

**Page No.**

**(This meeting may be recorded)**

**1. ADOPTION OF THE AGENDA**

1-3        THAT Council adopts the October 8, 2025, regular Council meeting agenda.

**2. ADOPTION OF THE CONSENT AGENDA**

**Staff Recommendation:**

THAT the recommendation listed for item 2(a) in the October 8, 2025, Consent Agenda be adopted.

4-8        (a)        THAT the Correspondence Log, dated for reference September 29, 2025, be approved as presented.

**3. RECOGNITION**

(a)        **MISA BC 2025 Spirit of Innovation Award**

The Town of Qualicum Beach was awarded the Spirit of Innovation Award for the “Fast and Frictionless – AI-Powered Solutions That Turn Pains into Gains” at the Municipal Information Systems Association (MISA) BC Fall Conference of 2025.

**4. BUSINESS ARISING FROM THE MINUTES – Nil**

**5. DELEGATIONS**

(a)        **BC SPCA Parksville Community Animal Centre**

J. Hill (Manager), BC SPCA Parksville Community Animal Centre, in attendance to present their 2024 annual reporting and share information on other BC SPCA programs and services.

(b)        **Invasive Species – Ecological Restoration Consultant**

H. Jarratt, Consultant, in attendance to present information on banning the sale of invasive species to better protect local communities and environments.

**6. CORRESPONDENCE**

9        (a)        **Oceanside Integrated Fitness Society – Request for Letter of Support**

THAT Council authorizes issuing the draft letter of support (substantially in the form in the October 8, 2025, Council agenda) to Oceanside Integrated Fitness Society for the Gaming Grant Application.

*Staff Comment: Staff supports sending the letter of support to the Oceanside Integrated Fitness Society for this initiative.*

## 7. BYLAWS

- 10-11 (a) **Second & Third Readings | “Alternate Means of Public Notice Bylaw No. 911, 2025”**
1. THAT the Bylaw entitled “Town of Qualicum Beach Alternative Means of Public Notice Bylaw No. 911, 2025” be read a second time, as amended with the addition of clause 4(2):
    - The Town will endeavour to post notices in the newspaper as well as the required advertising methods identified in Section 3(1) of this Bylaw, when publication deadlines permit and until such a time as the newspaper is no longer an available option.
  2. THAT the Bylaw entitled “Town of Qualicum Beach Alternative Means of Public Notice Bylaw No. 911, 2025” be read a third time.
- 12-16 (b) **Adoption of “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Civic Centre) Bylaw No. 638.05, 2025”**
- Staff Recommendation:**
- THAT the Bylaw entitled "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Civic Centre/Community Hall) Bylaw No. 638.05, 2025" be adopted.
- 17-22 (c) **Third Reading | Property Tax Exemption Bylaws (2026)**
1. THAT third reading of “Town of Qualicum Beach 2026 Taxation Exemption Bylaw No.913, 2025” be rescinded.
  2. THAT the “Town of Qualicum Beach 2026 Taxation Exemption Bylaw No.913, 2025” be given third reading as amended.
- (d) **Eaglecrest Official Community Plan (OCP) and Zoning Amendment Bylaws**
- Staff report to be circulated after October 6, 2025 Public Hearing to allow for consideration of public comments received.

## 8. COMMITTEE & LIAISON REPORTS

- (a) **General Government** (Mayor Teunis Westbroek)
- (b) **Public Safety** (Councillor Scott Harrison)
- (c) **Parks & Recreation** (Councillor Anne Skipsey)
- 23 (i) Report from Councillor Skipsey
- (d) **Community Development** (Councillor Petronella Vander Valk)
- 24 (i) Report from Councillor Vander Valk
- (e) **Arts & Culture** (Councillor Jean Young)
- 25-26 (i) Report from Councillor Young

## 9. STAFF REPORTS

### (1) Corporate Services

#### (a) 2025 Special Event Applications

##### Staff Recommendations:

1. THAT Council approves, in principle, the special event request from the Qualicum Beach Chamber of Commerce to host the **Halloween Candy Walk**, on Friday, October 31, 2025, subject to event organizers working with Town staff to ensure Town requirements met, including emergency services notification, traffic control, insurance naming the Town as an additional insured and litter control, and notification to businesses affected by the closure; AND FURTHER THAT the Town provides support in the form of access to the Community Hall outdoor washroom and Leigh House public washrooms.
2. THAT Council approves in principle, the special event request from the Qualicum Beach Chamber of Commerce to host the **Moonlight Madness** event on November 20, 2025, subject to event organizers working with Town staff to ensure Town requirements met, including emergency services notification, traffic control, insurance naming the Town as an additional insured and litter control, and notification to businesses affected by the closure; AND FURTHER THAT Council authorizes the closure of Primrose Street, between First Avenue West and Second Avenue West, on Thursday, November 20, 2025 from 4:00 pm to 10:00 pm, to facilitate the 2025 **Moonlight Madness** shopping event; AND FURTHER THAT the Town provides support in the form of access to the Leigh House public washrooms for the duration of the event.

### 10. Review of Comments from the Public

Comments for this regular Council meeting must be received no later than 12:00 pm two days following the meeting (October 10, 2025). Submissions must be regarding business discussed by Council at the meeting, be 300 words or fewer, and any submissions relating to closed public hearing topics, or unrelated to Council business discussed at the meeting, will not be distributed to Council. Submissions that meet these guidelines will be distributed to all Council, posted on the Town's website, and a brief summary of the comments will be included in the meeting minutes. Comments must include a full name and address in order to be submitted for the record.

