



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, July 7, 2026

6:30 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 (*Via Zoom*)
Councillor Jeff Virtanen

Staff Present:

Allison McCarrick
Chris Barfoot
Tim Tanton

Sue Bouma
Julie Thompson
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 2026-139

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:

- (a) Personal information about an identifiable individual who holds or is being considered for a position.

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. and delivered the land acknowledgement.

4. AGENDA APPROVAL

CS 2026-140

That Council approve the agenda for this Regular Meeting of Council for July 7, 2026, as amended to include the following items, and renumber the agenda accordingly:

- Item 15. Correspondence
 - 15.1, "Banon Creek Forest Service Road"
- Item 16. New Business
 - 16.1, "Banon Creek Forest Service Road - Request for CVRD Support"

Motion Carried

5. RISE AND REPORT - Items from Closed Session

Council rose from Closed Session at 6:50 p.m. without report.

6. MINUTES

6.1 Minutes of the Regular Meeting of Council held June 16, 2026

CS 2026-141

That Council approve the minutes of the Regular Meeting of Council held June 16, 2026.

Motion Carried

7. PROCLAMATIONS

7.1 National Drowning Prevention Week - July 19 to 25, 2026

Mayor Beeston proclaimed July 19 to 25, 2026 as "National Drowning Prevention Week" in the Town of Ladysmith.

8. DEVELOPMENT APPLICATIONS

8.1 Development Variance Permit – 710 6th Avenue

CS 2026-142

That Council:

1. Issue Development Variance Permit 3090-26-04 for 710 6th Avenue (Lot 1, District Lot 96, Oyster District, Plan 19308, Except Part in Plan 25527, PID: 003-716-511) to vary:
 - a. Section 2.04 of "Subdivision and Development Servicing Bylaw 2013, No. 1834" to waive the requirement that the subject property owner (School District 68) provide works for frontage improvements on that portion of highway immediately adjacent to

- the subject property, up to the centre line of the highway, for a proposed detached building addition to Ladysmith Primary School having a value greater than \$50,000;
- b. Section 13.1.5.b) of the Institutional (P-1) zone of “Town of Ladysmith Zoning Bylaw 2014, No. 1860” to allow a principal building used for a school to be two storeys; and
2. Direct staff to draft a bylaw amendment to remove the regulation limiting school buildings to one storey in “Town of Ladysmith Zoning Bylaw 2014, No. 1860”.

Motion Carried

9. COMMITTEE MINUTES

9.1 Parks, Recreation & Culture Advisory Committee - June 17, 2026

CS 2026-143

That Council receive the minutes of the Parks, Recreation & Culture Advisory Committee meeting held June 17, 2026.

Motion Carried

10. CVRD UPDATE

Mayor Beeston provided a verbal update on recent Cowichan Valley Regional District Board matters, including emergency services, housing regulations, parks and trails, and shelters.

11. REPORTS

11.1 FJCC Roof Tender Results

CS 2026-144

That Council award the Frank Jameson Community Centre Roof Replacement Phase 2 Tender 2026-PRC-02 to Universal Sheet Metal Ltd., for a total contract price of \$833,905.00 (excluding GST), as recommended by Alpine Roof Consulting Ltd.

Motion Carried

11.2 Vehicle OBD Scanning Tool

CS 2026-145

That Council direct staff to amend the 2026-2030 Financial Plan to include \$10,000 for the purchase of vehicle scanning tools and software in 2026, with the funds to come from allocated surplus and direct staff to include the annual subscription costs in future budgets.

Motion Carried

OPPOSED: Councillor Paterson.

12. BYLAWS

12.1 Bylaws for Introduction

12.1.1 Housing Agreement Bylaws – Lot A DL 126 Malone Road

CS 2026-146

That Council:

1. Give first, second and third readings to “Housing Agreement Bylaw 2026, No. 2231”; and
2. Give first, second and third readings to “Housing Agreement Bylaw 2026, No. 2240”.

Motion Carried

12.2 Bylaws for Adoption

12.2.1 “Town of Ladysmith Parks Usage Bylaw 2017, No. 1933, Amendment Bylaw 2026, No. 2243”

CS 2026-147

That Council adopt “Town of Ladysmith Parks Usage Bylaw 2017, No. 1933, Amendment Bylaw 2026, No. 2243”.

Motion Carried

12.3 Bylaw Status Sheet

13. VERBAL UPDATE

13.1 Federation of Canadian Municipalities (FCM)

Mayor Beeston and Councillor Gourlay provided a verbal update on their attendance at the Federation of Canadian Municipalities Conference.

14. NOTICE OF MOTION

14.1 Council Sanctioning Rise and Report

CS 2026-148

That Council authorize the rising and reporting of all instances in which a member of Council has been sanctioned in the 29 years, 11 months and 29 days prior to June 2, 2026, including: the date of the sanction, the substance of the sanction, the actions taken by Council, and any dissenting votes, to be included in the Rise and Report.

Motion Defeated

OPPOSED: Councillors Gourlay, McKay, Paterson and Virtanen.

CS 2026-149

That Council amend "Council Procedure Bylaw 2009, No. 1666" to require that all future instances of sanctioning of a Member of Council be risen and reported.

Motion Carried

OPPOSED: Councillors Paterson and Virtanen.

14.2 Residential Speed Limit Reduction

CS 2026-150

That Council direct staff to prepare a report outlining the potential costs and implications of reducing the speed limit on residential streets from 50 km/hr to 30 km/hr.

Motion Carried

OPPOSED: Councillor Paterson.

15. CORRESPONDENCE

15.1 Banon Creek Forest Service Road

CS 2026-151

That Council receive the correspondence from Mosaic Forest Management dated July 2, 2026 regarding the Banon Creek Forest Service Road.

Motion Carried

16. NEW BUSINESS

16.1 Banon Creek Forest Service Road – Request for CVRD Support

CS 2026-152

That Council support the Mayor in requesting a letter be sent to the Province from the Cowichan Valley Regional District (CVRD), Stz'uminus and Halalt First Nations regarding the removal of encampments, site clean-up, and ongoing monitoring and security of the Banon Creek Forest Service Road area.

Motion Carried

17. UNFINISHED BUSINESS

17.1 Downtown Public Safety Stakeholder Meeting

CS 2026-153

That Council:

1. Direct staff to reply to the Chamber of Commerce's letter dated May 21, 2026, requesting that a Town organization facilitate the stakeholder meeting identified in the correspondence; and
2. Appoint Councillors Paterson and Virtanen to attend the meeting.

Motion Carried

OPPOSED: Councillor Gourlay.

17.2 Ratification of Electronic Vote Held June 26, 2026

CS 2026-154

That Council ratify its June 26, 2026 electronic endorsement of the following recommendation:

"That Council authorize staff to send a letter to the Premier, the Minister of Forests, and the Minister of Water, Land and Resource Stewardship, requesting emergency enforcement and watershed protection at the Banon Creek Forest Service Road access."

Motion Carried

18. QUESTION PERIOD

A member of the public asked if it was possible to expand the scope of the downtown public safety stakeholder meeting.

19. ADJOURNMENT

CS 2026-155

That this Regular Meeting of Council be adjourned at 8:41 p.m.

Motion Carried

CERTIFIED CORRECT

Mayor (D. Beeston)

Corporate Officer (S. Bouma)