

Page No.

(This meeting may be recorded)

1 1. ADOPTION OF THE AGENDA

THAT Council adopts the February 11, 2026, regular Council meeting agenda.

2. ADOPTION OF THE CONSENT AGENDA

Staff Recommendation:

THAT the recommendations listed for items 2(a) to 2(e) in the February 11, 2026, Consent Agenda be adopted.

7 (a) **THAT** the January 7, 2026, Special Council meeting minutes be approved as presented.

8-9 (b) **THAT** the January 14, 2026, Committee of the Whole meeting minutes be received.

10-16 (c) **THAT** the January 21, 2026, Regular Council meeting minutes be approved as presented.

17-18 (d) **THAT** the January 28, 2026, Committee of the Whole meeting minutes be approved be received.

19-20 (e) **THAT** the Correspondence Log, dated for reference February 4, 2026, be received.

3. RECOGNITION – Nil

4. BUSINESS ARISING FROM THE MINUTES – Nil

5. DELEGATIONS

(a) **Mid Island Health Alliance**

S. Cunningham and M. Harvey-Heinz in attendance to make a presentation regarding support for Primrose Medical Centre.

(b) **Oceanside Caregivers**

C. Dowe, T. Champagne, and L. Vogler in attendance to present the petition for Caregivers in the Oceanside area.

(c) **Regional District of Nanaimo (RDN)**

C. Crabtree in attendance to make presentations on the following:

- Transportation
- Waste and Recycling Development Cost Charges (DCC) Bylaw

(d) **DayHomes Society**

S. Day in attendance to make a presentation introducing DayHomes Society and their proposed initiatives.

6. CORRESPONDENCE

21-92 (a) **Receipt of Petition | Oceanside Caregivers**

Staff Recommendation:

THAT Council receives the petition titled “Oceanside Caregivers” received on January 23, 2026.

93-127 (b) **Receipt of Petition | 532 Memorial Avenue Development Proposal**

Staff Recommendation:

THAT Council receives the petition titled “532 Memorial Avenue Development Proposal” received on February 5, 2026.

128-129 (c) **Request for Letter of Support | Save Estuary Land Society**

Staff Recommendation:

THAT Council provides a letter of support to the Save Estuary Land Society in favour of their acquisition of private property as outlined in the email sent on January 23, 2026.

130-134 (d) **Receipt of 2025 Special Event Grant Final Report | Qualicum Beach Farmers Market**

Staff Recommendation:

THAT Council receives the 2025 Special Event Grant Final Report from the Qualicum Beach Farmers Market for the Christmas Night Market event.

135-136 (e) **Request for Letter of Support | Early Learning Childcare Council for Oceanside**

Staff Recommendation:

THAT Council send a letter to the Premier and the Minister of Finance requesting the Province support affordable childcare as outlined in the email sent on February 5, 2026.

7. BYLAWS

137-142 (a) **Zoning Amendment: Housekeeping Bylaw No. 900.09, 2026**

Staff Recommendations:

1. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” be introduced and read a first time.
2. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” be read a second time.
3. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” be read a third time.
4. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” be adopted.

143-144 (b) **Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026**

Staff Recommendation:

THAT “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026” be adopted.

145-151 (c) **Committee & Commission Review | Phase 2 Bylaw Implementation**

Staff Recommendations:

1. **THAT** "Town of Qualicum Beach Heritage Forest Reserve Fund Establishment Bylaw No. 699, 2015, Amendment (Expenditure Input) Bylaw No. 917, 2026" be adopted.
2. **THAT** "Town of Qualicum Beach Heritage Forest Commission Bylaw No. 919, 2026" be adopted.
3. **THAT** "Town of Qualicum Beach Council Procedure Bylaw No. 733, 2019, Amendment (Electronic Participation) Bylaw No. 920, 2026" be adopted.

8. COMMITTEE & LIAISON REPORTS

(a) **General Government** (Mayor Teunis Westbroek)

154 (i) Report from Mayor Westbroek

155 (ii) **Mayor Westbroek Notice of Motion: Development Variance Permit Application | 796 Canyon Crescent Road**

THAT Council directs staff to fulfill statutory notification requirements to allow the Development Variance Permit application for 796 Canyon Crescent Road, as detailed in the September 17, 2025 Planning Report to Council, to be considered by Council at a future regular meeting.

(b) **Public Safety** (Councillor Scott Harrison)

(i) Report from Councillor Harrison

(c) **Parks & Recreation** (Councillor Anne Skipsey)

156 (i) Report from Councillor Skipsey

(d) **Community Development** (Councillor Petronella Vander Valk)

157 (i) Report from Councillor Vander Valk

(e) **Arts & Culture** (Councillor Jean Young)

158 (i) Report from Councillor Young

9. STAFF REPORTS

(1) **Chief Administrative Officer**

159-161 (a) **The Old School House (TOSH) Proposed Deliverables for One-Time Funding**

Staff Recommendation:

WHEREAS, TOSH intends to use the one-time funding source of \$50,000 for the purposes of operational stabilization funding to hire two temporary part-time employees in order to maintain current service levels; sustain delivery of exhibitions, education programs, and visitor services without interruption; and, continue year-round community programming;

THAT staff be directed to distribute \$50,000 to TOSH, as a one-time funding allocation in 2026, with reporting on hiring achievements and outcomes to be delivered to Council in late 2026 or early 2027, in accordance with the Town's reporting and planning processes.

(2) **Corporate Services**

162-164

(a) **2026 General Local Election | Appointment of Chief Election Officer & Deputy Chief Election Officer**

Staff Recommendations:

THAT pursuant to Sections 58(1) and (2) of the *Local Government Act*, Council appoints Heather Svensen as Chief Election Officer for conducting the 2026 General Local Election with the power to appoint other election officials as required for the administration and conduct of the 2026 General Local Election;

AND FURTHER THAT Council appoints Twyla Slonski as Deputy Chief Election Officer for the 2026 General Local Election.

(3) **Finance**

165-189

(a) **Council Direction for the 2026 – 2030 Draft Financial Plan**

Staff Recommendation:

THAT Council instructs staff to proceed with drafting the "Town of Qualicum Beach 2026 – 2030 Financial Plan Bylaw No. 921, 2026" to address 2026 operating budget pressures which will require an additional \$1,083,000 of property taxation revenue in 2026 (8.1% increase over the previous year) to balance the budget.

(4) **Planning & Community Development**

190-194

(a) **Ways to Achieve Attainable Housing (WAAMH) Plan Update**

- Presentation by MODUS Planning Design & Engagement Inc.

Staff Recommendations:

1. **THAT** the update for the "Ways to Achieve Attainable Market Housing" (WAAMH) Plan presented by MODUS Planning Design & Engagement at the February 11, 2026, Regular Council meeting be received by Council for information; and
2. **THAT** the Evaluative Criteria as presented by MODUS Planning Design & Engagement Inc. at the February 11, 2026, Regular Council meeting, as described in the February 11, 2026 Planning Report to Council be endorsed by Council for the purpose of evaluating proposed housing solutions during the development of the "Ways to Achieve Attainable Market Housing" (WAAMH) Plan.

- 195-306 (b) **Development Variance Permit & Development Permit | 532 Memorial Avenue**
Staff Recommendation:
THAT Council directs staff to authorize issuance of a Development Variance Permit and Development Permit for 532 Memorial Avenue, as described in the February 11, 2026 Planning report to Council.
- 307-321 (c) **Development Variance Permit | 372 Judges Row**
Staff Recommendation:
THAT Council directs staff to fulfill statutory notification requirements to allow the Development Variance Permit application for 372 Judges Row to be considered by Council at a future regular meeting.
- (5) **Operations**
- 322-328 (a) **Garden Road Dog Park: Class D Estimate for Four Pickleball Courts (with Parking)**
Staff Recommendations:
THAT Council directs staff to engage Victoria Playco to prepare a Class D cost estimate with an expense of \$1,275 excluding GST, to provide construction costs for the potential installation of four pickleball courts and a gravel parking area (for up to 29 vehicles) near the Garden Road Dog Park;
AND FURTHER, THAT staff report back to Council with the results of the Class D cost estimate for Council's subsequent decision making on a location and next steps for installation of pickleball courts in consideration of budget.
- 329-332 (b) **Further Expansion of Noise Sensitive Areas and VTPC**
Staff Recommendations:
 1. **THAT** Council directs staff to make an application to NAV Canada to create a Visual Flight Rules Terminal Procedures Chart (VTPC) in the Qualicum Beach CAT4 Canadian Flight Supplement (CFS) entry, to include language of "RWY 11 Preferred Departure" and "RWY 29 Preferred Arrival" and to include recommended circuit procedures, as shown on Appendix 1 of the Staff Report dated February 11, 2026.
 2. **THAT** Council directs staff to make an application to NAV Canada to create new additional Noise Sensitive Areas (NSAs) in the Qualicum Beach CAT4 Canadian Flight Supplement (CFS) entry, to include recommended Noise Sensitive Areas on the north side of the Qualicum Beach Runway 11-29 (RWY) and the south side of the Qualicum Beach Runway 11-29 (RWY), Aldous Road, Cottonwood Drive, Hemsworth Road and Rupert Road as shown on Appendix 1 of the Staff Report dated February 11, 2026.

(c) **Water Safety Planning (WSP) Study Budget**

Staff Recommendation:

THAT Council directs early budget approval in fiscal 2026 for the WSP water study in the amount of \$85,000 excluding GST funded from the Water Reserve, in order to support development of an updated hydrogeological study that incorporates Qualicum Beach water modeling data into the RDN's French Creek Water Budget Report dated December 4, 2023.

(d) **Request for Contract Award: Eaglecrest Golf Course Reconfiguration**

- Staff Report to be circulated as a late item.

10. MOTION TO CLOSE TO THE PUBLIC

THAT the special meeting of Council be closed to the public, pursuant to sections 90(1)(a), (c), (e), (i) and (k) of the *Community Charter*, for the purpose of considering:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (c) labour relations or other employee relations;
- (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;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (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;

Following adoption of the above motion, the meeting will be closed to the public.

MEETING REOPENS TO THE PUBLIC

11. ADJOURNMENT

12. 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 (February 13, 2026). 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 of Council, included in the Council Correspondence Log, 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

Draft - Minutes of the 10:00 am Wednesday, January 7, 2026, Town of Qualicum Beach Special Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk

ABSENT: Councillor Jean Young

ALSO PRESENT: Staff: Lou Varela, CAO
Heather Svensen, Director of Corporate Services/Deputy CAO
Agnieszka Warzybok, Director of Human Resources
Danielle Leurebourg, Deputy Director of Corporate Services

Mayor Westbroek called the meeting to order in the Council Chamber at 10:00 am acknowledging that the meeting was being held on the traditional lands of the Coast Salish people, and in particular, the Qualicum First Nation.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the January 7, 2026, special Council meeting agenda.

CARRIED UNANIMOUSLY

MOTION TO CLOSE

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, THAT the special meeting of Council be closed to the public, pursuant to sections 90(1)(a), (c), (e) and (j) of the *Community Charter*, for the purpose of considering:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (c) labour relations or other employee relations;
- (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;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;

CARRIED UNANIMOUSLY

MEETING CLOSED TO THE PUBLIC: 10:01 am

MEETING REOPENED TO THE PUBLIC: 1:34 pm with Mayor Westbroek, and Councillors Harrison, Skipsey and Vander Valk in attendance. Also in attendance: L. Varela, CAO, H. Svensen Director of Corporate Services, and A. Warzybok, Director of Human Resources.

ADJOURNMENT

Councillor Harrison MOVED and Mayor Westbroek SECONDED, THAT Council adjourns the meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 1:34 pm

Certified Correct:

Heather Svensen
Director of Corporate Services/Deputy CAO

Teunis Westbroek
Mayor

**Draft - Minutes of the 10:00 am Wednesday, January 14, 2026, Town of Qualicum Beach
Committee of the Whole Meeting held in the Council Chamber, Town Hall, 660 Primrose
Street, Qualicum Beach, BC**

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

ALSO PRESENT: Staff: Lou Varella, Chief Administrative Officer (CAO)
Heather Svensen, Director of Corporate Services
Luke Sales, Director of Planning & Community Development
Raj Hayre, Director of Finance
Amro Kotb, Director of Infrastructure Services
Danielle Leurebourg, Deputy Director of Corporate Services
Oliver Watson, Capital Projects Manager
Chris Stanger, Manager of Operations
Peter Cornell, Fire Chief
Kevin Goldfuss, Interim Manager of Airport
Chelsea Currie, Corporate Services Coordinator

The Mayor called the Committee of the Whole meeting to order at 10:00 am and acknowledged the meeting was being held on the traditional territory of the Coast Salish people and particularly the Qualicum First Nation.