To submit a comment please use one of the following options:

- Mail: Box 130, Qualicum Beach, BC V9K 1S7
- Phone: 250-752-6921

Email: [communications@qualicumbeach.com](mailto:communications@qualicumbeach.com)

THE TOWN OF  
QUALICUM BEACH



**COUNCIL CORRESPONDENCE LOG**

**September 29, 2025 (for October 8, 2025 Council Agenda)**

\*Note: All correspondence on the log is compiled and distributed to Council

DATE REC'D	TOPIC	ACTION	ITEM #
Aug 21	Overnight Camping/Parking - Civic Centre & Pool Area	Received for information	978
Aug 31	Eaglecrest Golf Course - Need For Greenspace	Advanced to Public Hearing	968
Sep 04	Crucial Ecological Greenspace (871 Fairways Dr)	Advanced to Public Hearing	935
Sep 09	Crucial Ecological Greenspace-871 Fairways Dr	Advanced to Public Hearing	936
Sep 09	Eaglecrest Golf Course Acquisition Comments	Advanced to Public Hearing	937
Sep 10	Eaglecrest Golf Course Acquisition - Comments	Advanced to Public Hearing	940
Sep 10	Eaglecrest Golf Course Acquisition Comments	Advanced to Public Hearing	938
Sep 10	Eaglecrest Golf Course Acquisition - Comments	Advanced to Public Hearing	939
Sep 10	Eaglecrest Golf Course Acquisition - Comments	Advanced to Public Hearing	941
Sep 10	Eaglecrest Golf Course Acquisition - Comments	Advanced to Public Hearing	942
Sep 10	Eaglecrest Golf Course Acquisition Comments	Advanced to Public Hearing	943
Sep 11	Committee of the Whole (Transportation) Comments	Received for information	944
Sep 11	Eaglecrest Golf Club Revisioning - Emergency Floor Spillway	Advanced to Public Hearing	945
Sep 11	Eaglecrest Golf Club Revisioning - Emergency Floor Spillway	Advanced to Public Hearing	946
Sep 11	Airport - Noise Complaint/NAP & GNP Non-Compliance, Qualicum Woods and Surrounding Area	Received for information and forwarded to Airport Manager	947
Sep 11	Chester Rd Rezoning Application	Received for information	948
Sep 11	Excessive Aircraft Noise - Airport Management & Quality of Life For Residents	Received for information and forwarded to Airport Manager	950

Sep 11	Eaglecrest Golf Course Acquisition - Questions for Council	Advanced to Public Hearing	951
Sep 11	Eaglecrest Golf Course Acquisition - Please Keep Natural Green Spaces	Advanced to Public Hearing	952
Sep 11	Eaglecrest Golf Course - Questions Regarding Cost & Finance	Advanced to Public Hearing	953
Sep 11	Eaglecrest Re-visioning - Questions for Council	Advanced to Public Hearing	954
Sep 12	Development Application (431 College Rd) Roadway & Traffic	Received for information	976
Sep 12	Eaglecrest Golf Club Revisioning - Financing	Advanced to Public Hearing	971
Sep 13	TOSH - Finances & Support	Received for information	955
Sep 13	Comments to Council Re: NSAs and VTPC from CoTW Follow Up Report	Received for information and forwarded to Airport Manager	956
Sep 13	Comments to Council Re: NSAs and VTPC	Received for information and forwarded to Airport Manager	957
Sep 13	Eaglecrest Clubhouse - Cost of Upgrading	Advanced to Public Hearing	958
Sep 13	Purchase of Eaglecrest Golf Course	Advanced to Public Hearing	959
Sep 14	Development Application (431 College Rd) Tree Retention	Received for information	974
Sep 14	Development Application (431 College Rd) Tree Retention	Received for information	975
Sep 15	Overnight Camping - Waterfront	Received for information	960
Sep 15	Committee of the Whole (Transportation) Need to Lower Speed Limit, Island Hwy (Laburnum to Hemsworth)	Received for information	961
Sep 15	Committee of the Whole (Transportation) - Comments	Received for information	962
Sep 16	Development Application (510 Chester R) - Opposed	Received for information	963
Sep 16	Accountability in Policing and Senior Government: Why Municipal Unity Matters	Received for information	964
Sep 16	Proposed Airport NSA's Neglect Entire Neighbourhoods	Received for information and forwarded to Airport Manager	965
Sep 17	Eaglecrest Golf Course - Eaglecrest Dr & Country Club Concerns	Advanced to Public Hearing	966
Sep 17	Eaglecrest Revisioning (Commercial and 4 Storey Bldgs) Opposed	Advanced to Public Hearing	972
Sep 17	Eaglecrest Golf Course - More In depth Consideration is Required	Advanced to Public Hearing	967

