption amounts.

Another member of the public asked for clarification on the differences between the revitalization tax exemption bylaws and their application processes, as well as the areas affected and the qualifications specific to the economic revitalization bylaw.

8. ADJOURNMENT

CS 2025-212

That this Regular Meeting of Council be adjourned at 8:15 p.m.

Motion Carried

CERTIFIED CORRECT

Mayor (D. Beeston)

Corporate Officer (S. Bouma)