



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, September 3, 2024

6:00 P.M.

Ladysmith Seniors Centre
630 2nd Avenue

Council Members Present:

Mayor Aaron Stone
Councillor Ray Gourlay
Councillor Amanda Jacobson
Councillor Tricia McKay

Councillor Duck Paterson
Councillor Marsh Stevens
Councillor Jeff Virtanen

Staff Present:

Allison McCarrick
Erin Anderson
Chris Barfoot
Jake Belobaba

Ryan Bouma (*via Zoom*)
Sue Bouma
Hayley Young

1. CALL TO ORDER

Mayor Stone called this Meeting of Council to order at 6:00 p.m., in order to retire immediately into Closed Session.

2. CLOSED SESSION

CS 2024-186

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:

- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Motion Carried

3. OPEN MEETING AND ACKNOWLEDGEMENT (7:00 P.M.)

Mayor Stone called this Regular Meeting of Council to order at 7:00 p.m., recognizing with gratitude that it was taking place on the unceded territory of the Stz'uminus First Nation.

4. AGENDA APPROVAL

CS 2024-187

That Council approve the agenda for this Regular Meeting of Council for September 3, 2024.

Motion Carried

5. RISE AND REPORT- Items from Closed Session

Council rose from Closed Session at 6:19 p.m. without report.

6. MINUTES

6.1 Minutes of the Regular Meeting of Council held August 6, 2024.

CS 2024-188

That Council approve the minutes of the Regular Meeting of Council held August 6, 2024.

Motion Carried

7. COMMITTEE MINUTES

7.1 Community Planning Advisory Committee - August 7, 2024

CS 2024-189

That Council receive the minutes of the Community Planning Advisory Committee meeting held August 7, 2024.

Motion Carried

8. 2025-2029 FINANCIAL PLAN DISCUSSIONS - PARKS, RECREATION AND CULTURE

8.1 Regional Recreation Budget Approval 2025 Discussion – Frank Jameson Community Centre

The Director of Parks, Recreation & Culture provided a brief presentation on the 2025 Regional Recreation Budget and responded to Council's questions.

8.2 Public Input and Questions

There were no questions or comments submitted by the public.

8.3 Regional Recreation Budget Approval 2025 Report – Frank Jameson Community Centre

CS 2024-190

That Council direct staff to submit to the Cowichan Valley Regional District the 2025 budget for the Frank Jameson Community Centre as presented in the staff report dated September 3, 2024.

Motion Carried

9. REPORTS

9.1 Permissive Tax Exemptions for the Tax Year 2025

CS 2024-191

That Council direct staff to:

1. Prepare a one-year Permissive Tax Exemption Bylaw for all properties currently identified in “Town of Ladysmith 2024 Permissive Tax Exemptions Bylaw 2023, No. 2158”;
2. Reduce the exemption at 314 Buller Street to 70% to reflect the 11 homes charged at or near market rent; and
3. Remove the fully exempt properties from the 2025 water parcel tax roll and the 2025 sewer parcel tax roll.

Motion Carried

OPPOSED: Councillors Jacobson and Stevens.

9.2 Request for Permissive Tax Exemption – Folio 1378.073

CS 2024-192

That Council deny the request from Habitat for Humanity for a Permissive Tax Exemption for folio 1378.073.

Motion Carried

9.3 Revitalization Tax Exemption – 32 High Street

CS 2024-193

That Council approve entering into a Revitalization Tax Exemption Agreement with Temperance Group Investments for the property located at 32 High Street, folio 0069.000, provided a letter from a professional structural engineer is received before the bylaw is adopted.

Motion Carried

CS 2024-194

That Council direct staff to bring a review of "Town of Ladysmith Revitalization Tax Exemption Bylaw 2007, No. 1625" to a future meeting of Council with information on the financial implications of rescinding the Bylaw.

Motion Defeated

OPPOSED: Councillors Gourlay, McKay, Paterson and Virtanen.

9.4 Dogwood Drive Speed Limit

CS 2024-195

That Council direct staff to change the speed limit along Dogwood Drive from 1st Avenue to Davis Road to 30 km/hr.

Motion Defeated

OPPOSED: Mayor Stone and Councillors Gourlay, McKay, Paterson and Virtanen.

CS 2024-196

That Council direct staff to change the speed limit along Dogwood Drive from 1st Avenue to Belaire Street to 30 km/hr.

Motion Carried

9.5 Stocking Lake Dam Detailed Design Consultant

CS 2024-197

That Council authorize staff to sole source the Stocking Lake Dam detailed design work to Ecora Engineering and Environmental Ltd. in the amount of \$381,439 plus taxes.

Motion Carried

9.6 Mackie Weir Decommission – Contractor Award

CS 2024-198

That Council award the Mackie Road Dam Decommissioning RFP 2024-IS-05-A to Spider Excavators in the amount of \$383,085 plus applicable taxes.

Motion Carried

10. BYLAWS

10.1 Bylaws for Adoption

10.1.1 "Short-Term Rental Bylaw, 2024, No. 2188"

CS 2024-199

That Council adopt "Short-Term Rental Bylaw, 2024, No. 2188".

Motion Carried

10.1.2 Town of Ladysmith Zoning Bylaw 2014, No. 1860 Amendment Bylaw No. 2187"

CS 2024-200

That Council adopt "Town of Ladysmith Zoning Bylaw 2014, No.1860 Amendment Bylaw No. 2187".

Motion Carried

10.1.3 "Town of Ladysmith Subdivision and Development Servicing Bylaw 2013, No. 1834, Amendment Bylaw 2183"

CS 2024-201

That Council adopt "Town of Ladysmith Subdivision and Development Servicing Bylaw 2013, No.1834, Amendment Bylaw 2183".

Motion Carried

10.2 Bylaw Status Sheet

11. CORRESPONDENCE

11.1 Ministry of Municipal Affairs – Response to 2024 UBCM Convention Meeting Request

CS 2024-202

That Council receive the correspondence, dated August 19, 2024, from the Ministry of Municipal Affairs, advising that the Honourable Anne Kang is unable to accommodate the Town's request for a meeting during the 2024 Union of British Columbia Municipalities (UBCM) Convention.

Motion Carried

12. QUESTION PERIOD

A member of the public asked how many street signs would be required to change the speed limit on Dogwood drive and sought clarification on the estimated cost for installing them.

Another resident asked whether the salmon spawning window had been considered in the Mackie Weir decommissioning project. The resident also asked when more substantial traffic calming measures for Dogwood Drive would be implemented.

13. MAYOR - VERBAL REPORT

Mayor Stone announced that he will be stepping down as the Mayor of Ladysmith effective September 30, 2024. He thanked Council, staff and Town residents for their support over the years. Councillor Tricia McKay will serve as Acting Mayor starting Oct. 1, with a byelection planned for spring of 2025.

14. ADJOURNMENT

CS 2024-203

That this Regular Meeting of Council be adjourned at 8:17 p.m.

Motion Carried.

CERTIFIED CORRECT

Mayor (A. Stone)

Corporate Officer (S. Bouma)