Sep 17	Development Application (431 College Rd)	Received for information	969
Sep 17	Stop Human Trafficking	Received for information	970
Sep 18	Eaglecrest Golf Course - Financial Questions	Advanced to Public Hearing	977
Sep 19	Tree & Green Space Retention - Eaglecrest Revisioning	Advanced to Public Hearing	980
Sep 19	Eaglecrest Re-visioning - Questions For Council	Advanced to Public Hearing	989
Sep 19	Save Our Streets - Invitation To Event At Legislature, UBCM	Received for information	981
Sep 19	Eaglecrest Re-visioning - Need For Greenspace	Advanced to Public Hearing	982
Sep 19	Development Application (431 College Rd) Opposed - Need To Retain Neighbourhood Integrity	Received for information	983
Sep 20	Development Application (431 College Rd) Opposed - Need To Retain Neighbourhood Integrity	Received for information	986
Sep 21	Eaglecrest Re-visioning - Need For Greenspace	Advanced to Public Hearing	987
Sep 22	Eaglecrest Re-visioning - Questions For Council	Advanced to Public Hearing	993
Sep 22	Aircraft Noise Mitigation - NAV Canada & NSA's	Referred to Airport Manager	990
Sep 22	Eaglecrest Re-visioning - Crucial Need For Greenspace	Advanced to Public Hearing	991
Sep 22	Eaglecrest Re-visioning - Crucial Need for Greenspace	Advanced to Public Hearing	992
Sep 23	Eaglecrest Re-visioning - Need For Greenspace	Advanced to Public Hearing	994
Sep 23	Eaglecrest Golf Course Proposed Acquisition - Financial Concerns, Taxpayers	Advanced to Public Hearing	995
Sep 23	Eaglecrest Re-visioning	Advanced to Public Hearing	996
Sep 24	Eaglecrest Re-visioning - Sept 23 Eaglecrest Residents Assoc Mtg	Advanced to Public Hearing	997
Sep 24	Development Application (532 Memorial Ave) Concerns Regarding Public Awareness & Notifications, Questions For Council	Received for information	998
Sep 24	Save Our Streets photo-op/media event at BC legislature today 12:20pm	Received for information	999
Sep 24	Eaglecrest acquisition	Advanced to Public Hearing	1001
Sep 24	Eaglecrest Golf course Revisioning - Concerns Regarding Proposed R20 Zoning	Advanced to Public Hearing	1002



Sep 25	Response to planned development in Eaglecrest	Advanced to Public Hearing	1003
Sep 26	Support Re 431 College Rd Recvd Sept 8, 2025	Received for information	1006
Sep 26	Eaglecrest Proposed OCP & Zoning Amendments	Advanced to Public Hearing	1007
Sep 26	Eaglecrest Golf Course Purchase - Concerns	Advanced to Public Hearing	1010
Sep 26	Letter to Council- re Eaglecrest OCP and Rezoning	Advanced to Public Hearing	1011
Sep 27	Eaglecrest Revisioning - Area Specific Guardrails	Advanced to Public Hearing	1012
Sep 27	Eaglecrest Golf Course Public Hearing	Advanced to Public Hearing	1013
Sep 28	Eaglecrest Golf Course Research Paper	Advanced to Public Hearing	1014
Sep 28	Eaglecrest Golf Course Public Hearing - Urgent Concerns from Affected Resident	Advanced to Public Hearing	1016
Sep 28	Eaglecrest Golf Course Lands Purchase concerns	Advanced to Public Hearing	1017
Sep 28	Eaglecrest Golf Course Lands	Advanced to Public Hearing	1018
Sep 28	Eaglecrest Golf Course Lands	Advanced to Public Hearing	1019
Sep 28	431 College Rd proposal / concerns	Received for information	1020
Sep 29	Eaglecrest Golf Course Public Hearing	Advanced to Public Hearing	1021
Sep 22	Comments on 431 College Rd	Received for information	1028
Sep 25	The Forest at 871 Fairways Drive	Advanced to Public Hearing	1029
Sep 26	Eaglecrest Golf Course Purchase - Concerns	Advanced to Public Hearing	1027
Sep 27	Eaglecrest Revisioning - Area Specific Guardrails	Advanced to Public Hearing	1026
Sep 29	Proposed Development on 431 College Drive	Received for information	1022
Sep 29	Town of Qualicum Beach Re: Public Hearing of Eaglecrest Lands , Bylaw No.800.08, 2025	Advanced to Public Hearing	1023
Sep 29	Petition against TCG 431 College Road	Received for information	1024
Sep 29	Town Purchase of Eaglecrest Golf Course	Advanced to Public Hearing	1025
Sep 29	Mayor and Council: 431 College Road	Received for information	1030 Page 7

Sep 29	Eaglecrest Lands Bylaws 800.08, 2025 & 900.6, 2025	Advanced to Public Hearing	1031
Sep 29	Eaglecrest Golf Course Public Hearing	Advanced to Public Hearing	1032
Sep 29	Support for Eaglecrest land purchase and rezoning	Advanced to Public Hearing	1033
Sep 29	Support for the Eaglecrest Golf Course Revisioning Project	Advanced to Public Hearing	1034





## TOWN OF QUALICUM BEACH

INCORPORATED 1942

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V9K 1S7

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September 26, 2025

### **Subject: Support for a Gaming Grant for the Oceanside Integrated Fitness Society**

To whom it may concern,

On behalf of the Town of Qualicum Beach, I am pleased to express our strong support for Oceanside Integrated Fitness Society's (OIFS) Gaming Grant application.

The OIFS is a not-for-profit charitable organization which operates an adaptive, barrier free, accessible fitness centre in Qualicum Beach. The OIFS gym has served clients with physical and/or cognitive limitations from Qualicum Beach, Parksville, and near-by Electoral areas.

We appreciate the valuable service the society provides to residents of Qualicum Beach and the surrounding region. We recognize the importance of remaining active and applaud this organization for reaching members of our community who otherwise would not have opportunities to exercise, and build strength and confidence, in a supportive and safe environment.

