



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, October 7, 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 (*via Zoom*)
Councillor Marsh Stevens

Council Members Absent:

Councillor Jeff Virtanen

Staff Present:

Allison McCarrick
Erin Anderson
Chris Barfoot
Jake Belobaba
Tim Tanton

Chris Geiger
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 2025-243

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:

(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.

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 7:00 p.m., recognizing with gratitude that it was taking place on the *traditional territory of the Stz'uminus First Nation.

4. AGENDA APPROVAL

CS 2025-244

That Council approve the agenda for this Regular Meeting of Council for October 7, 2025 as amended to include an updated recommendation and correction to the development permit for Item 8.1, "Development Permit - 'Lot A' Holland Creek".

Motion Carried

5. RISE AND REPORT - Items from Closed Session

Council rose from Closed Session at 6:49 without report.

6. PRESENTATIONS

6.1 RCMP 2nd Quarter Report

S/Sgt. Trevor Busch, Detachment Commander of the Ladysmith RCMP, presented the 2nd Quarter Report for July to September 2025.

The detachment saw an overall increase in calls for service, with notable rises in traffic-related incidents and wellbeing checks. Property and drug/alcohol-related offences declined. The detachment has already surpassed several of its annual proactive policing goals, and S/Sgt. Busch emphasized their continued commitment to proactive enforcement, community engagement, and wellness initiatives.

S/Sgt. Busch responded to Council's questions, and Council thanked him for his thorough reports.

7. MINUTES

7.1 Minutes of the Regular Meeting of Council held September 16, 2025

CS 2025-245

That Council approve the minutes of the Regular Meeting of Council held September 16, 2025.

Motion Carried

8. DEVELOPMENT APPLICATIONS

8.1 Development Permit - "Lot A" Holland Creek

CS 2025-246

That Council:

1. Amend Development Permit Number 3060-24-21 authorizing an 84-unit, multifamily development on LOT A BLOCK 192 DISTRICT LOT 103 OYSTER DISTRICT PLAN EPP63594 EXCEPT PLANS EPP67741, EPP75579, EPP80490, EPP98460, EPP98461 AND EPP117682, to change subsection 4(a)(ii) to reduce the required number of oversized bicycle parking spaces from 8 to 4, and approve Development Permit Number 3060-24-21 as amended;
2. As a condition of issuance of Development Permit 3060-24-21, require that the applicant provide security for the amounts stated in the permit;
3. Give first, second and third readings to "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2025, No. 2222"; and
4. Direct staff to refer "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2025, No. 2222" to the Ministry of Transportation and Transit for approval pursuant to section 52(3) of the *Transportation Act* prior to adoption.

Motion Carried

9. REPORTS

9.1 BMO Corporate Card Services

CS 2025-247

That Council award RFP 2025-FIN-02 to BMO and authorize the establishment of a monthly credit limit of \$30,000 with BMO.

Motion Carried

9.2 Additional LFR Paid-On-Call Captain Position

CS 2025-248

That Council authorize the creation of an additional Paid-on-Call (POC) Captain position within Ladysmith Fire/Rescue.

Motion Carried

9.3 Website Audit

CS 2025-249

That Council direct staff to secure a contract with Kimbo Design to conduct a comprehensive website audit for a total cost of \$35,000, to be funded from appropriated equity, and that the Financial Plan be amended accordingly.

Motion Carried

OPPOSED: Councillor Paterson

9.4 Building Conditions

CS 2025-250

That Council receive the report dated October 7, 2025, from the Manager of Protective Services outlining the results of bylaw enforcement investigations and actions related to:

- Folio 445-0083.000 -12 Gatacre St
- Folio 445-0207.500 - 422 1st Ave
- Folio 445-0234.000 - 640 1st Ave

Motion Carried

9.5 Request for Temporary Use of Transfer Beach - Wood Burning Sauna

CS 2025-251

That Council permit Wildwood Saunas' request to operate a mobile wood-burning sauna business at Transfer Beach for the on-going use of public park space under a temporary use permit.

Motion Defeated

OPPOSED: All members of Council

CS 2025-252

That Council refer the request from Wildwood Saunas to operate a mobile wood-burning sauna business at Transfer Beach to staff for review, and direct staff to report back with recommendations on how the request could be accommodated on a temporary basis.

Motion Carried

OPPOSED: Councillors McKay and Paterson

9.6 Aggie Field Drainage Improvements – Contractor Award

CS 2025-253

That Council increase the Aggie Field Drainage Improvement budget from \$110,336 to \$130,000, award RFT 2025-IS-10 to ADT Contracting Ltd. in

the amount of \$129,000 and amend the financial plan to fund the difference of \$19,664 from prior year surplus.

Motion Carried

OPPOSED: Councillor Paterson.

9.7 Revitalization Tax Exemption for Western Forest Products

CS 2025-254

That Council amend resolution CS 2025-207 to include an additional address of 1221 Rocky Creek Road, folio 1345.020 for the Revitalization Tax Exemption Agreement – Economic with Western Forest Products.

Motion Carried

OPPOSED: Councillor Stevens

10. BYLAWS

10.1 Bylaws for Introduction

10.1.1 “2026 Permissive Tax Exemptions Bylaw 2025, No. 2220”

CS 2025-255

That Council give first three readings to “2026 Permissive Tax Exemptions Bylaw 2025, No. 2220”.

Motion Defeated

OPPOSED: Councillors Gourlay, Jacobson, McKay and Stevens

RECESS

CS 2025-256

By unanimous consent, Council recessed at 8:32 p.m. for a five-minute break.

Council reconvened the meeting at 8:36 p.m.

Following the defeat of Bylaw No. 2220, staff introduced Bylaw No. 2223, a revised version of the 2026 Permissive Tax Exemptions Bylaw. This new bylaw is identical to Bylaw No. 2220, with the exception of the removal of item 4 from section 1.

CS 2025-257

That Council give first three readings to “2026 Permissive Tax Exemptions Bylaw 2025, No. 2223”.

Motion Carried

OPPOSED: Councillors Paterson and Stevens.

10.2 Bylaw Status Sheet

11. NEW BUSINESS

11.1 Notice of Motion - Signalized Pedestrian Crosswalk

CS 2025-258

That Council direct staff to investigate and bring back a report to Council for the installation of a signalized pedestrian crosswalk on North Davis Road near Coronation Mall, including costing for inclusion in the 2026-2030 Financial Plan.

Motion Defeated

OPPOSED: Councillors Jacobson, McKay, Paterson and Stevens.

12. QUESTION PERIOD

A member of the public asked whether the Colonia Drive access through South Colonia would be opened at a later date and, if so, the threshold of residential development required to trigger this access, along with an estimated timeframe.

Another resident asked whether the Community Planning Advisory Committee (CPAC) had reviewed the current Holland Creek development plan, and if so, what the committee's comments were. They then sought clarification regarding why the plan was not referred to CPAC, and asked if the Town would consider contacting the developer to recommend a follow-up public presentation outlining what has been approved through the permitting process.

13. ADJOURNMENT

CS 2025-259

That this Regular Meeting of Council be adjourned at 8:58 p.m.

Motion Carried

CERTIFIED CORRECT

Mayor (D. Beeston)

Corporate Officer (S. Bouma)