ADOPTION OF THE AGENDA

The Committee adopted, by unanimous consent, the January 14, 2026, Committee of the Whole meeting agenda as presented.

BUDGET – PUBLIC ENGAGEMENT SESSION 1

The Director of Finance provided a PowerPoint Presentation detailing the following items:

- (1) 2026 Asset Management and Capital Plan
- (2) 2026-2030 Proposed Capital Budget

PUBLIC INPUT OPPORTUNITY

- J. Smith provided comments on the following:
 - Noted that grant funding can be hard to obtain and rely on for organizations like St. Andrew's and TOSH.
 - Shared concern that increases in taxes are not keeping up with the Town's needs in the short term.
- M. Noel provided comments on the following:
 - Shared concern that the funding gap may not take inflation into account.
 - Suggested ceasing non-core external funding, prioritizing core assets by leveraging debt, and relocating Qualicum Commons tenants to the Civic Centre and Community Hall.

ADJOURNMENT

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT the Committee of the Whole adjourns the January 14, 2026 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 12:06 pm

Certified Correct:

Heather Svensen
Director of Corporate Services/Deputy CAO

Teunis Westbroek
Mayor

Draft - Minutes of the 10:00 am Wednesday, January 21, 2026, Town of Qualicum Beach Regular Council Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

ALSO PRESENT: Staff: Lou Varela, CAO
Heather Svensen, Director of Corporate Services/Deputy CAO
Danielle Leurebourg, Deputy Director of Corporate Services
Raj Hayre, Director of Finance
Luke Sales, Director of Planning and Community Development
Amro Katob, Director of Infrastructure Services
Peter Cornell, Fire Chief
Kevin Goldfuss, Manager of Airport
Trudy Coates, Interim Executive Assistant
Chelsea Currie, Corporate Services Coordinator

Mayor Westbroek called the meeting to order in the Council Chamber at 10:00 am acknowledging that the meeting was being held on the traditional lands of the Coast Salish people, and in particular, the Qualicum First Nation.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the January 21, 2026, Regular Council meeting agenda with the following amendments:

- Remove Item 2(a)(ii) Mayor Westbroek Notice of Motion: VTPC and NSA.
- Addition of the following Late Items:
 - 8(e)(i) Committee & Liaison Reports Report from Councillor Young
 - 8(e)(ii) Councillor Young Notice of Motion: Qualicum Beach Collective request for the Town to be a Co-Applicant for the 2026 Community Event Support Fund

CARRIED UNANIMOUSLY

START OF THE CONSENT AGENDA

ADOPTION OF THE CONSENT AGENDA

Councillor Skipsey MOVED and Councillor Young SECONDED, **THAT** the recommendations listed for items 2(a) to 2(k) in the January 21, 2026, Consent Agenda be adopted.

- (a) **THAT** Council rescind the approval of the November 20, 2025 Regular Council meeting minutes.

THAT the November 20, 2025, Regular Council meeting minutes be approved as amended by inserting the following motion after Item 1(a)(2) on page 3 of the minutes:

Councillor Skipsey MOVED and Mayor Westbroek SECONDED, THAT staff prepare an amendment to the Procedure Bylaw to allow electronic participation in Committee meetings.

CARRIED UNANIMOUSLY | Resolution No. 25-280.1

- (b) **THAT** the November 26, 2025, Special Council meeting minutes be approved as presented.
- (c) **THAT** the November 28, 2025, Special Council meeting minutes be approved as presented.

- (d) **THAT** the December 3, 2025, Special Council meeting minutes be approved as presented.
- (e) **THAT** the December 3, 2025, Committee of the Whole meeting minutes be approved as presented.
- (f) **THAT** the December 10, 2025, Regular Council meeting minutes be approved as presented.
- (g) **THAT** the December 17, 2025, Special Council meeting minutes be approved as presented.
- (h) **THAT** the December 17, 2025, Committee of the Whole meeting minutes be approved as presented.
- (i) **THAT** the January 7, 2026, Special Council meeting minutes be approved as presented.
- (j) **THAT** the Correspondence Log, dated for reference January 13, 2026, be approved as presented.
- (k) **THAT** the recommendations from the December 3, 2025 Committee of the Whole meeting be adopted as presented.

- i. **Airport Authority CAT4 Qualicum Beach**

- THAT Council receive the report titled "Airport Authority CAT4 Qualicum Beach," dated December 3, 2025, for information.

- ii. **Qualicum Beach Airport Quarterly Report**

CARRIED UNANIMOUSLY | Resolution No. 26-001

RECOGNITION - Nil

BUSINESS ARISING FROM THE MINUTES – Nil

DELEGATIONS

- (a) **Qualicum District and Curling Club (QDCC)**

- S. Shaw and D. Sneddon provided a presentation on the QDCC 5 Year Capital Plan.

- (b) **Royal Canadian Legion Branch 76 (Legion)**

- M. Brouillette and S. Kennedy provided a presentation on the Legion's 2025 Year End Report.

- (c) **Arrowsmith Tennis Club**

- T. Stewart and E. Huculak provided to make a presentation on the potential future home of the Qualicum pickleball courts.

CORRESPONDENCE

- (a) **Receipt of Petition | Oceanside Caregivers**

- Councillor Skipsey MOVED and Councillor Harrison SECONDED, **THAT** Council defer the receipt of the petition titled Oceanside Caregivers until the full petition is received.

- CARRIED UNANIMOUSLY | Resolution No. 26-002**

BYLAWS

- (a) **Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026**

- 1. Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026" be introduced and read a first time.

- CARRIED UNANIMOUSLY | Resolution No. 26-003**

2. Councillor Vander Valk MOVED and Councillor Young SECONDED, **THAT** "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026" be read a second time.
CARRIED UNANIMOUSLY | Resolution No. 26-004
3. Councillor Skipsey MOVED and Councillor Young SECONDED, **THAT** "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026" be read a third time.
CARRIED UNANIMOUSLY | Resolution No. 26-005

COMMITTEE & LIAISON REPORTS

- a) **General Government** (Mayor Teunis Westbroek)
 - (i) Mayor Westbroek commented on his portfolio activities.
 - (ii) **Mayor Westbroek Notice of Motion: VTPC and NSA**
 - Item removed from the agenda.
- (2) **Public Safety** (Councillor Scott Harrison)
 - (i) Councillor Harrison commented on his portfolio activities.
 - (ii) **Councillor Harrison Notice of Motion: Light Intrusion**
Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** this item be deferred to 2027 Strategic Planning sessions in Fall 2026:

WHEREAS LED lights can present a unique irritant depending on their orientation and shielding;

AND WHEREAS several metro Vancouver municipalities have adopted bylaws to regulate light trespass between neighbours with LED lights;

BE IT RESOLVED THAT Council amend "Town of Qualicum Beach Property Maintenance and Standards Bylaw No. 720, 2018" with one of the following as described in further detail in the summary attached to the January 21, 2026 regular Council meeting agenda:

- i) City of New Westminster
- ii) City of Vancouver
- iii) District of West Vancouver

AND FURTHER THAT Council consider the impacts on wildlife and public land when working with staff at a future meeting on this matter.

CARRIED UNANIMOUSLY | Resolution No. 26-006

- (3) **Parks & Recreation** (Councillor Anne Skipsey)
 - (i) Councillor Skipsey commented on her portfolio activities.
 - (ii) **Heritage Forest Commission Recommendation from December 4, 2025**
Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council grants permission for T. Whitfield to guide approximately 12 free interpretive tours of the Heritage Forest in 2026.
CARRIED UNANIMOUSLY | Resolution No. 26-007

(4) **Community Development** (Councillor Petronella Vander Valk)

(i) Councillor Vander Valk commented on her portfolio activities.

(ii) **Councillor Vander Valk Notice of Motion: Proposed Resolution for Consideration at 2026 AVICC Conference**

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **WHEREAS** only 5% (approximately 4.6 million hectares) of the Province's land base is dedicated to agriculture through the Agricultural Land Reserve (ALR), and the Farming Income Thresholds (the minimum gross income a farm must generate from qualifying agricultural products to be eligible for Farm Class status) are low and outdated, and further, property within the ALR is partially exempt from school tax, hospital, regional district, Transit Authority, BC Assessment and municipal financial authority fees, regardless of Farm Class status;

AND WHEREAS the Agricultural Land Commission (ALC) employs only six Compliance and Enforcement Officers for the entire province for the purpose of investigating complaints and enforcing land use regulations to protect agricultural land;

THEREFORE, BE IT RESOLVED THAT properties within the ALR that are not actively farmed should not benefit from exemptions from taxes and fees such as school tax, hospital, regional district, Transit Authority, BC Assessment and municipal financial authority fees;

AND FURTHER THAT the Farming Income Thresholds be reviewed and revised to require higher levels of productive farming to achieve Farm Class status;

AND FURTHER THAT the ALC receive adequate funding from the provincial government to support the resources required to support hiring of additional Compliance and Enforcement Officers to protect agricultural land.

CARRIED | Resolution No. 26-008

Opposed: Councillor Harrison; Councillor Young

In Favour: Mayor Westbroek; Councillor Skipsey; Councillor Vander Valk

(5) **Arts & Culture** (Councillor Jean Young)

(i) Councillor Young commented on her written report included in the agenda.

(ii) **Councillor Young Notice of Motion: Qualicum Beach Collective request for the Town to be a Co-Applicant for the 2026 Community Event Support Fund**

Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** Council support the Qualicum Beach Collective in their request for the Town to be a Co-Applicant for the 2026 Community Event Support Fund.

DEFEATED

Opposed: Mayor Westbroek; Councillor Skipsey; Councillor Vander Valk

In Favour: Councillor Harrison; Councillor Young

STAFF REPORTS

(1) **Chief Administrative Officer**

(a) **Committee & Commission Review - Phase 2 Bylaw Implementation**

1. Councillor Harrison MOVED and Councillor Young SECONDED, **THAT** "Town of Qualicum Beach Heritage Forest Commission Bylaw No. 919, 2026" be given first three readings. [Attachment #1 – Draft Bylaw No. 919 in the January 21, 2026 staff report. See Attachment #2 for Current HFC Bylaw No. 656, 2010].

CARRIED UNANIMOUSLY | Resolution No. 26-009

2. Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** "Town of Qualicum Beach Heritage Forest Reserve Fund Establishment Bylaw No. 699, 2015, Amendment (Expenditure Input) Bylaw No. 917, 2026" be given first three readings. [Attachment #3 – Draft Bylaw No. 917 in the January 21, 2026 staff report].

CARRIED UNANIMOUSLY | Resolution No. 26-010

3. Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** "Town of Qualicum Beach Council Procedure Bylaw No. 733, 2019, Amendment (Electronic Participation) Bylaw No. 920, 2026" be given first three readings. [Attachment #4 – Draft Bylaw No. 920 in the January 21, 2026 staff report].

CARRIED UNANIMOUSLY | Resolution No. 26-011

4. Councillor Skipsey MOVED and Councillor Harrison SECONDED, **THAT** Council authorizes staff to seek concurrence from the Heritage Forest Covenant Grantees (The Land Conservancy of British Columbia [TLC] and the Brown Property Preservation Society [BPPS]) for a Draft Heritage Forest Management Plan prior to Council consideration of approval of the Draft Heritage Forest Management Plan and subsequent legal review for any required amendments to the Heritage Forest Conservation Covenant, 2008. [Attachment #6 – Proposed Heritage Forest Management Plan in the January 21, 2026 staff report].

CARRIED UNANIMOUSLY | Resolution No. 26-012

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council take a thirty-minute recess.

MEETING RECESSED: 12:07 pm

MEETING RECONVENED: 12:43 pm with all of Council in attendance.

(b) Request for Direction – Fireworks

Councillor Harrison MOVED and Mayor Westbroek SECONDED, **THAT** Council direct staff to maintain the status quo as per Bylaw No. 611, 2007 "A Bylaw to Regulate the Storage, Sale and Discharge of Fireworks and Firecrackers".

MAIN MOTION AS AMENDED:

Councillor Harrison MOVED and Councillor Harrison SECONDED, **THAT** Council defer the motion on the floor until the 2027 Strategic Planning process:

That Council direct staff to maintain the status quo as per Bylaw No. 611, 2007 "A Bylaw to Regulate the Storage, Sale and Discharge of Fireworks and Firecrackers".