Sincerely,

Teunis Westbroek, Mayor  
Town of Qualicum Beach

Pc: QB Council  
L. Varela  
H. Svensen

**TOWN OF QUALICUM BEACH  
BYLAW NO. 911**

**A BYLAW TO PROVIDE FOR ALTERNATIVE MEANS OF PUBLIC NOTICE**

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WHEREAS, Council is satisfied that the advertising methods set out in this Bylaw are likely to bring matters advertised by that method to the attention of substantially all residents in the area to which the bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held;

AND WHEREAS Council considers that the advertising methods set out in this Bylaw are reliable, suitable for providing notices, and accessible;

NOW THEREFORE, the Council of the Town of Qualicum Beach, in open meeting assembled, enacts as follows:

**CITATION**

1. (1) This Bylaw may be cited as "Town of Qualicum Beach Alternative Means of Public Notice Bylaw No. 911, 2025".

**DEFINITIONS**

2. (1) "Public Notice Posting Place" means the notice boards at Town Hall.

**ADVERTISING METHOD**

3. (1) In accordance with the *Community Charter*, alternative means of publication for the purposes of public notice shall be:
  - (a) Town of Qualicum Beach Website
  - (b) Town of Qualicum Beach email subscription service
- (2) All public notices shall also be posted at the Public Notice Posting Place.

**ADDITIONAL NOTICES**

4. (1) The means of publication for public notices in section 3(1) are not intended to limit the Town's ability to facilitate opportunities for public participation in local government decision-making, and the Town may choose to provide additional notice through different means, or repeated notice, when considered appropriate.
- (2) The Town will endeavour to post notices in the newspaper as well as the required advertising methods identified in Section 3(1) of this Bylaw, when publication deadlines permit and until such a time as the newspaper is no longer an available option.

**READ FOR A FIRST TIME** this 17<sup>th</sup> day of September, 2025.

**READ A SECOND TIME AS AMENDED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**READ A THIRD TIME** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Teunis Westbroek  
Mayor

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Heather Svensen  
Director of Corporate Services/Deputy CAO

**TOWN OF QUALICUM BEACH  
BYLAW NO. 638.05**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH  
MISCELLANEOUS RATES BYLAW NO. 638, 2009**

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The Council of the Town of Qualicum Beach, in open meeting assembled, hereby enacts as follows:

1. This Bylaw may be cited for all purposes as “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Civic Centre) Bylaw No. 638.05, 2025”.
2. “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009” is hereby amended by:
  - (1) Inserting Schedule “F” – Civic Centre Ratesattached as Schedule “A” and forming part of this Bylaw.
3. These rates are to come into effect January 1, 2026.

**INTRODUCED AND READ A FIRST TIME** this 17<sup>th</sup> day of September, 2025.

**READ A SECOND TIME** this 17<sup>th</sup> day of September, 2025.

**READ A THIRD TIME** this 17<sup>th</sup> day of September, 2025.

**ADOPTED** this     day of     , 2025.

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Teunis Westbroek  
Mayor

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Heather Svensen  
Director of Corporate Services/Deputy CAO

**Schedule "A"**

**"Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Civic Centre) Bylaw No. 638.05, 2025"**

**Effective January 1, 2026  
QUALICUM BEACH CIVIC CENTRE**

Hourly Rates up to Four Hours

**C= Commercial**

**P= Private**

**NP= Non-Profit**

		<b>C</b>	<b>P</b>	<b>NP</b>
<b>Pioneer Hall</b>	<b>Prime Time</b>	<b>\$150.00</b>	<b>\$102.00</b>	<b>\$70.00</b>
	<b>Non-Prime Time</b>	<b>\$98.00</b>	<b>\$70.00</b>	<b>\$48.00</b>
<b>Pioneer Hall West</b>	<b>Prime Time</b>	<b>\$98.00</b>	<b>\$64.00</b>	<b>\$49.00</b>
	<b>Non-Prime Time</b>	<b>\$72.00</b>	<b>\$58.00</b>	<b>\$31.00</b>
<b>Pioneer Hall East</b>	<b>Prime Time</b>	<b>\$84.00</b>	<b>\$57.00</b>	<b>\$36.00</b>
	<b>Non-Prime Time</b>	<b>\$55.00</b>	<b>\$40.00</b>	<b>\$28.00</b>
<b>Lions Room</b>	<b>Prime Time</b>	<b>\$68.00</b>	<b>\$50.00</b>	<b>\$31.00</b>
	<b>Non-Prime Time</b>	<b>\$39.00</b>	<b>\$31.00</b>	<b>\$25.00</b>
<b>Windsor/OAP Room</b>	<b>Prime Time</b>	<b>\$74.00</b>	<b>\$55.00</b>	<b>\$33.00</b>
	<b>Non-Prime Time</b>	<b>\$51.00</b>	<b>\$40.00</b>	<b>\$26.00</b>
<b>Windsor Room</b>	<b>Prime Time</b>	<b>\$68.00</b>	<b>\$50.00</b>	<b>\$31.00</b>
	<b>Non-Prime Time</b>	<b>\$39.00</b>	<b>\$31.00</b>	<b>\$25.00</b>
<b>OAP Room</b>	<b>Prime Time</b>	<b>\$40.00</b>	<b>\$33.00</b>	<b>\$22.00</b>
	<b>Non-Prime Time</b>	<b>\$27.00</b>	<b>\$24.00</b>	<b>\$20.00</b>
<b>Booth Room</b>	<b>Prime Time</b>	<b>\$40.00</b>	<b>\$33.00</b>	<b>\$22.00</b>
	<b>Non-Prime Time</b>	<b>\$27.00</b>	<b>\$24.00</b>	<b>\$20.00</b>
<b>Full Facility</b>	<b>Saturday</b>		<b>\$1,572.00</b>	
	<b>Weekday &amp; Sunday</b>		<b>\$1,048.00</b>	

