



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, September 1, 2026

6:45 P.M.

This meeting was held electronically

Council Members Present:

Mayor Deena Beeston
Councillor Ray Gourlay
Councillor Tricia McKay

Councillor Duck Paterson
Councillor Marsh Stevens
Councillor Jeff Virtanen

Council Members Absent:

Councillor Amanda Jacobson

Staff Present:

Allison McCarrick
Erin Anderson
Chris Barfoot
Iain Bourhill

Tim Tanton
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

Prior to retiring into Closed Session, Council was advised of a late Closed Agenda item related to section 90(2)(b)(i).

CS 2026-183

That, in accordance with section 90 of the *Community Charter*, Council retire into closed session in order to consider items related to the following:

- (1)(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; and
- (2)(b)(i) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial

government or the federal government, or both, or between a provincial government or the federal government, or both, and a third party.

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 2026-184

That Council approve the agenda for this Regular Meeting of Council for September 1, 2026.

Motion Carried

5. RISE AND REPORT - Items from Closed Session

Council rose from Closed Session at 6:53 p.m. with report on the following:

CE 2026-050

That Council:

1. Appoint Iain Bourhill, Director of Development Services, to bid on any of the residential properties included in the annual Tax Sale; and
2. Rise and report on Recommendation No. 1 immediately.

6. MINUTES

6.1 Minutes of the Regular Meeting of Council held August 4, 2026

CS 2026-185

That Council approve the minutes of the Regular Meeting of Council held August 4, 2026.

Motion Carried

7. REPORTS

7.1 Permissive Tax Exemptions for the Tax Year 2027

Councillor Gourlay declared a conflict of interest due to his association with the Ladysmith Resources Centre Association and vacated the meeting at 7:03 p.m.

CS 2026-186

That Council direct staff to:

1. Prepare a one-year Permissive Tax Exemption Bylaw for tax year 2027 for all properties at the established level of exemption currently identified in "Town of Ladysmith 2026 Permissive Tax Exemptions Bylaw 2025, No. 2223" with the addition of the Arts Council of Ladysmith and District for the area occupied within the Machine Shop; and
2. Remove the fully exempt properties from the 2027 water parcel tax roll and the 2027 sewer parcel tax roll.

Motion Carried

OPPOSED: Councillor Stevens.

Councillor Gourlay returned to the meeting at 7:13 p.m.

7.2 Sandy Beach Pump Station Emergency Repairs**CS 2026-187**

That Council:

1. Direct staff to transfer \$400,000 from the Sewer UV Phase 3 Construction project to Sandy Beach Pump Station Emergency Repairs project; and
2. Award Contract 2026-IS-03 to Ridgeline Mechanical Ltd. at a cost of \$319,724.00 plus GST.

Motion Carried

7.3 Update on Dam Projects**CS 2026-188**

That Council:

1. Receive the September 1, 2026 Water Supply Projects Update report from the Infrastructure Services Department;
2. Authorize the Ecora/PRI design fee increase for the Stocking Lake Dam Design Project in the amount of \$198,358 plus GST; and
3. Direct staff to transfer \$200,000 from the Stocking Lake Dam Construction Project budget to the Stocking Lake Dam Design budget to fund the additional design costs.

Motion Carried

8. BYLAWS

8.1 Bylaws for Adoption

8.1.1 “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2026, No. 2242”.

CS 2026-189

That Council adopt “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 2026-190

That Council adopt “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 2026-191

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

Motion Carried

8.2 Bylaw Status Sheet

9. CORRESPONDENCE

9.1 BC Local Government Climate Action Program (LGCAP) Funding Advocacy

CS 2026-192

That Council direct staff to prepare and send a letter to the Province expressing support for continued and stable funding of the Local Government Climate Action Program.

Motion Carried

10. NOTICES OF MOTION

10.1 Lamont Development Land Appraisal

The motion did not receive a seconder and was not considered.

10.2 1st Ave and Buller St Appraisal

The motion did not receive a seconder and was not considered.

10.3 Expression of Interest for City Hall Lease

The motion did not receive a seconder and was not considered.

10.4 Update to Ladysmith's Heritage Strategic Plan

CS 2026-193

That Council direct staff to include in the 2027 Financial Plan a funding allocation of up to \$20,000, to be matched by community contributions, to support an update to Ladysmith's Heritage Strategic Plan, including the identification and prioritization of heritage initiatives and an assessment of options for the permanent accommodation of the Ladysmith Archives, Museum, and their collections.

Motion Carried

10.5 Active Transportation

The motion did not receive a seconder and was not considered.

10.6 Council Sanctioning

The motion did not receive a seconder and was not considered.

11. NEW BUSINESS

11.1 Letter to the Premier - Wildfire Risk and Watershed Protection

CS 2026-194

That Council endorse the letter dated August 21, 2026 to the Premier of British Columbia entitled "Urgent Request for Emergency Enforcement and Watershed Protection" regarding wildfire risk and watershed protection.

Motion Carried

OPPOSED: Councillor McKay.

12. UNFINISHED BUSINESS

12.1 Letter of Support Request - Municipal and Regional District Tax (MRDT)

CS 2026-195

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

OPPOSED: Councillor Stevens.

13. QUESTION PERIOD

A member of the public asked why a submitted letter was not included on the agenda and sought clarification regarding the proposed cost-sharing approach for the Heritage Strategic Plan.

14. ADJOURNMENT

CS 2026-196

That this Regular Meeting of Council be adjourned at 7:48 p.m.

Motion Carried

CERTIFIED CORRECT

Mayor (D. Beeston)

Corporate Officer (S. Bouma)