CARRIED UNANIMOUSLY | Resolution No. 26-013

(2) Corporate Services

(a) Cemetery Bylaw Clarification – Non-Resident Exception

Mayor Westbroek MOVED and Councillor Harrison SECONDED,

1. **THAT** "Town of Qualicum Beach Cemetery Bylaw No. 915, 2025" be adopted.

2. **THAT** "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Cemetery) Bylaw No. 638.06, 2025" be adopted.

CARRIED | Resolution No. 26-014

Opposed: Councillor Harrison; Councillor Young

In Favour: Mayor Westbroek; Councillor Skipsey; Councillor Vander Valk

(b) **Council Meeting Schedule Amendment**

Councillor Skipsey MOVED and Councillor Harrison SECONDED,

1. **THAT** Council designate the Committee of the Whole meeting on May 27, 2026 for discussion related to Parks and Recreation.
2. **THAT** Council amend the 2026 Council Meeting Schedule to delete September 23, 2026 Committee of the Whole and reschedule a Committee of the Whole for Public Safety and Transportation on November 25, 2026 at 4:00 pm.

CARRIED UNANIMOUSLY | Resolution No. 26-015

(c) **2026 Special Events Applications**

Councillor Vander Valk MOVED and Councillor Harrison SECONDED, **THAT** Council approves in principle the following Special Event applications as described in the January 21, 2026, report titled "2026 Special Events Approvals", subject to event organizers working with Town staff to ensure Town requirements are met, including emergency services notification, traffic control, insurance naming the Town as an additional insured, litter control, and notification to businesses affected by any closures, where required:

- a) **Coldest Night of the Year**, February 28, 2026, (Island Crisis Care Society).
- b) **Oceanside Mother's Day 10k Run and 5k Run/Walk**, May 10, 2026, (Oceanside Running Club Association [ORCA]).
- c) **KSS Grad Prom Parade**, June 6, 2026, (KSS Grad 2026 Parent Committee).
- d) **Father's Day Show and Shine and Street Dance**, June 20 & 21, 2026, (Seaside Cruizers Society/Car Club).
- e) **Qualicum Beach Triathlon**, June 28, 2026, (Qualicum Beach Triathlon Society).
- f) **Qualicum Beach Thursday Night Market**, Thursday evenings in July and August (Mount Arrowsmith Biosphere Society), including entering into a Licence of Occupation with the Town.
- g) **Chartwell Day**, September 12, 2026, (Chartwell Residents Association).
- h) **Moonlight Madness**, November 19, 2026, (Qualicum Beach Chamber of Commerce).
- i) **Christmas Night Market**, December 4, 2026, (Qualicum Beach Farmers Market).

CARRIED UNANIMOUSLY | Resolution No. 26-016

(d) **Council Remuneration Review**

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, **THAT** Mayor and Councillor remuneration remain at the rates established in the "Town of Qualicum Beach Council Remuneration and Expenses Bylaw No.729, 2019" subject to the annual BC Consumer Price Index (BC CPI) increase as per the Bylaw.

CARRIED UNANIMOUSLY | Resolution No. 26-017

(e) **Announcement of Closed Council Meeting Motions**

For information.

(3) **Operations**

(f) **ALFA Aero Solutions – Aircraft Movement Data Collection**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **WHEREAS** the public has requested Council consider options for charging landing fees;

THAT staff be instructed to enter into a one-year agreement with ALFA Aero Solutions for a trial period for data collection technology for landings, touch-and-go operations, and other movements such as circuits to a maximum contract amount of \$5500 plus applicable taxes.

CARRIED UNANIMOUSLY | Resolution No. 26-018

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT pursuant to Council Procedure Bylaw No. 733, 2019, the meeting be extended beyond the 3-hour time limit.

CARRIED UNANIMOUSLY

(4) **Planning**

(a) **2026 Eaglecrest Engagement Overview**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** the 2026 Public Engagement Overview for the Eaglecrest Golf Course Revisioning be approved, as attached to the January 21, 2026 Memorandum to Council.

CARRIED UNANIMOUSLY | Resolution No. 26-019

MOTION TO CLOSE

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT the special meeting of Council be closed to the public, pursuant to sections 90(1)(c), (e) and (k) of the *Community Charter*, for the purpose of considering:

- (c) labour relations or other employee relations;
- (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;
- (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;

CARRIED UNANIMOUSLY

Following adoption of the above motion, the meeting will be closed to the public.

MEETING CLOSED TO THE PUBLIC: 1:34 pm

MEETING REOPENED TO THE PUBLIC: 2:52 pm with all of Council in attendance. Also in attendance: L. Varela, CAO, H. Svensen, Director of Corporate Services/Deputy CAO, and A. Kotb, Director of Engineering.

REVIEW OF COMMENTS FROM THE PUBLIC – Nil

ADJOURNMENT

Councillor Vander Valk MOVED and Councillor Young SECONDED, THAT Council adjourns the meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 2:52 pm

Certified Correct:

Heather Svensen
Director of Corporate Services/Deputy CAO

Teunis Westbroek
Mayor

Draft - Minutes of the 10:00 am Wednesday, January 28, 2026, Town of Qualicum Beach Committee of the Whole Meeting held in the Council Chamber, Town Hall, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Teunis Westbroek
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

ABSENT: Councillor Scott Harrison

ALSO PRESENT: Staff: Lou Varella, Chief Administrative Officer (CAO)
Heather Svensen, Director of Corporate Services
Luke Sales, Director of Planning & Community Development
Raj Hayre, Director of Finance
Amro Kotb, Director of Infrastructure Services
Agnieszka Warzybok, Director of Human Resources
Danielle Leurebourg, Deputy Director of Corporate Services
Oliver Watson, Capital Projects Manager
Chris Stanger, Manager of Operations
Peter Cornell, Fire Chief
Chelsea Currie, Corporate Services Coordinator

The Mayor called the Committee of the Whole meeting to order at 10:00 am and acknowledged the meeting was being held on the traditional territory of the Coast Salish people and particularly the Qualicum First Nation.

ADOPTION OF THE AGENDA

The Committee adopted, by unanimous consent, the January 28, 2026, Committee of the Whole meeting agenda as presented.

BUDGET – PUBLIC ENGAGEMENT SESSION 2

The Director of Finance provided a PowerPoint Presentation detailing the following items:

- a) 2026 Operating Budget Summary
 - (i) Budget Overview – Proposed 2026 Budget and Financial Plans

PUBLIC INPUT OPPORTUNITY

Mayor Westbroek called for public input and invited speakers to address the Committee.

- J. Noel provided comments on the following:
 - Inquired on who is responsible for the costs associated with caisson cleaning at Qualicum Beach Memorial Golf Course (QBMGC).
- T. Pritchard provided comments on the following:
 - Requested an update on the RFP for an Eaglecrest Golf Course operator, including whether existing equipment is sufficient for future maintenance or if additional equipment provisions are needed.
- J. Roberts provided comments on the following:
 - Proposed property tax increase and the connection to development density.
 - Concerns related to the asbestos cement pipes in Eaglecrest.

Mayor Westbroek called for a second time for members of the public wishing to address the Committee.

- T. Pritchard provided comment as follows:
 - Consider alternatives to the tax increase proposal.

Mayor Westbroek called for a third and final time for those from the public wishing to address the Committee.

- M. Noel provided comment on the following:
 - Asbestos pipe replacement timeline and the potential for an accelerated replacement plan through alternative funding sources.
 - Suggested the Town make a one-time withdrawal of contributed surplus to increase reserve funds.

ADJOURNMENT

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT the Committee of the Whole adjourns the January 28, 2026 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 11:39 am

Certified Correct:

Heather Svensen
Director of Corporate Services/Deputy CAO

Teunis Westbroek
Mayor

THE TOWN OF
QUALICUM BEACH



COUNCIL CORRESPONDENCE LOG

February 4, 2026 (for February 11, 2026 Council Agenda)

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

DATE REC'D	TOPIC	ACTION	ITEM #
Jan 16	Comments to Council ahead of the January 2026 Regular Council Meeting	Rec'd for Information	1250
Jan 18	Concern regarding the agenda for January 21, 2026, regular council meeting	Rec'd for Information	1251
Jan 19	Comments to Council	Rec'd for Information	1252
Jan 21	Jan 23 - Oceanside Caregivers - Petition	Rec'd for Information & Added to the Feb 11 Council Agenda	1255
Jan 22	Public Inquiry #42404570# Created - Council Business - Mayor and Council Feedback Town of Qualicum Beach	Rec'd for Information	1253
Jan 23	Invitation: Virtual Town Hall on Forestry Supports Tuesday, February 3 from 1:00 - 2:00 pm PST	Rec'd for Information	1254
Jan 24	We cannot take on anymore Qualicum Council pushing back on projects amid Eaglecrest redevelopment	Rec'd for Information	1256
Jan 26	Celebration of BC Heritage Week	Rec'd for Information	1258
Jan 27	Jan 28 - 532 Memorial Ave Development Application	Rec'd for Information	1262
Jan 28	Policing Report	Rec'd for Information & Referred to Staff	1259
Jan 29	Public Comments on Jan. 28 COW (Budget)	Rec'd for Information	1260
Jan 29	Regarding Application for Height Variance 532 Memorial Ave	Rec'd for Information	1261
Jan 29	Changes to OCP affecting W. Eaglecrest Residents	Rec'd for Information	1263
Jan 29	Feb 4 - Development Application (532 Memorial Ave)	Rec'd for Information	1285
Jan 30	Letter to Council - Development Variance 532 Memorial	Rec'd for Information	1264
Jan 30	Planning Department Re: Variance Application for 532 Memorial Ave	Rec'd for Information	1265
Jan 31	Letter to Council - Development Variance 532 Memorial Feb 11, 2026	Rec'd for Information	1266
Feb 01	Letter for Administration, Mayor, Council, Planning Department and Advisory Planning Committee Members	Rec'd for Information & Referred to Staff	1268
Feb 01	532 Memorial Avenue Comments	Rec'd for Information	1270

Feb 01	Development Variance Permit 532 Memorial Avenue Qualicum Beach BC	Rec'd for Information	1275
Feb 02	Proposed Development at 532 Memorial Avenue, Qualicum Beach, BC	Rec'd for Information	1271
Feb 02	Response to Budget	Rec'd for Information	1273
Feb 02	Request for a Proclamation for World Primary Immunodeficiency Week April 22-29	Rec'd for Information	1274
Feb 03	Application Review Development Permit for 532 Memorial Avenue	Rec'd for Information	1276
Feb 03	Variance Permit for 532 Memorial Avenue	Rec'd for Information	1277
Feb 03	2026 Budget Comments	Rec'd for Information	1278
Feb 03	DP 532 Memorial for Feb 11 Council Meeting	Rec'd for Information	1280
Feb 03	Town Seeks Public Input on Proposed 2026 Budget	Rec'd for Information & Referred to staff	1281
Feb 03	Led Light	Rec'd for Information & Referred to staff	1282
Feb 03	Qualicum Beach Infrastructure for Nature Walk	Rec'd for Information	1283
Feb 04	2026 Budget Feedback	Rec'd for Information	1284



LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA



Stephanie Higginson, MLA
Ladysmith-Oceanside

January 22, 2026

Re: Oceanside Caregivers - petition

Dear Mayor Westbroek and Council,

On January 12th, I attended a community meeting in Qualicum Beach, along with the BC Seniors Advocate, Dan Levitt. The meeting was organized by Carol and Fred Dowe (Oceanside Caregivers), who have been advocating for more long term care and caregiver respite supports in the Oceanside region. They have compiled a petition from individuals in the region and they have requested that I share it with you. Please find enclosed a copy of the petition that includes 650+ signatures. We have copied the pages as received, however there are some pages that are duplicates.