**Schedule "A"****"Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Civic Centre) Bylaw No. 638.05, 2025"****Effective January 1, 2026  
QUALICUM BEACH CIVIC CENTRE  
FLAT RATES****C= Commercial****P= Private****NP= Non-Profit**

		<b>C</b>	<b>P</b>	<b>NP</b>
<b>Pioneer Hall</b>	<b>Prime Time</b>	<b>\$928.00</b>	<b>\$778.00</b>	<b>\$561.00</b>
	<b>Non-Prime Time</b>	<b>\$798.00</b>	<b>\$531.00</b>	<b>\$374.00</b>
<b>Pioneer Hall West</b>	<b>Prime Time</b>	<b>\$786.00</b>	<b>\$595.00</b>	<b>\$486.00</b>
	<b>Non-Prime Time</b>	<b>\$655.00</b>	<b>\$454.00</b>	<b>\$361.00</b>
<b>Pioneer Hall East</b>	<b>Prime Time</b>	<b>\$634.00</b>	<b>\$487.00</b>	<b>\$391.00</b>
	<b>Non-Prime Time</b>	<b>\$499.00</b>	<b>\$380.00</b>	<b>\$249.00</b>
<b>Lions Room</b>	<b>Prime Time</b>	<b>\$384.00</b>	<b>\$331.00</b>	<b>\$249.00</b>
	<b>Non-Prime Time</b>	<b>\$315.00</b>	<b>\$241.00</b>	<b>\$174.00</b>
<b>Windsor/OAP Room</b>	<b>Prime Time</b>	<b>\$480.00</b>	<b>\$381.00</b>	<b>\$273.00</b>
	<b>Non-Prime Time</b>	<b>\$355.00</b>	<b>\$259.00</b>	<b>\$178.00</b>
<b>Windsor Room</b>	<b>Prime Time</b>	<b>\$384.00</b>	<b>\$331.00</b>	<b>\$249.00</b>
	<b>Non-Prime Time</b>	<b>\$315.00</b>	<b>\$241.00</b>	<b>\$174.00</b>
<b>OAP Room</b>	<b>Prime Time</b>	<b>\$301.00</b>	<b>\$226.00</b>	<b>\$170.00</b>
	<b>Non-Prime Time</b>	<b>\$235.00</b>	<b>\$194.00</b>	<b>\$117.00</b>
<b>Booth Room</b>	<b>Prime Time</b>	<b>\$301.00</b>	<b>\$226.00</b>	<b>\$170.00</b>
	<b>Non-Prime Time</b>	<b>\$235.00</b>	<b>\$194.00</b>	<b>\$117.00</b>
<b>Full Facility</b>	<b>Saturday</b>	<b>\$1,572.00</b>		
	<b>Weekday &amp; Sunday</b>	<b>\$1,048.00</b>		

**Schedule "A"****"Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Civic Centre) Bylaw No. 638.05, 2025"****2026 RATES  
MISCELLANEOUS CHARGES**

<b>Portable Staging</b>	\$124.00
<b>Portable Stage Extensions</b>	\$62.00
<b>Risers</b>	\$1,248.00
<b>Ceiling Fabric Installation – Pioneer Hall</b>	\$374.00
<b>Ceiling Fabric Installation – Pioneer Hall East</b>	\$249.00
<b>Ceiling Lantern/balls installation – Pioneer Hall</b>	\$374.00
<b>Ceiling Lantern/balls installation – Pioneer Hall East</b>	\$249.00
<b>Band Stand enclosure - set-up &amp; breakdown</b>	\$187.00
<b>LCD Projector</b>	\$62.00
<b>Sound System – up to four hours</b>	\$39.00
<b>Sound System – Flat Rate</b>	\$80.00
<b>Skirting</b>	
5 to 10 tables	\$100.00
10 or more tables	\$175.00
<b>Event set-up / breakdown – Under 50 people</b>	\$50.00
<b>Event set-up / breakdown – Over 50 people</b>	\$100.00
<b>Cleaning – Food Involved</b>	\$200.00

\*A Food Service Cleaning Charge will be levied to all events where food is served.

**Piano** **Fee to be based on tuning**  
**invoice - Available Upon Request**

**Kitchen**

**Kitchen for full use:** to include all equipment and dishes \$249.00

**Caterers' Rate:** does not include use of any dishes and/or use of the dishwasher \$187.00

**Service Kitchen:** use of the kitchen only to serve food; does not include use of any dishes and/or any kitchen equipment \$93.00

<b>Coffee Service:</b>	up to 25 people	\$43.00
	25 – 50 people	\$70.00
	50 – 100 people	\$130.00
	100 - 150 people	\$193.00
	150 – 200 people	\$255.00



**Schedule “A”**

**“Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Civic Centre) Bylaw No. 638.05, 2025”**

**RATES EFFECTIVE January 1, 2026  
QUALICUM BEACH COMMUNITY HALL  
Hourly Rates up to Four Hours**

**C= Commercial**

**P= Private**

**NP= Non-Profit**

		<b>C</b>	<b>P</b>	<b>NP</b>
Full Facility	Prime Time	\$62.00	\$48.00	\$33.00
	Non-Prime Time	\$45.00	\$31.00	\$26.00

**Over 4 Hour/Flat Rate  
9 am – 2 am**

		<b>C</b>	<b>P</b>	<b>NP</b>
Full Facility	Prime Time	\$448.00	\$375.00	\$280.00
	Non-Prime Time	\$336.00	\$284.00	\$142.00

