



## MINUTES OF A SPECIAL MEETING OF COUNCIL

Thursday, June 27, 2024

9:03 A.M.

City Hall Council Chambers  
410 Esplanade

### **Council Members Present:**

Mayor Aaron Stone (*via Teams*)

Councillor Ray Gourlay (*via Teams*)

Councillor Amanda Jacobson (*via Teams*)

Councillor Tricia McKay (*via Teams*)

Councillor Duck Paterson (*via Teams*)

Councillor Marsh Stevens (*via Teams*)

Councillor Jeff Virtanen (*via Teams*)

### **Staff Present:**

Allison McCarrick (*via Teams*)

Erin Anderson (*via Teams*)

Jake Belobaba (*via Teams*)

Ryan Bouma (*via Teams*)

Sue Bouma (*via Teams*)

Julie Tierney (*via Teams*)

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### **1. CALL TO ORDER AND ACKNOWLEDGEMENT**

Mayor Stone called this Special Meeting of Council to order at 9:03 a.m. and acknowledged with gratitude that it was being held on the unceded territory of the Stz'uminus First Nation.

### **2. AGENDA APPROVAL**

#### **CS 2024-144**

That Council approve the agenda for this Special Meeting of Council for Thursday, June 27, 2024.

*Motion Carried*

### 3. REPORTS

#### 3.1 Small-Scale Multi-Unit Housing and other Housing-Related Bylaw Amendments

##### CS 2024-145

That Council:

1. Give first, second and third readings to "Town of Ladysmith Zoning Bylaw 2014, No. 1860"Amendment Bylaw No. 2186";
2. Adopt "Town of Ladysmith Zoning Bylaw 2014, No. 1860"Amendment Bylaw No. 2186";
3. Having considered s. 475 of the *Local Government Act*, and in particular the matters set out in subsections (2)(a) and (b), resolve that:
  - a. the Stz'uminus First Nation, and School District 68 are the only entities that are appropriate to consult in connection with "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2185";
  - b. consultation should be early but need not be ongoing;
  - c. the consultation process described in the staff report to Council dated June 27, 2024 is sufficient in respect to the proposed Official Community Plan amendment; and
  - d. staff be directed to refer "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2023, No. 2185" to the Stz'uminus First Nation and School District 68 as set out in the June 27, 2024 staff report to Council;
4. Give first and second readings to "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2185";
5. Consider "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2185" in conjunction with the Town's Financial Plan, the Town's Liquid Waste Management Plan, and the Cowichan Valley Regional District Solid Waste Management Plan, pursuant to section 477(3) of the *Local Government Act*;
6. Consider "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2185" in conjunction with the Town's Housing Needs Report and the housing information on which the

report is based, pursuant to section 473(2.1) of *the Local Government Act*;

7. Direct staff to schedule a public hearing and notice of the hearing for “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2024, No. 2185”;
8. Pursuant to section 481.4(2) of the *Local Government Act*, direct staff to provide written notice to the Minister of Housing following the adoption of Bylaw 2186 that the following properties are exempt from section 481.3(4) and (5) of the *Local Government Act*:
  - a. the properties listed in Attachment J to the June 27, 2024 staff report to Council, under Section 481.4(1)(c) of the *Local Government Act*;
  - b. all properties in the following zones, under Section 481.4(d) of the *Local Government Act*:
    - i. Primary Agriculture (A-1);
    - ii. Agriculture and Resort Recreation (A-RR); and
  - c. The properties listed in Attachment K to the June 27, 2024 staff report to Council, under Section 481.4(1)(e) of the *Local Government Act*;
9. Pursuant to section 464(2) of the *Local Government Act*, decide not to hold a public hearing for “Town of Ladysmith Zoning Bylaw 2014, No. 1860 Amendment Bylaw No. 2187” and direct staff to publish notice in accordance with section 467 of the *Local Government Act*;
10. Direct staff to refer “Town of Ladysmith Zoning Bylaw 2014, No. 1860 Amendment Bylaw No. 2187” to the Ministry of Transportation and Infrastructure pursuant to section 52 of the *Transportation Act*, following third reading;
11. Give first, second and third readings to “Council Procedure Bylaw 2009, No. 1666 Amendment Bylaw No. 2184”;
12. Give first, second and third readings to “Town of Ladysmith Subdivision and Development Servicing Bylaw 2013, No. 1834 Amendment Bylaw 2183”;

13. Give first, second and third readings to “Ladysmith Officers and Delegation of Authority Bylaw 2016, No. 1905 Amendment Bylaw No. 2180”;
14. Give first, second and third readings to “Development Procedures Bylaw 2024, No. 2179”;
15. Give first, second and third readings to “Town of Ladysmith Fees and Charges Bylaw 2008, No. 1644 Amendment Bylaw No. 2182”.

*Motion Carried*

#### **4. ADJOURNMENT**

##### **CS 2024-146**

That this special meeting of Council be adjourned at 9:57 a.m.

*Motion Carried*

CERTIFIED CORRECT

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Mayor (A. Stone)

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Corporate Officer (S. Bouma)