Sincerely,

Stephanie Higginson, MLA
Ladysmith-Oceanside

File No. _____
☐ Acknowledgement ☐ Response

Date Received **JAN 23 2026**

Copies to _____

Action Required By _____



Ladysmith-Oceanside Constituency Office

PO Box 250 Parksville Stn. Main - 172 Island Hwy East V9P 2G4
Ladysmith area: 250-245-9375 | Oceanside area: 250-248-2625
Toll free: 1-866-675-4812
Stephanie.Higginson.MLA@leg.bc.ca

Legislative Office
Parliament Buildings
Victoria, B.C.
V8V 1X4

MLA
Higginson
Petitions

461 Sign

More Nursing
Home Beds &

Carer's Respite

JAN. 2020

MLA
Higginson
Petitions

461 Sign

More Nursing
Home Beds +

Carer's Respite

JAN. 2020

Petition re Need Nursing Home Beds & Caregiver Respite

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

WE URGENTLY ASK YOU TO PROVIDE AND CARE FOR OUR BURNED OUT CAREGIVERS HERE IN OCEANSIDE [DISTRICT #69] QUALICUM BAY, QUALICUM BEACH, PARKSVILLE, NANOOSE, ERRINGTON, COOMBS DESPERATELY NEEDING **RESPITE CARE**, WHILE CARING FOR LOVED ONES, AND MUCH NEEDED **NURSING HOME BEDS**. WE ARE THE MOST SENIOR POPULATION AND SAVING GOVERNMENT BILLIONS OF DOLLARS. WE NEED YOUR HELP NOW!!! CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS. caroldowe@gmail.com, 250-752-2104 [CALL WHEN PETITION FILLED]

PRINT NAME. SIGN NAME. ADDRESS [WITH POSTAL CODE]. EMAIL AND/OR PHONE

AL DESCOTEAU	Sec. 22	WERBLEY Rd V9L 0A6
Jim Werdal	Sec. 22	arbutus Rd Parksville
Deanne	Sec. 22	Sunrise Dr. Parksville
Dennis Cassidy D Cassidy	Sec. 22	DOGWOOD ST 11
Rick Campbell	Sec. 22	Temple St Parksville
Alistair Stokelenburg	Sec. 22	Glenhale Cr. Parksville
Kathy Norae Werdal	Sec. 22	arbutus rd Parksville
ANGIE PRICE	Sec. 22	QUATNA Rd QUALICUM V9R 1B5
Kathy Werdal Kathy Werdal	Sec. 22	Arbutus Parksville
JOAN NEW	Sec. 22	Anchor Way Nanoose
DEIRORE NEW	Sec. 22	Anchor Way Nanoose
GREGG BOWMAN	Sec. 22	Jensen Ave W. Parksville
Sandra Cook Sandra Cook	Sec. 22	Gilley Crescent V9P 1X
MARLYN BENNETT My Bennett	Sec. 22	Island Hwy W. QUALICUM BEACH V9K 1B7

Sec. 22

Petition

2

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

Angelika Quint	A. Quint	Sec. 22 Borman Rd, Qualicum Beach, V9K 2A5
Karla Macdonald	Karla	Sec. 22 Jamieson Rd, Qualicum Beach, V9K 1G0
Rhonda Lobb	Rhonda Lobb	Sec. 22 Burn Rd, V9K 1G0
Kiara Wells	Kiara Wells	Sec. 22 Newcastle Rd, V9K 1W8
Shannon Bradley		Sec. 22 Frontier Dr, Bowser, V9K 1G0
BRIAN BOYES		Sec. 22 W ISLAND Hwy, V9K 1G0
Shannon Houkes		Sec. 22 Despard Ave W, V9P 0H4
JOHN SALON		Sec. 22 York Rd, Ferny Pk, V9K 1W8
John Payne		Sec. 22 Dunes Rd, V9K 1T0
Valerie Lambert		Sec. 22 Jamieson Rd, V9K 1G0
Josh + Jen Cragin		Sec. 22 Deep Bay Ave, Qualicum Beach, V9K 1G0
Robin Atkinson		Sec. 22 Lions Way, Qualicum Beach, V9K 2C3
O. Carabonna		Barbers Dr, Bowser, B.C.
DEAN RODINSON		Sec. 22 Moore Rd
Alyce Saur		Longview Drive, Deep Bay, V9K 1G0

Sec. 22

Petition

3

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

Lody Kieken	Lody Kieken	Sec. 22 Raymur Pl, QB, V9K2N
Mary Marshall	Mary Marshall	Sec. 22 Darnum Rd, V9K 2G2
DAVID FLANNO	[Signature]	Sec. 22 CARRAD RD, VOR 1A0
[Signature]	D. MILNE	Sec. 22 [Redacted] OLDIKSLAWI #69
Anne Hall	[Signature]	Sec. 22 Maple Guard Drive, Bowser, VOR 1G0
DAVID HALL	[Signature]	
Winter McIntyre	[Signature]	Sec. 22 Island Hwy West Bowser
*CYNTHIA WHITTAKER	[Signature]	Sec. 22 4516 THOMSON CLERKE DR
DEBORAH HEW	[Signature]	Sec. 22 EVA RD Bowser
PETE BRINKLE	[Signature]	Sec. 22 Island Hwy W.
Caroline Dunstan	[Signature]	Sec. 22 Isl Hwy W.
Marcia Wright	[Signature]	Sec. 22 South Lake Rd QB
Sandra Melnychuk	[Signature]	Sec. 22 Kelsey Rd
Alex Corata	[Signature]	Sec. 22 Island Hwy W VOR 1G0
James M. Brearty (James M. Brearty)	[Signature]	Sec. 22 Oakdown Rd. Q.B.

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

6

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS [WITH POSTAL CODE]. EMAIL AND/OR PHONE

PRINT NAME	SIGN NAME	ADDRESS [WITH POSTAL CODE]	EMAIL AND/OR PHONE
DEB Collins	D Collins	Sec. 22 CORTES Q.B. BC V9K2G7	
DAVE BINKHAM	D.B.	Sec. 22 EAGLECREST QB BC V9K1E4	
Kim Chamberlain		Sec. 22 W. Island Hwy T9K-2A7	
PAVE Hall		Sec. 22 AVON PLACE V9K2B9	
Laura D. Hume	L.Hume	Sec. 22 Mill Road QB V9K1J2	
Carmelina Bickse		Sec. 22 Village Q QB	
Gloria Davis		Sec. 22 Sunningdale Rd.	
Jim Hvalina		Sec. 22 Avon Place V9K2B9	
Donna Johnson		Sec. 22 Elmwood V9K2L4	
Donna Johnson		Sec. 22 MIDDLE GATE RD V9K1K0	
Kim Dine King	Kim King	Sec. 22 Trill	V9K2G6
Murphy Baird		Sec. 22 McKinnon St V9K1H7	
Megan Boush	Meg Boush	Sec. 22 Thompson U.D.W V9K1G0	
BRANT ANDROGOTT		Sec. 22 CRESCENT R.D.E V9K1E6	
PAUL OLIVER		Sec. 22 ELENWAS WAY V9K2M	
Cristine Fortus		Sec. 22 Primrose St QB V9K1S8	
Sean Deakin		Sec. 22 St. Anne QB	
EVE HENRY		Sec. 22 MAPLE ST.	

Sec. 22

DA

26/11/2020

PRINT NAME. SIGN NAME. ADDRESS [WITH POSTAL CODE]. EMAIL AND/OR PHONE

Sec. 22

25/1/2020

PRINT NAME. **SIGN NAME.** **ADDRESS [WITH POSTAL CODE].** **EMAIL AND/OR PHONE**

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

TO: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS. caroldowe@gmail.com, 250-752-2104 [CALL WHEN PETITION FILLED]

PRINT NAME. SIGN NAME.

ADDRESS[WITH POSTAL CODE].

EMAIL AND/OR PHONE

Jessica Caldwell *Jessica Caldwell* Woodland DR V9P1Z2
 Holly New *Holly New* Qualicum Rd. V9K1J4
 Grace Duncan *Grace Duncan* Wembley RD. V9P0J4
 Joy McWhirter *Joy McWhirter* Dogwood St V9P1C6
 Janet Dunnett *Janet Dunnett* Rowan Dr. V9K1K1
 Julie Lawrence *Julie Lawrence* Sec. 22 Widgeywood Cres V9P1B7
 Green Lily *Green Lily* Sec. 22 Thorpe Rd QB V9K1Z7
 Elvan Elsom *Elvan Elsom* Wembley RD V9P0S4
 Georgina Josefsson *Georgina Josefsson* Sec. 22 Centre Rd QB V9B2G8
 CAROLE VIERSEN *Carole Viersen* Sec. 22 First Ave W QB V9K1P1
 Maureen Flayler *Maureen Flayler* Sec. 22 Sixth Ave W QB V9K1S1
 P. Koers *P. Koers* " " " " " "
 MI JAMIESON *MI JAMIESON* Sec. 22 MILL RD QB
 Jasas Hillier *Jasas Hillier* Sec. 22 Lettler rd V9K1U0
 Kathy Wells *Kathy Wells* Sec. 22 W. How Rd.
 Denise Van den Borne *Denise Van den Borne* Sec. 22 Nottingham Dr V9K1R8

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS [WITH POSTAL CODE]. EMAIL AND/OR PHONE

Jessica Caldwell	[Signature]	Woodland DR	V9P1Z2
Holly New	[Signature]	Qualicum Rd.	V9K1J4
Grace Duncan	[Signature]	Wembley RD.	V9P0J4
Joy McWhirter	[Signature]	Dogwood St	V9P1C6
Janet Dunnett	[Signature]	Rowan Dr.	V9K1K1
Jule Lawrence	[Signature]	Sec. 22	Widgeywood Cres V9P1B7
Green Lily	[Signature]	Sec. 22	Thorpe Rd QB V9K1Z7
Elvan Elsom	[Signature]	Wembley RD	V9P0J4
Georgina Josefsson	[Signature]	Sec. 22	Centre Rd QB V9B2G8
CAROLE VIELSEN	[Signature]	Sec. 22	First Ave W QB V9K1P1
Margaret Flagler	[Signature]	Sec. 22	Sixth Ave W QB V9K1S1
P. Koers	[Signature]	" "	" "
M. JAMIESON	[Signature]	Sec. 22	MILL RD QB
Jasas Hillier	[Signature]	Sec. 22	Letflier rd V9K1U0
Kathryn Wells	[Signature]	Sec. 22	W: How Rd.
Denise Van denBerg	[Signature]	Sec. 22	Nottingham Dr V9K1R8

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

7

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

Barbara Kloss  Herbert Rd CB

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE



To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

Matt Doch Sec. 22 Tamarack Dr.

Jim Miller Sec. 22 Arbutus Dr

Don Miller Sec. 22 Sonora Pl. V9K 1R4 Q.B.

JEFF RENAUD Sec. 22 WOODRIDGE PL. V9K-2K7

GLENN FLEMING Sec. 22 CANUCK CR V9K 2S3

Peter Hansen Sec. 22 Melrose rd V9K 2M9

Jon Kowert Sec. 22 FIVE RD PL. V9K 1M7

Curt Emerick Sec. 22 Centre Road

Brandon Emerick Sec. 22 Centre Road

Adrian Johnston Sec. 22 GAINSBORO Bowser

Jon Luchmeyer Rye Rd. Qualicum Beach

PAUL PORTER Sec. 22 Centre Rd

Debra Manek Sec. 22 Alberni Hwy, V9K 1K2

Chris Kent Sec. 22 FIRST AVE W

GERRY ANDERSON Sec. 22 DOLLY PARKER W

SAM MACDONALD Sec. 22 EAGLECRIST DR Qualicum Beach V9K 1B7

Marain Bowel Sec. 22 First Av W First St. Q.B.

Jim Heinrichs Sec. 22 First Ave W., Q.B.

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

9

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

WE URGENTLY ASK YOU TO PROVIDE AND CARE FOR OUR BURNED OUT CAREGIVERS HERE IN OCEANSIDE [DISTRICT #69] QUALICUM BAY, QUALICUM BEACH, PARKSVILLE, NANOOSE, ERRINGTON, COOMBS DESPERATELY NEEDING RESPITE CARE, WHILE CARING FOR LOVED ONES, AND MUCH NEEDED NURSING HOME BEDS. WE ARE THE MOST SENIOR POPULATION AND SAVING GOVERNMENT BILLIONS OF DOLLARS. WE NEED YOUR HELP NOW!!! CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS. caroldowe@gmail.com, 250-752-2104 [CALL WHEN PETITION FILLED]

PRINT NAME. SIGN NAME.

ADDRESS [WITH POSTAL CODE].