- Rates include the kitchen
- Rates do not include HST

*\*Users are responsible for ensuring the space is left in a clean and sanitary condition*



# TOWN OF QUALICUM BEACH

## MEMORANDUM

**TO:** Lou Varela, Chief Administrative Officer

**FOR:** Regular Council Meeting

**DATE:** October 8, 2025

**FROM:** Raj Hayre, Director of Finance

**SUBJECT:** 2026 Permissive Tax Exemption Bylaw 913, 2025

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### RECOMMENDATIONS:

1. THAT third reading of "Town of Qualicum Beach 2026 Taxation Exemption Bylaw No. 913, 2025" be rescinded.
  2. THAT the "Town of Qualicum Beach 2026 Taxation Exemption Bylaw No. 913, 2025" be given third reading as amended.
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### PURPOSE

The purpose of this report is to amend the 2026 Permissive Tax Exemption Bylaw No. 913, 2025 to reflect corrections of *Community Charter* references in the Whereas clauses.

### BACKGROUND

2026 Permissive Tax Exemption Bylaw 913, 2025 was given three readings on September 17, 2025. References to the *Community Charter*, in the Whereas clauses included in the Bylaw required a correction which is reflected in the updated version of the Bylaw attached to this memo. Amendments to the Bylaw cannot be made after third reading, therefore staff have requested that third reading be rescinded, and the Bylaw be given third reading as amended.



Raj Hayre  
Director of Finance  
*Report Author*



Lou Varela  
Chief Administrative Officer  
Concurrence

### REFERENCES

Attachment 1: 2026 Permissive Tax Exemption Bylaw 913, 2025

**TOWN OF QUALICUM BEACH  
BYLAW NO. 913**

**A BYLAW TO EXEMPT PROPERTY FROM TAXATION**

**WHEREAS**, Section 224(2)(a)(i) of the *Community Charter* provides that Council may exempt from taxation land or improvements that are owned or held by a charitable, philanthropic or other not-for-profit corporation;

**AND WHEREAS**, Section 224(2)(i) of the *Community Charter* provides that Council may exempt from taxation land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;

**AND WHEREAS**, Section 224(2)(e) of the *Community Charter* provides that Council may exempt from taxation land or improvements owned by a person who is providing a municipal service under a partnering agreement;

**AND WHEREAS**, Section 225(2)(b) of the *Community Charter* provides that Council may exempt from taxation heritage property;

**AND WHEREAS**, Section 224(4)(c) states that a bylaw does not apply to taxation in a calendar year unless it comes into force on or before October 31<sup>st</sup> in the preceding year;

**NOW THEREFORE**, the Council of the Town of Qualicum Beach, in open meeting assembled, enacts as follows:

1. That the land and improvements on the following described land be exempt from taxation for the taxation year 2026:
  - (a) Lots 2 and 3, Plan 3414, District Lot 101A, Newcastle Land District  
Roll Numbers: 1024.000 and 1025.000  
2945 and 2949 Island Highway West - Rotary Club of Qualicum Beach - Welch Park
  - (b) Lot 6, Block 10, Plan 1894, District Lot 78, Newcastle Land District  
Roll Number: 799.000  
211 Fern Road West - Rotary Club of Qualicum Beach - Rotary Club

- (c) Lot 1, Plan 27288, District Lot 78, Newcastle Land District  
Roll Number: 664.100  
250 First Avenue West - Kiwanis Housing
- (d) That part of District Lots 58 and 59 Newcastle District shown on Plan  
EPP106404  
Roll Number: 385.015, PID 031-631-550  
136 Village Way West - Kiwanis Housing
- (e) Lot A, Plan 8548, District Lot 78, Newcastle Land District  
Roll Number: 762.000  
110 Second Avenue West - Village Theatre
- (f) Lease of portion of parent property (Roll Number 1022.000) being  
District Lot 101 & 101A, Newcastle Land District, SW PT NE of PL3868;  
SW PT NE of PL3868; REM SW PT; PT SW of RD; NE PT SW of RD  
Roll Number: 1022.001  
2711 Island Highway West – Tourist Bureau
- (g) Lease of portion of parent property (Roll Number 409.000) being  
Lot B, Plan VIP58293, District Lot 59 & 60, Newcastle Land District,  
Except Plan VIP59287  
Roll Number: 409.002  
644 Memorial Avenue – Curling Rink
- (h) Lease of portion of parent property (Roll Number 664.000) being  
Lot 9, Plan 2047, District Lot 78, Newcastle Land District Except Plan  
27288, 42165, VIP55424, VIP60676  
Roll Number: 664.001  
665 Jones Street – Lawn Bowling Club
- (i) Lease of portion of parent property (Roll Number 11920.025) being  
Lot A, District Lot 124, Nanoose District, Plan 42657 Except That Part in Plan  
44330  
Roll Number: 11920.036  
Lease A3, 1000 Ravensbourne Lane – Beaufort Squadron @ Airport
- (j) Lease of portion of parent property (Roll Number 11920.025) being  
Lot A, District Lot 124, Nanoose District, Plan 42657 Except That Part in Plan  
44330  
Roll Number: 11920.058  
Lease D1, 1000 Ravensbourne Lane – Arrowsmith Search and Rescue @ Airport

