



MINUTES OF A PUBLIC HEARING AND REGULAR MEETING OF COUNCIL

Tuesday, April 15, 2025

6:00 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

Council Members Absent:

Councillor Marsh Stevens

Councillor Jeff Virtanen

Staff Present:

Allison McCarrick
Erin Anderson
Chris Barfoot

Jake Belobaba
Sue Bouma
Hayley Young

1. OPEN MEETING AND ACKNOWLEDGEMENT

Mayor Beeston called this Public Hearing and Regular Meeting of Council to order at 6:00 p.m., recognizing with gratitude that it was taking place on the unceded territory of the Stz'uminus First Nation.

2. AGENDA APPROVAL

CS 2025-095

That Council approve the agenda for this Public Hearing and Regular Meeting of Council for April 15, 2025, as amended to include public submissions received after publication of the agenda for the following item:

- Item 3. Public Hearing - "Official Community Plan Bylaw 2022, No. 2200, Amendment Bylaw 2025, No. 2205".

Motion Carried

3. PUBLIC HEARING

“Official Community Plan Bylaw 2022, No. 2200, Amendment Bylaw 2025, No. 2205”

Members of the Public present: 2

3.1 Outline of Public Hearing Process - Mayor Beeston

Mayor Beeston outlined the Public Hearing process and stated that the public would have the opportunity to provide their comments to Council about Bylaw No. 2205.

She advised that staff would introduce the proposed bylaw amendments, followed by public submissions. She reminded the public that the content of submissions would be made public and form a part of the public record for the Hearing, and that the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed bylaws, although they may ask clarifying questions. She advised that once everyone had an opportunity to be heard, the Public Hearing would be closed and no further submissions or comments could be accepted by members of Council.

3.2 Introduction of Bylaw and Statutory Requirements - Director of Development Services

Jake Belobaba, Director of Development Services, introduced "Official Community Plan Bylaw 2022, No. 2200, Amendment Bylaw 2025, No. 2205" as the subject of this Public Hearing.

Mr. Belobaba confirmed that the purpose of Bylaw No. 2205 is to amend the OCP by adding a policy for considering applications to rezone residential properties to allow Short-Term Rentals, and to include guidelines for considering Temporary Use Permits to allow Short-Term Rentals where not permitted under zoning.

Mr. Belobaba confirmed the Public Hearing notification and engagement process. Notice of this Public Hearing was printed in the Ladysmith Chronicle on Thursday, April 10, 2025 and posted on the Town's website and community notice boards. A copy of the notice, the proposed bylaw, and background information were made available at the front counter of City Hall and Development Services and were available on the Town's website for the notice period. Staff in the Development Services office were available to respond to questions prior to the Public Hearing.

3.3 Submissions

Mr. Belobaba advised that the Town had received two written submissions relating to the proposed bylaw. These submissions were distributed to Council as a late agenda item, posted on the Town's website, and were available at the meeting.

3.4 Call for Submissions to Council (Three Times) - Mayor Beeston

Mayor Beeston called for submissions from the public.

Mayor Beeston called for submissions a second time.

Mayor Beeston called for submissions a third time and final time.

Mayor Beeston asked the Corporate Officer, S. Bouma, if any submissions had been received during the Hearing. The Corporate Officer advised that a follow-up submission had been received and read it into the Corporate Record. The submission from C. Mathers expressed concerns regarding potential duplication or replacement of Policy 3.14 in the Official Community Plan (OCP Bylaw 2022, No. 2200) and encouraged Council and staff to address this policy overlap to ensure coherence and accurate integration into the existing framework.

3.5 Declaration that the Public Hearing for Bylaw No. 2205 is Closed - Mayor Beeston

Hearing no comments and receiving no further submissions, Mayor Beeston declared the Public Hearing for Bylaw No. 2205 closed at 6:06 p.m. and stated that no further submissions or comments from the public or interested persons could be accepted by members of Council.

4. BYLAWS - OFFICIAL COMMUNITY PLAN AND ZONING (SUBJECT OF THE PUBLIC HEARING)

4.1 "Official Community Plan Bylaw 2022, No. 2200, Amendment Bylaw 2025, No. 2205"

CS 2025-096

That Council give third reading and adopt "Official Community Plan Bylaw 2022, No. 2200, Amendment Bylaw 2025, No. 2205."

Motion Carried