EMAIL AND/OR PHONE

D. McCulloch D. McCulloch Sec. 22 spider hafe Rd
 A. Hartmann A. Hartmann Sec. 22 KUSTNA V9K2H3
 Monika Lux Monika Lux Sec. 22 Woodhaven Dr V9T5M1
 LINDA FINN Sec. 22 CENTRE ROAD V9K2G3
 Geri Stewart Geri Stewart Sec. 22 Country Rd
 DINA BEAL ZANTE Sec. 22 SUNNINGDALE RD
 Rolando Lanza Sec. 22 Meadow Way
 Irene Christie Irene Christie Sec. 22 Hoylake Rd W. V4K1P3
 Judy Southern Judy Southern Sec. 22 Chester St.
 Aimee Hamilton Sec. 22 yamherry Rd.
 Aimee Hamilton Sec. 22 Thomsen Rd.
 Lynn Hargr Sec. 22 Windward Way 98
 STEVE HORVATH Sec. 22 MEMORIAL AVE V9K1G8
 ISABEL MORE MOORE Sec. 22 Second Ave W, QB
 KATHY LARSON Sec. 22 WOODCRESS PL.
 CAROL TIDLER Sec. 22 HOYLAKES RD. E. V9K1
 LINDA RUTANIST Sec. 22 HIRST AVE W. Parksville.
 Penny Harvie Sec. 22 Hawthorne Rise P.V.

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE 12

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME, SIGN NAME, ADDRESS[WITH POSTAL CODE], EMAIL AND/OR PHONE

Pat Kucey *Pat Kucey* Sec. 22 Memorial V9K2P6
 Karna Kasmussen *Karna Kasmussen* Sec. 22 Memorial Old VOR1VO
 Bill Knight *Bill Knight* Sec. 22 MEMORIAK V9K-1S8
 Xia Han *Xia Han* Sec. 22 Sencond Ave. W V9K2
 Deb Price *Deb Price* Sec. 22 ean yon cr V9K1L1
 Kelvin Kaspar *Kelvin Kaspar* Sec. 22 Settler Rd Qualicum V9K 2R6
 Jay Tristram Nixon Nowak *Jay Tristram Nixon Nowak* Sec. 22 Spruce St Chemainus VOR 1K
 Angela Vaura *Angela Vaura* Sec. 22 Dunbar way Pville
 Julie Steward *Julie Steward* Brighton Plme
 GORD PRICE *GORD PRICE* McLEAN, LANE QB
 TERESA BARBOUR *TERESA BARBOUR* Stand Rd Ave Palkavik
 VATT PRICE *VATT PRICE* Sec. 22 SUNRISE DRIVE
 Eric Hillsdon *Eric Hillsdon* Sec. 22 W. Isl. Hwy V9K 2G3
 LENDACZKO *LENDACZKO* ORMONDE RD V9K2S7
 Jack Gunderson *Jack Gunderson* Sec. 22 Quarrichan Ave VOR2G0
 Emily Twigg *Emily Twigg* Sec. 22 cochrane rd V9K1Z4
 Sarah Morris *Sarah Morris* Sec. 22 Ailsbrook rd V9P2A8

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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TANYA ADAMS	<i>Tanya Adams</i>	Sec. 22	Mill Rd Qualicum Beach	V9K 1H2
DONNA BUCHANAN	<i>Donna Buchanan</i>	Sec. 22	Albion Hwy Port Alberni	V9Y 8G
CLAIRE O'CONNOR	<i>Claire O'Connor</i>	Sec. 22	Wembley Rd Parksville	V9P 0J4
DALE SIMPSON	<i>Dale Simpson</i>	Sec. 22	Shorewood Dr. Parksville	V9P 1S
KEN STOBBE	<i>Ken Stobbe</i>	Sec. 22	Buller Rd Qualicum	V9K 2B3
RAY KEVIS	<i>Ray Kervis</i>	Sec. 22	Oakdowne Rd Qualicum	V9K 2G1
MIKE BROWN	<i>Mike Brown</i>	Sec. 22	Van Buren Rd Qualicum	V9K 1Z
JEFF HUGHES	<i>Jeff Hughes</i>	Sec. 22	Tyler Rd Errington	V9R 1V
LANCE LAMB	<i>Lance Lamb</i>	Sec. 22	Hawthorne Dr. QB	V9K 1A5
MERRILEE BUCHANAN	<i>Merrilee Buchanan</i>	Sec. 22	Fourth Ave W QB	V9K 1S3

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE 12

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. PHONE

ADDRESS[WITH POSTAL CODE].

EMAIL AND/OR

Melody Foster

NANCY JONES

NICK MURPHY

Alden Craxton

Sec. 22

Sec. 22

Seaview drive VOR 1G0

Rosedale Heights

V9K 2K9

VOR 1G0

Sec. 22

Jagerslow

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE 13

QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA,
STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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DESPERATELY NEEDING RESPITE CARE, WHILE CARING FOR LOVED ONES, AND MUCH NEEDED NURSING HOME BEDS. WE
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CAROL STEWART	Sec. 22	BRIGHTON PLACE V4K1C2
GAIL IRENE MORSE	Sec. 22	ROGWOOD RD
CORRIE HUTCHESON	Sec. 22	ASHLEWOOD LN
KAREN & SCOTT ATKINSON	Sec. 22	SECOND AVE W QUALICUM BEACH
Dorothy Webb	Sec. 22	Primrose St.
Dorothy Everett	Sec. 22	Berwick Rd S QB
J. Van Welzen	Sec. 22	QB
TANJA DYCK	Sec. 22	Dalmatian Dr. Parksville
LINDA WALLACE	Sec. 22	SUMMER LN

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

IRINA JIGGINS [Signature] Sec. 22 FOWLER RD. QUALICUM BEACH, BC V9K2A5

Valerie Dyer [Signature] Sec. 22 First Avenue West Qualicum Beach, B.C. V9K 0

KAREN RONNINGEN [Signature] Sec. 22 KAREN'S COURT Q.B., B.C. V9K 2S3

CAROLE CUDMORE [Signature] Sec. 22 BELVEN RD QB BC V9K1H3

Marla Jagers [Signature] Sec. 22 Hall Rd, QB, BC, V9K1B7

POOR WHYNATT [Signature] Sec. 22 KENMUIR RD, QB. V9K 2E7

Kristi Nash [Signature] Sec. 22 Memorial Ave V9K 1L7 BC

DAN ANDERSON [Signature] Sec. 22 FIRST AVE V9K 1A6

Catherine Braeuer [Signature] Sunningdale Rd E V9K1P6

Geoff Kae [Signature] Sec. 22 Alberni Ave V9R1M0

Rich Atkinson [Signature] Sec. 22 Barclay Ave Parksville V9P1X

Terry Walters [Signature] Sec. 22 Leakes. (momisin Q.B)

Nadyne Hindle [Signature] Sec. 22 Yellowbrick Rd Parksville, V2

RICHARD MCCORMACK [Signature] Sec. 22 E KENNEDY AVE - PARKSVILLE

[Signature] Sec. 22 QUATRA QB

Werner Koch [Signature] Sec. 22 Moilliet st Parksville

Diana MEYER [Signature] Sec. 22 Hawthorne Rise Parksville, V9P 2A1

Leola Kuefler [Signature] Sec. 22 Island Highway W QB

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

15

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Linda Hall	Linda Hall	Sec. 22	Horizon, Parksville V9P 1P4
Yvonne White	Yvonne White	Sec. 22	Beach Rd QB V9K 2N4
Maureen Frey	Maureen Frey	Sec. 22	Niblick Cl QB V9K 1E6
Wanda Erikson	Wanda Erikson	Sec. 22	Meadow Dr. V9K 2T1
Lucienne Niwa	Lucienne Niwa		Parksville BC
Mary Sorenson	Mary Sorenson		Parksville V9P 1W5
Laurie Sketsch	Laurie Sketsch	Sec. 22	Tyee Cres V9Y 1B1
Judy Pobuda	Judy Pobuda		Despard Ave E Parksville
Nancy Moase	N.L. Moase	Sec. 22	Northbourne Rd, Bowser V
Roslyn Stephenson	Roslyn Stephenson	Sec. 22	Rodgers Rd Q Beach, BC V9K
Dianne Martel	Dianne Martel		Hamster Pl QB V9K 2K3

Sec. 22

ff

needed
before Jan
12/2025

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

16

TO: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Cory Pahl	<i>[Signature]</i>	Union Bay, B.C. V0R 3B0	Sec. 22
BEV HAMMERTON	<i>[Signature]</i>	Ackerman Rd. Parksville V9P0E	Sec. 22
Wendy Allen	<i>[Signature]</i>	HALLED. Qualicum Beach B.C.	Sec. 22
Stan St. Denis	<i>[Signature]</i>	BARNETT Rd Q B	Sec. 22
Barb Emmerson	<i>[Signature]</i>	Wagnuma Pl. Qualicum Beach	Sec. 22
LINDA M'CORKLE	<i>[Signature]</i>	Marshall Qualicum Beach	Sec. 22
Lori Kaiser	<i>[Signature]</i>	Essington Rd. Parksville V9P2R1	Sec. 22
Kelly Cottrell	<i>[Signature]</i>	Blue Heron Dr Bowser V0R1G0	Sec. 22
CONNOR DUFF	<i>[Signature]</i>	Jukes Pl. French Creek	Sec. 22
Jennifer MacIntosh	<i>[Signature]</i>	Kopina Dr Bowser	Sec. 22
Marina Radil	<i>[Signature]</i>	Ashling Rd. Q B	Sec. 22
Anita Christensen	<i>[Signature]</i>	Melrose Q B	Sec. 22
Bonnie Dinning	<i>[Signature]</i>	Arbutus Sh. Q B	Sec. 22
HATHOR UPTON	<i>[Signature]</i>	HIRST AVE W, PARKSVILLE	Sec. 22
LOUISE VOGLER	<i>[Signature]</i>	MEMORIAL AVE V9K1K3	Sec. 22
CHARLOTTE PATTERSON	<i>[Signature]</i>	CANUCK CRES V9K2S3	Sec. 22
CONNOR MALSON	<i>[Signature]</i>	Bulrush Pl Nanaimo	Sec. 22
LIZ LANE	<i>[Signature]</i>	KARLSWAY PARKSVILLE B.C. V9P1Y8	Sec. 22

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME	SIGN NAME	ADDRESS[WITH POSTAL CODE]	EMAIL AND/OR PHONE
NIKA SILICKAS	<i>Nika Silickas</i>	Sec. 22 Chatsworth	V9K 1V6
Jinda Koolen	<i>Jinda Koolen</i>	Sec. 22 Island Hwy W. Qualicum Beach	V9K 1N1
TREVOR WATSON	<i>Trevor Watson</i>	Sec. 22 NANQUA RD.	V9K 1B6
Arion Dykeman	<i>Arion Dykeman</i>	Sec. 22 CRYMORE CRES	Q. Beach
Sharon Lewis	<i>Sharon Lewis</i>	Sec. 22 Ryan Rd	Nanaimo V9R 6X8

Petition re: NEED Nursing Home Beds ^{and} Respite

TO: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Karen Specht Karen Specht Sec. 22 Country Club Dr. V9K 3T9

Arlocc Jensen Sec. 22 Elm Ave V9K 1J9

Diane Schuller D Schuller Sec. 22 Portail Dr V9P 2A2

Kathleen Vaughan K. Vaughan Sec. 22 Hawthorne Rise V9P 2K3

LILLIAN GARBE Lillian B. Garbe Sec. 22 Lakes Blvd V9P 2P8

CHRISTINE KEDDIE C. Keddie Sec. 22 Memorial Ave V9K 1R

Debbie Adamson D Adamson Sec. 22 Dundas Rd V9K

Selina Pope Sec. 22 Berwick Rd S. QB V9K

TRAUDIE FINLAY

Wendy Gutsi

C. Wild

H. Moore

D. Robins

J. SOUTHERN J. Southern

Shirley Galt Sec. 22 Waters Rd QB

Sec. 22

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

19

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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GARRY Desnoy	Imandy	Sec. 22 Woodhurst Pl QB BC
Colette Thornton	Cheriton	Sec. 22 Chartwell Blvd QB BC
Wendy Hollinshead	Jeff	Sec. 22 Oppenok Rd. QB BC
Bonnie Stone	Boston	Sec. 22 Glenhale Cres. BC
Mary Jane Turner		Sec. 22 Bouman Pl Parksville Bc V9P
Sylvie Bart	JB	Sec. 22 Fire Dance Lane QB BC
Kathleen Falva	Kathleen Falva	Sec. 22 Morison Ave, Parksville BC
Yvonne Karlovik		Sec. 22 Jensen Ave, Parksville
Wheresa Christie		Sec. 22 Annetta Way, Parksville BC
Ingrid Jursched		Sec. 22 James St Parksville BC
Patricia Schultz		Sec. 22 Georgia Place, Parksville, BC
Patrice Lubinski		Sec. 22 McLean Road QB V9K1Y3
Cathy Felsted		Sec. 22 peacock st. parksville V9P1M5
Roger Bennett		Sec. 22 Peacock St Parksville
Ann Dacia		Sec. 22 Hambrough Rd. Bowser
Grace Lawrence		Sec. 22 Blentin, Parksville
Linda Duke		Sec. 22 Robertson
Val Whynes		Sec. 22 mollet st Parksville