- (k) Lot A, Plan 16180, District Lot 57, Newcastle Land District Except PART IN  
PLAN 3022 RW  
Roll Number: 521.000  
587 Beach Road – Museum
- (l) Lot 3 & 4, Plan 2005, District Lot 58, Land District 35, Newcastle Land District  
Roll Number: 523.000  
181 Sunningdale Road West – Sea Legacy Society
- (m) Lot 57, Plan 1026, Except that part forming part of the Island Highway as  
shown coloured yellow on plan deposited under DD 3268N and except parts in  
Plans 1802, 6631, 9742 and 14723 and except part in Esquimalt & Nanaimo  
Railway as shown on Plan VIP68672, Newcastle District (008-097-097)  
Lot 58, Plan 1026, Except that part forming part of the Island Highway as  
shown coloured yellow on plan deposited under DD 3268N and except part in  
Plan 1802 and except part in Esquimalt & Nanaimo Railway as shown on Plan  
VIP68672, Newcastle District (008-097-127)  
Lot 59, Plan 1026, Except that part forming part of the Island Highway as  
shown coloured yellow on plan deposited under DD 3268N and except part in  
Plan 1802 and except part in Esquimalt & Nanaimo Railway as shown on Plan  
VIP68672, Newcastle District (008-097-151)  
Lot 60, Plan 1026, Except that part forming part of the Island Highway as  
shown coloured yellow on plan deposited under DD 3268N and except parts in  
Plans 1802, 3399, 6530, 443R and 11244 and except part in Esquimalt &  
Nanaimo Railway as shown on Plan VIP68672, Newcastle District (008-097-160)  
Lot 61, Plan 1026, Except that part forming part of the Island Highway as  
shown coloured yellow on plan deposited under DD 3268N and except parts in  
Plans 1802, 3399 and 6530, Newcastle District (008-097-178)  
Lot 62, Plan 1026, Except parts in Plans 1802, 3399 and 6530, Newcastle District  
(008-097-194)  
Lot A, District Lot 63, Plan 9145, Newcastle District (005-554-268)  
Roll Number: 581.000  
469 Memorial Avenue – Qualicum Beach Memorial Golf Club
- (n) Lot 1, Plan 13424, District Lot 57, Newcastle Land District  
Roll Number: 221.000  
210 Crescent Road West – Valhalla (Hospice)
- (o) Lot A, Plan EPP115395, District Lot 78, Newcastle Land District  
Roll Number: 864.310  
122 Fern Road West – The Old School House Arts Centre (TOSH)

- (p) Strata Lot 1, Plan VIS5454, DL 78, Newcastle Land District  
Roll Number: 770.105  
703 Memorial Avenue – Qualicum Beach Seniors’ Activity Centre
- (q) Lot A, Plan EPP12448, District Lot 78, Newcastle Land District  
Roll Number: 864.200  
744 Primrose Street – SD #69 (Qualicum Commons)
- (r) Lot B, Plan EPP115395; District Lot 78, Newcastle Land District  
Roll Number: 864.320  
733 Memorial Ave – Naked Naturals (Public Parking Lot)
- (s) Block 5, Plan 1894, District Lot 78, Newcastle Land District  
Roll Number: 739.100  
180 Veterans’ Way - Royal Canadian Legion Branch #76
- (t) Lot A, Plan VIP66629, District Lot 78 & 88, Nanoose Land District, Nanoose and Newcastle Districts Mile 99.13 to 100.114 – portion of VIP 66629; PID 024-135-232  
Roll Number: 19458.020  
Island Corridor Foundation [E&N R/W]
- (u) Lot A, Plan VIP 66629, District Lot 78 & 88, Nanoose Land District, & Newcastle Land District except there out 0.21 acre lease – see Folio 565-01163.100; Mile 100.14 to 101.59 – portion of VIP66629 inside Qualicum Beach – located between Hollywood & First Avenue, VIP 70053-70058 73117-73120 – No Adj.  
Roll Number: 19458.025  
Island Corridor Foundation [E&N R/W]
- (v) Lot A, Plan VIP 68672, District Lot 52-78, Newcastle Land District EXCEPT PLAN VIP74072-E & N R/W located in the Town- Mile 101.59 TO 103.297, VIP70059,70060, 70115, 70118, 70119, 70125,70332,70488, 73107-73116 – No Adj.; PID 024-503-436  
Roll Number: 1151.000  
Island Corridor Foundation [E&N R/W]
- (w) District Lot 52-60, Nanoose Land District, VIA Rail Lease situated on E&N/W, DL 52 to 60 Incl. & Part of DL 78 within the Town of Qualicum Beach  
Roll Number: 1163.001 & 1163.200  
174 Railway Street - Train Station

- (x) Lease of portion of parent property (Roll Number 16.000) being Lot 1-4, Lot 9-11, Block 2, Plan VIP3938, District Lot 17, Newcastle Land District. PID 006-131-531, 006-131-557, 006-131-565, 006-131-573, 006-131-603, 006-131-620, 006-131-646, 031-343-619, 031-343-627, 031-343-643, 031-343-635  
Roll Number: 16.000  
3319 Island Hwy W–St. Andrews Lodge Historical & Cultural Society
- (y) Lot 1, Plan 2080, District Lot 78, Newcastle Land District. PID 006-661-122  
Roll Number: 669.100  
330 Dorset Rd – Into the Woods Early Learning Childcare Society

2. This Bylaw may be cited for all purposes as "Town of Qualicum Beach 2026 Taxation Exemption Bylaw No. 913, 2025".

**READ A FIRST TIME** this 17<sup>th</sup> day of September, 2025.

**READ A SECOND TIME** this 17<sup>th</sup> day of September, 2025.

**READ A THIRD TIME, AS AMENDED** this      day of September, 2025.

Notice published pursuant to Section 227 of the *Community Charter* on the 24<sup>th</sup> day of September, 2025, and the 1<sup>st</sup> day of October, 2025.

