



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, September 2, 2025

6:45 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
Chris Barfoot
Jake Belobaba

Sue Bouma
Nick Pescod
Hayley Young

1. CALL TO ORDER

Mayor Beeston called this Meeting of Council to order at 6:45 p.m., in order to retire immediately into Closed Session.

2. CLOSED SESSION

CS 2025-213

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:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

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 2025-214

That Council approve the agenda for this Regular Meeting of Council for September 2, 2025.

Motion Carried

5. RISE AND REPORT - Items from Closed Session

Council rose from Closed Session at 6:47 p.m. without report.

6. MINUTES

6.1 Minutes of the Special Meeting of Council held August 5, 2025

CS 2025-215

That Council approve the minutes of the Special Meeting of Council held August 5, 2025.

Motion Carried

6.2 Minutes of the Regular Meeting of Council held August 5, 2025

CS 2025-216

That Council approve the minutes of the Regular Meeting of Council held August 5, 2025.

Motion Carried

7. DEVELOPMENT APPLICATIONS

**7.1 Development Variance Permit and Development Permit - Lot A
Holland Creek**

CS 2025-217

That Council:

1. Issue Development Variance Permit Number 3090-25-01 for Lot A, Block 192, District Lot 103, Oyster District, Plan EPP63594, Except Plans EPP67741, EPP75579, EPP98460, EPP98461 and EPP117682 (PID: 030-139-520) to vary:
 - a. sections 4.05 (c), (e), (f), (g), and (h) of "Town of Ladysmith Subdivision and Development Servicing Bylaw 2013, No. 1834" such that service connections are not required; and
 - b. section 17.8.3(c) of "Town of Ladysmith Zoning Bylaw 2014, No. 1860" to reduce the required frontage for new parcels to 0.0 metres; and

2. Issue Development Permit Number 3060-25-03 for Lot A, Block 192, District Lot 103, Oyster District, Plan EPP63594, Except Plans EPP67741, EPP75579, EPP98460, EPP98461 and EPP117682 (PID: 030-139-520) to authorize the subdivision of the land into three (3) parcels.

Motion Carried

8. COMMITTEE MINUTES

8.1 Community Planning Advisory Committee - August 6, 2025

CS 2025-218

That Council receive the minutes of the Community Planning Advisory Committee meeting held August 6, 2025.

Motion Carried

9. REPORTS

9.1 Regional Recreation Budget Approval 2026 – Frank Jameson Community Centre

CS 2025-219

That Council direct staff to submit to the Cowichan Valley Regional District the 2026 3.99% budget for the Frank Jameson Community Centre as presented in the staff report dated September 2, 2025, including a supplemental funding request of \$445,000 to replace the main portion of the facility roof.

Motion Carried

10. BYLAWS

10.1 Bylaws for Introduction

10.1.1 “Council Procedure Bylaw 2009, No. 1666, Amendment Bylaw 2025, No. 2218”

CS 2025-220

That Council give first, second and third readings to “Council Procedure Bylaw 2009, No. 1666, Amendment Bylaw 2025, No. 2218”.

Motion Carried

10.2 Bylaws for Adoption

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

CS 2025-221

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

Motion Carried

OPPOSED: Councillor Virtanen.

10.3 Bylaw Status Sheet

11. CORRESPONDENCE

11.1 "CVRD Bylaw No. 4650 - Regional Emergency Management Establishment Bylaw, 2025"

CS 2025-222

That Council consent to the adoption of "CVRD Bylaw No. 4650 - Regional Emergency Management Establishment Bylaw, 2025".

Motion Carried

11.2 Letter of Support - Cassidy Manufactured Home Park Social Committee

CS 2025-223

That Council provide a letter of support to the Cassidy Manufactured Home Park Social Committee for their grant application to the New Horizons for Seniors Program.

Motion Carried

12. NEW BUSINESS

12.1 Confirmed Cabinet Minister Meetings at 2025 UBCM Convention

CS 2025-224

That Council receive for information the confirmed Cabinet Minister meetings at the 2025 UBCM convention.

Motion Carried

13. UNFINISHED BUSINESS

13.1 Ratification of Electronic Vote Held August 21, 2025 CS 2025-225

That Council ratify its August 21, 2025 electronic endorsement of the following recommendation:

"That Council:

1. Grant an exemption from "Noise Suppression Bylaw 2003, No. 1478" to Spider Mountain Excavators Ltd. to allow decommissioning work on the Colonia Dam to proceed on Sundays between 9:00 am and 5:00 pm from August 24, 2025 to September 28, 2025; and
2. Direct staff to provide written notification to neighbouring residents regarding the scheduled work and exemption."

Motion Carried

14. QUESTION PERIOD

A member of the public asked how "disrespectful" is defined in the Council Procedure Bylaw, who determines what constitutes disrespectful conduct, whether the reference to being disrespectful to a member of the public applies only to Council meetings, and what the potential consequences of such conduct might be.

Another member of the public asked for details on the cost to the Town for the Frank Jameson Community Centre roof replacement and sought clarification on how expenses are shared between the CVRD Regional Recreation Budget and the Town.

15. ADJOURNMENT

CS 2025-226

That this Regular Meeting of Council be adjourned at 7:22 p.m.

Motion Carried

CERTIFIED CORRECT

Mayor (D. Beeston)

Corporate Officer (S. Bouma)