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

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Genelle Guthrie		Sec. 22 Woodcrest Pl. OB V9K2K8
Jane M Brown		Sec. 22 Temple St Parksville V9P2L8
Paddy Brown		Sec. 22 Temple St Parksville V9P2L8
Sarah McQuaid		Temple St Parksville V9P1A9
Luke McQuaid		Temple St Parksville V9P1A
clair Schumacher		Aberdeen Dr. Parksville
Tyson Munn		Sec. 22 Temple St Parksville
WAYNE LABSON		Woodcrest Pl. Qual. Beach
JIM GEROW		Sec. 22 Woodcrest place Q.B
KATHY GEROW		Sec. 22 WOODCREST PLACE Q.B
VERN WHITTMIS		Sec. 22 Woodcrest Pl
D.A. WHITTMIS		Sec. 22 Woodcrest V
JACQUELINE BAYK		Sec. 22 Island HWY W
Lorinna Perriman		Sec. 22 461 Hwy W Qual Beach
Susanne Guast		Sec. 22 Island hwy W Qualian Beach V9K 2B1
Ada Sarsrat		Sec. 22 Crescent Rd W. Q.B. V9K 1J2
DIANA SHORR		Sec. 22 Boorman Rd. Q.B
Kim Hand		Island Hwy Q.B

Sec. 22

Sec. 22

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

21

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MARY BARRETT Mary Barrett Sec. 22 Cranich V9K1K1

KATHRYN HOUTBY Kathryn Houtby Sec. 22 CHESTNUT ST V9K2M6

GRANT Wilson Grant Wilson Sec. 22 BLACK BRANT PLACE PARKSVILLE V9P2A3

David Johnson David Johnson Yambury Rd. QB V9K1C5

Paul Waring Paul Waring Sec. 22 Corcoran Rd. QB V9K2E9

Paul Waring Paul Waring Pinetail Drive V9P2A2 Parksville

Paul Waring Paul Waring West Ridge Way V9K0M9

SAM STRYNADKA Sam Strynadska Sec. 22 Malcolm Rd QB V9K1V5

CAROL STRYNADKA Carol Strynadska Sec. 22 Chatsworth QB V9K1V6

CAROL NICHOLSON Carol Nicholson Sec. 22

KEVIN NICHOLSON Kevin Nicholson Sec. 22

DREEN SCOTT Dreen Scott Sec. 22 MAPLE ST.

Andrew Cormier Andrew Cormier Sec. 22 Moilliet Street

MARION SCOTT Marion Scott Sec. 22 STANFORD AVE. PARKSVILLE V9P2S8

CLARE TYLER Clare Tyler Sec. 22 Imperial Drive V9K1X8 Sec. 22

Gail Berry Gail Berry Sec. 22 Palm Drive Qualicum Beach

EILEEN SMITH Eileen Smith Sec. 22 Sixth Ave W. Qualicum Beach

Gord Leachman Gord Leachman Sec. 22 Sunningdale Rd. E Qualicum Beach

Eileen Leachman Eileen Leachman

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC
SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON,
MINISTER OF HEALTH JOSIE OSBORNE

22

WE URGENTLY ASK YOU TO PROVIDE AND CARE FOR OUR BURNED OUT
CAREGIVERS HERE IN OCEANSIDE[DISTRICT #69] QUALICUM BAY, QUALICUM
BEACH, PARKSVILLE, NANOOSE, ERRINGTON, COOMBS
DESPERATELY NEEDING **RESPITE CARE**, WHILE CARING FOR LOVED ONES,
AND MUCH NEEDED **NURSING HOME BEDS**. WE ARE THE MOST SENIOR
POPULATION AND SAVING GOVERNMENT BILLIONS OF DOLLARS. WE NEED
YOUR HELP NOW!!!

CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS
caroldowe@gmail.com, 250-752-2104

PRINT NAME. SIGN NAME

ADDRESS[WITH POSTAL CODE]

EMAIL AND/OR TELEPHONE

PRINT NAME	SIGN NAME	ADDRESS[WITH POSTAL CODE]
PETER DRUMMOND	[Signature]	Sec. 22 V9K 1L4 CANYON CRES.
Tim Portchard	[Signature]	Sec. 22 Second Ave E
Scott Harrison	[Signature]	Sec. 22 Schley Pl. Park.
Susan Warner	[Signature]	Sec. 22 Moss Ave Parksville
Marie Kendall	[Signature]	Sec. 22 V9P1L7 Dorset Rd QB

Sec. 22

PETITION Needed Nursing Home Beds

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC
SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON,
MINISTER OF HEALTH JOSIE OSBORNE

Caregiver
MAILED
Dec. 19/25
Reptite

Corp. Serv.

23

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EMAIL AND/OR TELEPHONE

Sec. 22

Hagson Cres Q.B. V9K 2R4

Sec. 22

FIRST AVE W Q.B. V9K 0B4

Sec. 22

Garrett Rd 1102 B Q.B. V9K 1H4

Sec. 22

Pontiac Dr. V9K 1C8

Sec. 22

Huson Rd Q.B. V9K 2A2

Sec. 22

Sutherland Pl. V9P 1A1

Sec. 22

Finholm V9P 1J4

Sec. 22

Finholm N V9P 1J4

Sec. 22

Sutherland Pl. V9P 1J4

Sec. 22

PETITION

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC
SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON,
MINISTER OF HEALTH JOSIE OSBORNE

24

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PRINT NAME. SIGN NAME ADDRESS[WITH POSTAL CODE] EMAIL AND/OR TELEPHONE

Kevin Monahan R. Monahan Sec. 22 V9K 1J3
Alder St Qualicum Beach BC

Sarah Bezusko Sarah Bezusko Sec. 22 V9P0H1
Morillet St S

CRISTINA CIOTINGA Cristine Ciotinga Sec. 22

Mike Stanford Mike Stanford

Charlene King Charlene King Parksville, BC

Judie Coulter Judie Coulter Sec. 22 Parksville Pondplace V9P-2P8

Marjorie Sidsaom Marjorie Sidsaom Sec. 22 NanOOSE Bay Brynmor Rd

Sec. 22

Sec. 22

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME ADDRESS [WITH POSTAL CODE] EMAIL AND/OR PHONE

Karen Smelski

Sec. 22

Maillet Street S. Parksville V9P 1B3

Sec. 22

Carolyn Knight

Sec. 22

Lodgepole Drive Parksville V9P 2S2

FERN THEBERGE

Sec. 22

Deertrail Bowser BC V1R 1G0

MARK TRSICA

Sec. 22

Lee Road Parksville BC V9P 1Z4

CATHY KLOTKE

Sec. 22

Lee Road Parksville BC V9P 1Z4

MARLYNE OUSHER M. Ousher

Sec. 22

Brynmair Rd Nanose Bay BC V9P 9E1

JEAN TREBY

Sec. 22

STARFLOWER WY PARKSVILLE BC V9P 1E7

Sec. 22

TERRENCE MORSELEY

Sec. 22

CRESCENT ROAD W. QUALICUM BEACH BC V9K 1W1

Suzanne Ryzuto

Sec. 22

Mulberry Pl. Parksville

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

26

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Sec. 22

Caroline Tardiff *[Signature]* **Sec. 22** Blenkin Ave, Parksville, BC V9P 1Z4

Kendi Cullen *[Signature]* **Sec. 22** Island Hwy W. VAK 2G9.

[Signature] **Sec. 22** APPWEC USK1P4

BLAISE *[Signature]* **Sec. 22** HOLLAKE RD E

GILLIAN LINDSAY *[Signature]* **Sec. 22** FOURTH AVE W. QBENCH

Norman Raikie *[Signature]* Island Hwy W. Q. Beech

Deborah Raikie *[Signature]* Island Hwy W. Q. Beech

JACKLYN FERGUSON *[Signature]* Crescent Rd E QB

Chelsi M. *[Signature]* NAK 1Z4

Rachel M. *[Signature]* V9P 9J9

Sec. 22
Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE 27

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.... DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS [WITH POSTAL CODE]. EMAIL AND/OR PHONE

Maryam Taggart	Maryam Taggart	Sec. 22	151 Hwy
ROSA MARTIA	Rosallusti	Sec. 22	Garske Rd.
CHARITAZ BEASLEY	Charity	Sec. 22	Vismvion
Rise Gronlund	Rise	Sec. 22	Albani Hwy
Britta Munoz	Ba	Sec. 22	Frank St Maple Rds.
42 JOTTN		Sec. 22	GRIFFIN RD COOMBS
SANDY ROSE		Sec. 22	VILLAGE WAY W. QUALICUM
ERIN MONSIEURS		Sec. 22	BECKHAM CRT NANOOSE V9P9m
S. Osborne			Widgson Place
A. Gormley			Cape Cod Drive
B. Brunsdell		Sec. 22	Cardinal Way QB
T. Letcher	Zu d		Memorial Ave QB

Sec. 22

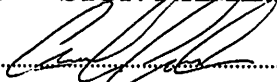
PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

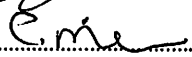
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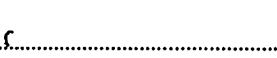
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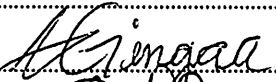
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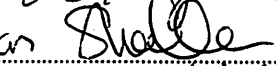
Andrew Couch   Aquarius Place V9K 2P3

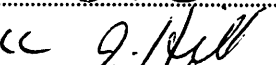
Christiane Meler 

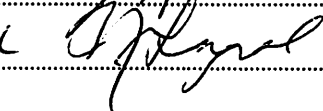
Bryan Balfour   Terrace Ave. Errington Bc V0R 1V0

Peter Cole  " Constantia Place Parksville V9P 2W9

Anya Gingras   Dunbar way Parksville

Shadene Henderson   Denman Drive Qualicum Beach

JUANNE HILL   PALM DRIVE QB V9K 2H3

NEILS AIGAL  " " "

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

29

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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lean Heynson	<i>[Signature]</i>	Sec. 22 Romain rd Emngton V0R 1N0
<i>[Signature]</i>	Stacey Kampf	Parksville V9P 1C5
ARIA ROSVOLD	<i>[Signature]</i>	Sec. 22 OAKDOWNE RD QUALICUM V9K 2G1
Scott Orr	<i>[Signature]</i>	View Rd Qualicum V9K 1V3
Ryan Burvill	<i>[Signature]</i>	Schanna Rd, Nanaimo, BC V9R 0G9
Jesse McEwan	<i>[Signature]</i>	Sec. 22 Mulholland Dr. Parksville, BC V9K
Mel Egerton	<i>[Signature]</i>	Sec. 22 Abbey Rd, Qualicum Beach, BC V9K 2S3
KEL BAIS	<i>[Signature]</i>	Sec. 22 Jensen Ave Parksville BC V9P 0R0

Sec. 22

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

30

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. V9P0B8 EMAIL AND/OR PHONE

Christina Kinney Cdkj
Christina Kinney Cdkj

~~1234~~ Sanika Cl. Parksville
161 Sanika Cl. Parksville V9P0B8

Sec. 22

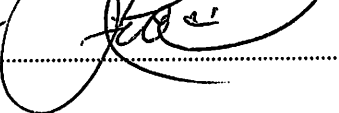
PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

31

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Chelsea Marlon		Sec. 22 pauls pl. Qualicum Beach, V1K 2J3
Bonnie Digino		Sec. 22 - memory lane Qualicum Beach
LORNE WEMME		Sec. 22 Sunrise Dr. Parksville, BC
Fia Pater		Sumers Rd. P.A

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

32

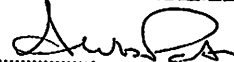
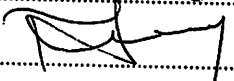
To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER 2025

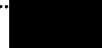
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ADDRESS[WITH POSTAL CODE].