**ADOPTED** this      day of      , 2025.

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Teunis Westbroek, Mayor

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Heather Svensen, Corporate Administrator



**Committee & Liaison Report**  
**Councillor Anne Skipsey**  
Regular Council Meeting, October 8, 2025

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September 12, 2025 – Mount Arrowsmith Biosphere Roundtable

- I attended as our Council Liaison; I would suggest checking out the MABR website as there are many fun and educational events planned for this Fall.

Official Opening of the Oceanside Community Track, Ballenas Secondary School

- I attended the opening and walked around the track, which I feel is an amazing asset to the area. The track, which cost \$1.7M (\$75,000 contribution from the Town of Qualicum Beach), is a six-lane oval with an inner grass field, and can be used for track and field training and competitions but also for community use.

September 18, 2025 – Heritage Forest Commission Meeting

- The Brown Property Preservation Society (BPPS) presented their data which measured the moisture content along the wood chip trail compared to the adjacent forest floor throughout the summer.

September 19, 2025 – Celebration of Trees - Tree Photo Contest Event

- I attended this event at the Qualicum Beach Museum along with many photographers and lovers of trees. Congratulations on collaborating on a wonderful community initiative and to all who participated, and especially to the winners of the photo contest.

September 21 - 26, 2025 – Union of British Columbia Municipalities Conference, Victoria

- Along with all of the other members of Council and our CAO, I attended the annual UBCM conference. We started the week with three different meetings with Provincial staff on Monday. Early morning sessions I attended included: Outdoor Recreation for Community and Economic Development; Invasive Species Risk and Community Readiness; and Local Watershed Boards: empowering communities to build watershed security. Other sessions included: After Upzoning: Activating New Housing Supply; Filling Gaps: Transportation Options for Local Governments [such as On Demand transit]; the Cabinet Town Hall: Strong Communities; and Navigating Heritage Conservation Act Permitting – Tools. Tuesday's plenary session "Modest Growth & Big Challenges: The Road Ahead for BC's Economy" set the context for the rest of the week conveying the message to not ask for new funding as the Province is projecting a budget with a \$11.5B deficit.

**Committee & Liaison Report**  
**Councillor Petronella Vander Valk**  
Regular Council Meeting, October 8, 2025

**September 8, 2025 to September 29, 2025**

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September 9, 2025

- Attended the Public Open House regarding the Eaglecrest Golf Course Acquisition.

September 15, 2025

- As Liaison, attended the OCP Steering Committee meeting.
- As Liaison, attended the Board meeting of SALHACS (Saint Andrews Lodge Historical and Cultural Society).

September 18, 2025

- As Liaison, attended the Board meeting of QCEWS (Qualicum CommUNITY Education and Wellness Society).

September 19, 2025

- As Liaison, attended the Board meeting of the Qualicum Beach Chamber of Commerce.
- Attended a meeting with Council and MLA Stephanie Higginson.
- Attended the presentation by Friends of the Qualicum Beach Forest at the Qualicum Beach Museum of the Photo Contest winners.

September 22, 2025 to September 26, 2025

- Attended the UBCM (Union of British Columbia Municipalities) Conference.

**Committee & Liaison Report**  
**Councillor Jean Young**  
Regular Council Meeting, October 8, 2025

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August 28, 2025

- Attended the Gardens presentation regarding the proposal of a new care bed facility at College Heights. It was mentioned to me by a senior after that many seniors were advocating for it as they had experienced being a caregiver for a loved one, but this new build was negatively commented on by younger citizens.

September 3, 2025

- Mayor & Council attended memorial service for Bill Recalma, Chief Michael Recalma's younger brother who also has presided over many QB events.

September 6, 2025

- Apologies for missing this year's Chartwell Summer Celebration.

September 8, 2025

- Attended meeting with Mid-Island Healthcare Alliance in regards to all groups working together on achieving new medical services in QB.

September 9, 2025

- Eaglecrest Golf Course Acquisition, attended 2 public open house sessions at Civic Centre. Next session on Oct. 6.
- Also attended QB Garden Club meeting, where speaker Hunter Jarratt presented on 'banning invasive plant species'. Hope to have him appear as a delegation at a future council meeting. It's not just broom but other plants too. His presentation to Nanaimo council earlier this year has resulted in a bylaw banning invasive plant sales in stores.

September 12, 2025

- Meeting with QBRA. Thank you always for their engagement in QB matters.

September 16, 2025

- Attended Oceanside Women's Network meeting at QB Cafe. New members networking with regular members. Proceeds from their monthly 50/50 goes to support Haven House for Women.

September 18, 2025

- Zoom meeting with Oceanside Non-market Housing Task Force, what lands possibly available to build next project, municipal, provincial or Crown lands.

September 19, 2025

- Mayor and Council meeting with MLA Higginson as a precursor to us at UBCM meeting with ministry appointments on housing and healthcare.

September 20, 2025

- Zoom meeting with VIRL Board of Trustees, opening of new library build in Masset, Sept. 13.

September 22, 2025 to September 26, 2025

- UBCM in Victoria-2025 theme: Resilient Local Leaders Charting the Course.

September 30, 2025

- Truth and Reconciliation Commemoration. Activities include a commemoration at the MABR Education Centre at Leigh House, an exhibit at the QB museum featuring the Truth and Reconciliation Commission's Calls to Action and the UN Declaration on the Rights of Indigenous Peoples. Municipal offices are closed, and the First Nation artwork at the waterfront will be illuminated in orange Sept.26-Oct.3.