



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, August 4, 2026

6:30 P.M.

**Ladysmith Seniors Centre
630 2nd Avenue**

Council Members Present:

Mayor Deena Beeston
Councillor Ray Gourlay
Councillor Tricia McKay

Councillor Duck Paterson
Councillor Jeff Virtanen

Council Members Absent:

Councillor Amanda Jacobson

Councillor Marsh Stevens

Staff Present:

Allison McCarrick
Erin Anderson
Iain Bourhill

Julie Thompson
Sue Bouma
Hayley Young

1. CALL TO ORDER AND ACKNOWLEDGEMENT

Mayor Beeston called this Regular Meeting of Council to order at 6:30 p.m. and delivered the land acknowledgement.

2. AGENDA APPROVAL

CS 2026-172

That Council approve the agenda for this Regular Meeting of Council for August 4, 2026, as amended to include the revised version of "Council Procedure Bylaw 2009, No. 1666, Amendment Bylaw 2026, No. 2244" for consideration.

Motion Carried

3. RISE AND REPORT - Items from Closed Session

The following item from the Closed Meeting of Council held July 21, 2026 was reported:

CE 2026-046

That Council:

1. Approve the five-year lease renewal agreement with the Ladysmith Resources Centre Association for the property located at 630 2nd Avenue as presented, effective August 1, 2026, and authorize the Mayor and Corporate Officer to execute the lease renewal;
2. Direct staff to give notice of the Town's intent to enter into a lease agreement with the Ladysmith Resources Centre Association as per the Community Charter; and
3. Rise and report on Recommendations No. 1 and 2 immediately.

4. MINUTES**4.1 Minutes of the Regular Meeting of Council held July 21, 2026****CS 2026-173**

That Council approve the minutes of the Regular Meeting of Council held July 21, 2026.

Motion Carried

5. DELEGATIONS**5.1 Brittany Taylor and Calum Matthews, Tourism Cowichan and 4VI Group**

Brittany Taylor and Calum Matthews, Tourism Cowichan and 4VI Group, presented an overview of the Municipal Regional District Tax 2027-2032 Business Plan, 2027 Tactical Plan and Budget and answered Council's questions.

CS 2026-174

That Council receive the proposed recommendation from Tourism Cowichan, to be considered at the September 1, 2026 Regular Meeting of Council:

"WHEREAS the Municipal and Regional District Tax (MRDT) program, enabled under Section 123 of the B.C. *Provincial Sales Tax Act*, provides sustainable funding for local tourism marketing, visitor services, and destination development;

WHEREAS the Cowichan Valley Regional District (CVRD), in partnership with Tourism Cowichan, serves as the designated recipient for the MRDT within the regional boundary, supporting

economic growth and sustainable tourism initiatives across local member municipalities, including the Town of Ladysmith;

WHEREAS the CVRD and Tourism Cowichan are preparing a renewal application to the B.C. Ministry of Finance and Destination BC for the upcoming five-year MRDT term, which includes proposing an adjustment of the MRDT rate to three percent (3%) to enhance tourism development, visitor management, and regional economic resilience;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Council of the Town of Ladysmith supports the Cowichan Valley Regional District's application to the B.C. Ministry of Finance for the renewal of the Municipal and Regional District Tax (MRDT) program at a rate of three percent (3%) for a five-year term; and
2. The Mayor and Corporate Officer be authorized to execute any supporting documentation or letters of concurrence required by Destination BC and the Ministry of Finance to facilitate the MRDT renewal process on behalf of the Town of Ladysmith."

Motion Carried

6. CVRD UPDATE

Mayor Beeston reported on recent CVRD matters, including budget discussions, an Island Corridor Foundation delegation, the watershed board partnership extension, the Climate Projections Report, and approval of the Elect Respect pledge.

7. REPORTS

7.1 2027 Financial Plan (Budget) Discussions

CS 2026-175

That Council approve the following schedule to deliberate the 2027-2031 Financial Plan:

- September 1st – Parks, Recreation & Culture – Operating & 2027 Capital and direction for Permissive Tax Exemptions;
- November 17th – Water & Sewer – Operating & Capital and Introduction to General Operations;
- December 1st – Introduction of General Capital Projects; Water & Sewer Rate Bylaws introduced; and

- December 15th - Anticipated adoption of Water & Sewer Rate Bylaws and early budget approvals.

Motion Carried

7.2 2027 Council Meeting Schedule

CS 2026-176

That Council:

1. Confirm the schedule of regular Council and Committee of the Whole meetings for 2027 as attached to the August 4, 2026 staff report; and
2. Direct staff to advertise the schedule in accordance with Section 127 of the *Community Charter*.

Motion Carried

8. BYLAWS

8.1 Bylaws for Introduction

8.1.1 Zoning Bylaw Amendment – SSMUH Extension Area – Lot A District Lot 126 Malone Road

CS 2026-177

That Council give first, second and third readings to “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2026, No. 2242”.

Motion Carried

8.1.2 “Council Procedure Bylaw 2009, No. 1666, Amendment Bylaw 2026, No. 2244”.

CS 2026-178

That Council give first, second and third readings to “Council Procedure Bylaw 2009, No. 1666, Amendment Bylaw 2026, No. 2244”.

Motion Carried

8.1.3 “Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309, Amendment Bylaw 2026, No. 2245”.

CS 2026-179

That Council give first, second and third readings to “Town of Ladysmith Streets and Traffic Bylaw 1998, No. 1309, Amendment Bylaw 2026, No. 2245”.

Motion Carried

8.2 Bylaw Status Sheet

9. NEW BUSINESS

9.1 Cancellation of October 27, 2026 Regular Council Meeting

CS 2026-180

That Council cancel the October 27, 2026 Regular Council meeting to accommodate the Council transition following the 2026 Local Government Election held on October 17, 2026.

Motion Carried

9.2 Letter of Congratulations to the Ladysmith Celebrations Society

CS 2026-181

That Council direct staff to send a letter of congratulations to Ladysmith Celebrations Society on the success of the Ladysmith Days event.

Motion Carried

10. QUESTION PERIOD

A member of the public asked what traffic considerations had been undertaken regarding the proposed development on Malone Road.

11. ADJOURNMENT

CS 2026-182

That this Regular Meeting of Council be adjourned at 7:12 p.m.

Motion Carried

CERTIFIED CORRECT

Mayor (D. Beeston)

Corporate Officer (S. Bouma)