EMAIL AND/OR PHONE

Amber 
Amy 
Sandra Bisiker

 Thetis Ave, QB V9K1B7
 774 Ave West V9K1S2
 Britannia dr. Parksvi

Sec. 22

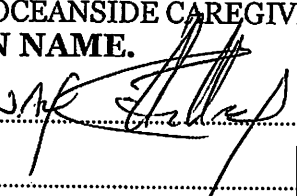
PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

33

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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CHRIS Holloway		Sec. 22	1210 L Ave V9K 1L9
Lana Hyon		Sec. 22	Clubhouse Dr. V9K 1C4
Angie Bottom		Sec. 22	Nanqua RD V9K 1B6
Alison Davis		Sec. 22	18m d hwy
Gloria Dames		Sec. 22	Dunsmuir Rd W. Q B

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

34

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Toad Frost
Joanne Proust
Barb Davidson
DeLoia Williamson.

Sec. 22 Sumac Drive, Q.B. V9K1A4
Sec. 22 Sumac Drive Q.B. V9K1A4
Sec. 22 Tamarack Dr Q.B. V9K1A4
Sixth Ave E, Qualicum B.

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

35

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Sandra Koven	S. Koven	Q. B.
Wendy Bowers	W. Bowers	Q. B.
Ann Keith	A. Keith	V9K0A3
Dorothy Wells	D. Wells	V4T2J5
Sylvie Peltier	Sylvie Peltier	V9K 2L6
CAROL HORVATH	Carol Horvath	Parksville
BEV HAMMERTON	Bev Hamerton	V9P 0E9
Linda O'Shea	L. O'Shea	V9P 2E7
Carole H. Davies	Carole H. Davies	V9P 2G6

Sec. 22

Petition

36

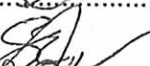
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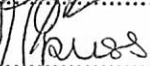
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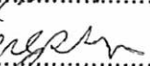
HEATHER REYNOLDS  **Sec. 22** BAYRIDGE PL. VORIGO

ALEXIS BARENTS  **Sec. 22** 1ST ST VORIGO

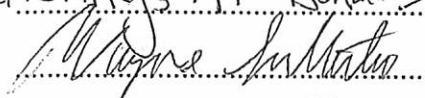
SUSAN FINLAYSON  **Sec. 22** Maple Guard Dr Bowser VORIGO

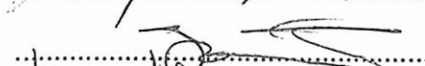
Michelle Prouss  **Sec. 22** Islewood Drive Bowser

Gerni Trenker  **Sec. 22** Longview Dr. Bowser

COLLEEN FRIESEN  **Sec. 22** COWLAND AD. BOWSER VORIGO

Glennys M^{re} Donald  **Sec. 22** Warder lne Q Beach V9K 2A5

 **Sec. 22** Maple Guard Bowser

 SPENCER HOUSE **Sec. 22** NOODLE ROAD BOWSER

Ed. Thibault  **Sec. 22** Blue Heron Drive Bowser

René Thibault  **Sec. 22** Blue Heron Dr. Bowser

Robert Edwards  **Sec. 22** Donsmuir Qualicum Bay

Abnids  **Sec. 22** Burne Rd Bowser

Sec. 22

Sec. 22

PETITION

37

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVCCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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 QUALICUM BAY, QUALICUM BEACH, PARKSVILLE, NANOOSE, ERRINGTON, COOMBS
 DESPERATELY NEEDING **RESPIRE CARE**, WHILE CARING FOR LOVED ONES, AND MUCH NEEDED **NURSING HOME BEDS**. WE
 ARE THE MOST SENIOR POPULATION AND SAVING GOVERNMENT BILLIONS OF DOLLARS. WE NEED YOUR HELP NOW!!!
 CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS. caroldowe@gmail.com, 250-752-2104 [CALL WHEN PETITION FILLED]

PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

<i>Luis Knoesen</i>	<i>Deep Bay</i>
<i>Delphine Apeisile</i>	<i>Bowser / V9K 1Z3</i>
<i>Mervin Whitehead</i>	<i>Qualicum Bay, V9K 2K8</i>
<i>Wendy Gubler</i>	<i>Fanny Bay</i>
<i>ED BRUCE</i>	<i>Qualicum V9K 2G2</i>
<i>T.Huculak H. Huculak</i>	<i>Fanny Bay, BC V0R1W0</i>
<i>Suzanne Sands</i>	<i>Bowser B.C.</i>
<i>Lenee Coody</i>	<i>Bowser BC</i>

Sec. 22

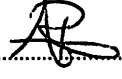
PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

38

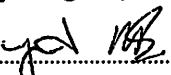
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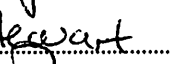
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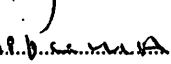
PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

Alexa Beaudry  PO BOX 1010 Errington, BC V0R 1V0

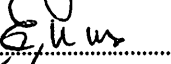
Russell  V0R 2S1

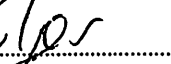
Murphy Boyd  PO Box 168 Q.B.

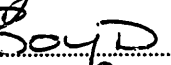
Dave Stewart  Sec. 22 Memorial Ave

Frank Sibuma  Sec. 22 Hamner Ave Dr

Pat Green  Sec. 22 Cedar St Parksville

Alyce Ehm  Sec. 22 Englemood Cr. Q.B.

Levin Gilis  Sec. 22 Marlowed Way Q.B.

SHANE BOYD  PO BOX 168 Q.B.

Maggie Boyd  PO Box 168 Q.B.

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

39

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Darren Andrews	[Signature]	Sec. 22	Jensen Ave. W. Parksville V9P1K3	Sec. 22
Charlene Wilson	[Signature]	Sec. 22	Cheney St Parksville V9P1P2	Sec. 22
Patti Pederson	[Signature]	Sec. 22	Arrow Smith way Parksville V9P2K5	Sec. 22
WISA Roy	[Signature]	Sec. 22	Woodland Dr. Parksville V9P1J8	Sec. 22
Darlene Robertson	[Signature]	Sec. 22	Maillet St Parksville V9P0H1	
Ashly Hagg	[Signature]	Sec. 22	A Memorial Care V9K1L7	
Pam Hall	[Signature]	Sec. 22	Dalmatian Drive V9P1Y6	
Shannon Roberts	[Signature]	Sec. 22	Tyee Cresc. Qualicum Beach V9K1B1	
ANTHONY RAGE	[Signature]	Sec. 22	Memorial Ave Qualicum V9K2T0	

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE 40

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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JANN BRAIN	<i>J. Brain</i>	Sec. 22	Crocus Corner, Fresh Creek	V9P2K6
MARGARET McMAHON	<i>M. McMahon</i>	Sec. 22	TROON CLOSE	QUALICUM BEACH
JANICE Trenholme		Sec. 22	Saturna Dr.	Parksville
Dyuzette Church		Sec. 22	Moresby Ave, Q.B.	V9P1S6
Annette Hansen	<i>Annette Hansen</i>		Memory Lane	SB
<i>Robert Richbluff</i>		Sec. 22	Spruce St	Q.B.
Stephane Segaric	<i>Megane</i>	Sec. 22	Lancaster Pl	
Remi Bideau	<i>Remi Bideau</i>	Sec. 22	Garrett Rd.	Qualicum Beach V9K1L4
ROBERT EKSDON	<i>Robert J. Ekson</i>	Sec. 22	Fairways Dr	Qualicum Beach V9K1G1
		Sec. 22	BURNHAM RD.	QUALICUM BEACH V9K1G5

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME	SIGN NAME	ADDRESS [WITH POSTAL CODE]
Jeff Cook	[Signature]	Sec. 22 [Redacted] Canyon Crescent Rd V9K 1L4
Joanne Terry	[Signature]	Sec. 22 [Redacted] NW BAY RD V9P 9C7
Diana Douglas	[Signature]	Sec. 22 [Redacted] Paradise Pl
ROBERT MYHARA	[Signature]	Sec. 22 [Redacted] ROBERTSON V9P 2R6
KIM MORTON	[Signature]	Sec. 22 [Redacted] BOORMAN RD V9K 2A6
Glenda MacDonald	[Signature]	Sec. 22 [Redacted] FIRST AVE W V9K 2J8
BOGUMILA REES	[Signature]	Sec. 22 [Redacted] HAWTHORNE R. V9P 2A1

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

41

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Noémi Gulyás	Noémi Gulyás	Po Box 640 Coombs BC V0R 1M0
Norissa Watkins	Norissa Watkins	Sec. 22 Saturna Drive Parksville BC V9P 1A8
Emily Sherwood	Emily Sherwood	PO Box 640 Coombs BC V0R 1M0
Alina Burnett	Alina Burnett	Sec. 22 Warn Way QB V9K 2S3
Nicola White	Nicola White	Sec. 22 Sanderson Rd Parksville, V9P 1A8
Tanya Thatcher	Tanya Thatcher	PO Box Sec. 22 Coombs BC V0R 1M0
P. Lyall	P. Lyall	Sec. 22 Cinnamon Sedge Way Nanoose Bay V9P 1L3
L. Rutquist	L. Rutquist	Sec. 22 Kirstine W.

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

42

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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M. GRAF *[Signature]*
Jim McKernan *[Signature]*

Sec. 22 Duggan Lane Parksville

Sec. 22 Comas Way. V9P1E4

CLAIRE JONES *[Signature]*

Sec. 22 MOLLY ST. V9P1M8

IRENE NELSON

Sec. 22 Cherry Street St. 503 V9P1P2

Maribel McLean

Sec. 22 1st Ave Parksville

MARY Unger

Sec. 22 Stanhope Rd P'ville V9P2T

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

43

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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WAGUEN PARK Camp
OKhalim
Jane Torques
GILLIAN CLORER

Sec. 22

W-Island Hwy V9P1C7
Westloma Hwy. V9P1C7
Blenkin Ave. Parksville.

Sec. 22

TEMPLE ST V9P1C4

Sec. 22

PETITION

44

TO: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA,
STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Madisen Frazer M Frazer

Sec. 22 Ships Pt Rd. V0R1W0

Dianne Anderson D Anderson

Sec. 22 TOURNAMENT TOUR. Q B V9K 2T1

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

45

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Karalena Walsh Kara Walsh Sec. 22 Winchist Rd Sec. 22

This petition is being shared at the request of a community member as a courtesy. While we are happy to make it available, our firm does not take a position on the issues raised.

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

46

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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BEATA HOFFMANN	[Signature]	P.O. Box 403 ST. MAIN V9K 1S9	Sec. 22
MICHAEL MIRAMS	Harrison. [Signature]	Village Way DB V9K 0B5	Sec. 22
A BLANCHARD		Village Way AB V9K 0B5	Sec. 22
Lily Ayre	Lily Ayre	Village Way " "	Sec. 22
C. Langdon	Langdon	Village Way W DB V9K 0B5	Sec. 22
Colin Ready-Evoy	[Signature]	" " " "	Sec. 22
Julie Bretzinger	[Signature]	" "	Sec. 22
Sharon Seidel	S. Seidel	Lilac DR Parksville V9P 1E	Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

TO: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Kelli Robinson Kelli Robinson

Sec. 22

Sutherland V9P1A1

Marilyn Robinson Marilyn Robinson

Sec. 22

Sutherland PL V9P1A1

Cindy Neufeld cindyneufeld

Sec. 22

Sutherland PL V9P1A1

Doug Neufeld doug

Sec. 22

Sutherland PL V9P1A1

Doneen Goff Doneen Goff

ZACK KOZAK Zack Kozak

Sec. 22

Monter St V9P0H1

Sarah Bezusko Sarah Bezusko

Sec. 22

47

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

47

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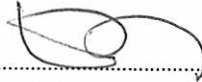
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ADDRESS[WITH POSTAL CODE].

EMAIL AND/OR PHONE#

Erin Munroe



Sec. 22

Island Highway West QB V9K

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

48

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ADDRESS [WITH POSTAL CODE].

EMAIL AND/OR PHONE

W.J.S. Williams	[Signature]	Sec. 22	Prnt # Rd V9K1W5	Sec. 22
TEN BRITTON	[Signature]		VAldez Ave	
D. Seelig	D.W. Seelig	Sec. 22	Eaglecrest Dr. Q.B.	
Russell Cross	[Signature]		QUATSINO RD. Q.B.	
Charlene Fisher	[Signature]	Sec. 22	W Isl. Hwy QB	Sec. 22
Paul Schmid	[Signature]			
TIM BENESH		Sec. 22	SCHLEY AL, QB.	
BRUCE CHISHOLM	[Signature]	Sec. 22	ILLIQUA RD QB.	
Dominie Tuskerich	[Signature]	Sec. 22	Nemoisil Ave QB	Sec. 22
Patty Matwick	[Signature]	Sec. 22	Horne LK Rd.	
Charlene Kulla	[Signature]	Sec. 22	Berwick	
Jordana Rauscher	[Signature]	Sec. 22	Sutton Plc QB	Sec. 22
TITO + LYADA MYHRES		Sec. 22	Cottonwood DA	
			V9K1M2	
Shelley Flemming	Shelley Fleming		PO. BOX 234 COOMBS	
Grant Wilson	G. Wilson		VORIMO	
Adrienne Nolan	[Signature]	Sec. 22	View Rd, Qualicum	
Catherine Ireland	M Ireland	Sec. 22	RAYMUR Place. Q.B.	

PETITION

48

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Jo-Anne Harrison J. Harrison Sec. 22 Ocean Trail, Bowser VOR 1G0 Sec. 22

ITEN BECHARD Ken Bechard Sec. 22 Qualicum Beach V9K-2C2

Cam Teanson Sec. 22 Lighthouse Dr. Bowser VOR 1G0

NEIL VANBEMMELEN Sec. 22 NOON DAY Ln Bowser VOR 1G0

Wendy Anderson Wendy Anderson Sec. 22 Ostry P. Bowser VOR 1G0

Bobbi Sandkuhl Bobbi Sandkuhl Sec. 22 Ocean Trail Bowser VOR 1G0

LEIGH-ANN MEHAN Leigh Ann Sec. 22 Head Rd. Bowser VOR 1G0

Linda Balost Sec. 22 Timmer Y Rd V9K2A2

Leigh-Ann Scott Sec. 22 West Island Hwy Qualicum Bay BC V9K1Z2

Douglas Wood Douglas Wood Sec. 22 Ocean Trail, Bowser BC (COTTAGE RES)

ARLENE EVANS Arlene Evans Sec. 22 Myers Dr Bowser BC VOR 1G0

Emma Williams Sec. 22 Grainsberg Rd Bowser BC VOR 1G0

JAMES KENNEDY James Kennedy Sec. 22 ISLAND ISLAND WEST VOR 1G0

Brian Cornish Brian Cornish Sec. 22 Seaview Dr. Bowser VOR-1G0

Vanessa Wiegel Vanessa Wiegel Sec. 22 Tozer F Bay BC VOR 1G0

Petition

49

TO: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

X Next :-v

MIKE MACDONALD	<i>[Signature]</i>	Sec. 22 Deep Bay Rd	VOR 1G0
KIRBY HOWAT	<i>[Signature]</i>	Sec. 22 TOWN RD	VOR 1W0
DON FISHER	<i>[Signature]</i>	Sec. 22 DOZER RD	VOR 1W0
Madeline Mitchell	<i>[Signature]</i>	Sec. 22 TYPE C BAY	VOR 1W0
Rosslyn Denton	<i>[Signature]</i>	Sec. 22 Allview Lane	VOR 1G0
MARLE DENTON	<i>[Signature]</i>	Sec. 22 Allview Lane	VOR 1S0
Mike Yarn	<i>[Signature]</i>	Sec. 22 Payle	VOR 250
JOE SPARROW	<i>[Signature]</i>	Sec. 22 W Island Hwy	VOR 2E5
Lawrence Landell	<i>[Signature]</i>	Port Alberni	

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

50

TO: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Robert & CAROLE GARNES

Sec. 22 SECOND AVE QUALICUM BEACH B.C. V9K0B7

Sec. 22

HARVEY WALKER

Sec. 22 Second Ave. E Qualicum Beach BC V9K0B7

Alice Marguardt

Sec. 22 Second Ave E QB V9K0B7

Sec. 22

SHEILA SAVAGE

JOHN JACQUES

Sec. 22 Second Ave. QB V9K0B7

John Pezel

Sec. 22 Haylake Rd W QB V9K1K3

Sec. 22

Tlan Smith

Sec. 22 Ocean Tr Bowser

PETER DROMMOLD

Sec. 22 CANYON CRES. QB

DAVID CLARIC

REDWOOD DR. QB V9K1K2

Sec. 22

SANDI REED

PRESCENT RD WEST V9K2H3

REG MARTIN

Sec. 22 QUATNA RD Q.B. V9K2L7

Virginia Clark

Redwood Dr, Q.B. V9K

BRENDA CRAIG

GARDEN Rd, West Q.B. V9K1R9

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

51

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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ROBERT & CAROLE GARNES

[Signature]

Sec. 22 SECOND AVE QUALICUM BEACH B.C. V9K0B7

Sec. 22

HARVEY WALKER

[Signature]

Sec. 22 Second Ave E Qualicum Beach BC V9K0B7

Alice Marguardt *[Signature]*

Sec. 22 Second Ave E QB V9K0B7

Sec. 22

SHEILA SAVAGE *[Signature]* 505-1888 COWAN AVE QB

JOHN JACQUES *[Signature]*

Sec. 22 SECOND AVE QB

John Pezel *[Signature]*

Sec. 22 Hylake Rd W V9K1G0

Sec. 22

Tlan Smith

Sec. 22 Ocean Tr Bowser V9K1L4

PETER DROMMOOD *[Signature]*

Sec. 22 CANYON CRES QB

DAVID CLARK

Sec. 22 REDWOOD DR QB V9K1K2

SANDI REED

Sec. 22 CRESCENT RD WEST V9K2H3

REG MARTIN *[Signature]*

QUATINA RD Q.B. V9K2L7

Virginia Clark *[Signature]*

Redwood Dr, Q.B. V9K

BRENDA CRAIG *[Signature]*

GARDEN Rd, West Q.B. V9K1R9

Copy

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

52

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W.T.S. Williams WTS Williams Sec. 22 Pmt Rd V9K1W5

Sec. 22

TEA BRITTON TEA Britton V9K1W5

D. Seelig D.W. Seelig Eaglecrest Dr. Q.B.

Russell Cross Russell Cross Quatsino Rd. Q.B.

Charlene Fister Charlene Fister W Isl. Hwy QB

Paul Schmid Paul Schmid

Tim BENESH Tim BENESH SCHLEY AL, QB.

Bruce Christensen Bruce Christensen ILLIQUA RD QB.

Dominic Tuskerich Dominic Tuskerich Memorial Ave QB

Patty Matwick Patty Matwick Horne LK Rd.

Charlene Kulla Charlene Kulla Berwick

Jordana Rauscher Jordana Rauscher Sutton Plc V9K-2B9

TITO + LYADA MYHRES TITO + LYADA MYHRES Cottonwood DA

V9K1M2

Shelley Flemming Shelley Flemming PO. BOX 234 COOMBS V9R1M0

Grant Wilson Grant Wilson PO. BOX COOMBS 234 V9R1M0

Adrienne Nolan Adrienne Nolan View Rd, Qualicum

Catherine Ireland Catherine Ireland RAYMOND Place. Q.B.

Sec. 22

Sec. 22

Sec. 22

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE 53

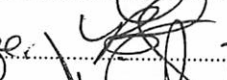
To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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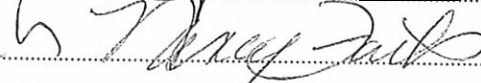
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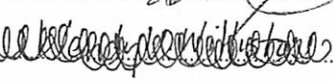
HOLLY HYKAWAY  **Sec. 22** HALL RD, QUALICUM, B.C. V9K 1B7

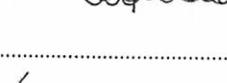
Christina New  **Sec. 22** Drew Rd Parksville, BC V9P 1X2

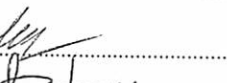
Bonnie Auriage  **Sec. 22** Maguinnna Qualicum Beach BC V9K 1B3.

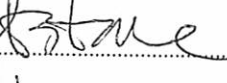
Diana Pryde  **Sec. 22** Corcoran Rd Q.B. V9K 2E9

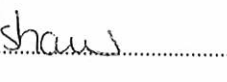
Nancy Fair  **Sec. 22** Green Cove Q.B. V9K 2M3

 **Sec. 22** Sun King Rd Parksville BC V9P 2B1.

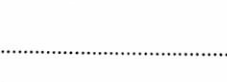
 **Sec. 22** Ormonde Rd V9P 1W4

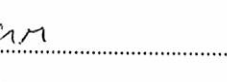
 **Sec. 22** Grafton Errington. V9R 1V0.

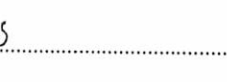
Rebecca Bradshaw  **Sec. 22** Lee Rd, Parksville V9P 2L2

Sarah Grenier  **Sec. 22** Parksville V9P 2Z1

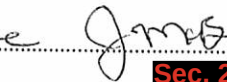
Michelle Law JA  **Sec. 22** CHESTNUT QUALICUM BEACH BC **Sec. 22** ~~V9K 2M6~~

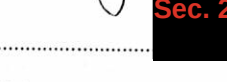
James Bingham  **Sec. 22** Alberni Hwy, Combs V9R 1M0

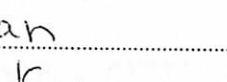
VICKI CURTIS  **Sec. 22** Cedar St Q.B. V9K 1H2

T. Jackson  **Sec. 22** Qualicum V9K 1B3

Janet McBride  **Sec. 22** Chestnut Qualicum Beach BC V9K 2M6

Celeen Murray  **Sec. 22** Bowdly Rd Errington V9R 1V0

Cindy Duncan  **Sec. 22** Forbes Ave. Parksville BC V9P 2V9

Sandy Baker  **Sec. 22** Pine Street V9P 2V9

Sec. 22 Page 81

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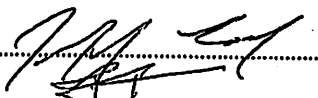
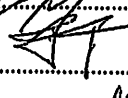
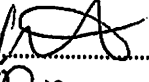
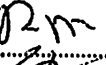
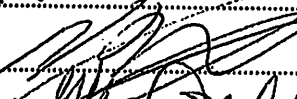
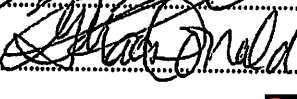
54

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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Jeff Cook		Sec. 22 Canyon Crescent Rd V9K 1L4	
Joanne Terry		Sec. 22 - NW BAY RD V9P 9C7	
Diana Douglas		Sec. 22 Paradise Pl	
ROBERT MYHANA		Sec. 22 ROBERTON V9P 2R6	
KIM MORTON		Sec. 22 BOORMAN RD V9K 2A6	
Glenda MacDonald		Sec. 22 First Ave W V9K 2J8	
BOGUMILA REES		Sec. 22 HAWTHORNE R. V9P 2A1	

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

55

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DONNA DEMPSEY	<i>DDempsey</i>	Sec. 22	BERWICK RD. S. QUALICUM BEACH V9K1N7
DARLENE ALEXANDER	<i>D. Alex</i>	Sec. 22	COWLAND RD. BOWSER V9R 1G0
VALERIE McLAUGHLIN	<i>Valerie McLaughlin</i>	Sec. 22	BERWICK Rd S. Qualicum BC V9K1N7
Penny Setterfield	<i>P. Setterfield</i>	Sec. 22	Crescent Rd West Qualicum Beach V9K 1H9
Dalyce Kowalski	<i>DL Kowalski</i>	Sec. 22	Molesby Ave DB V9K1J6
JENNIFER PARK	<i>j. park</i>	Sec. 22	CANTEBURY PL V9K0A1
Kathleen Murphy	<i>KRM</i>	Sec. 22	Berwick P. S

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

56

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Jen Warburton	Jen Warburton	Sec. 22	Grafton Ave
Donalda Rempel	Donalda Rempel	Sec. 22	Weeks Road V9P9E3
Margaret Sells	M. Sells	Sec. 22	Spanningdale Overh.
Michael Hayes	Michael Hayes	Sec. 22	Albert Hwy Parksville
RON MORRISROE	RON MORRISROE	Sec. 22	TEMPLE ST PARKSVILLE
Dennis Belliveau	Dennis Belliveau		Temple St. Parksville.
Bev Belliveau	Bev Belliveau		Temple St. Parksville V9P1A5
Christine HANCOX	Christine Hancox	Sec. 22	Price Rd Parksville V9P2W1
Diane Mayr	Diane Mayr	Sec. 22	Marine Circle Parksville V9P1Y6
Thea Wall	Thea Wall	Sec. 22	S. Newdrop Way V9P1B7
F.A. Pennykid	F.A. Pennykid		Reef Rd. Nanase Bay V9P9B9
SHEYL Cowland	Sheyl Cowland	Sec. 22	Temple St. Parksville, BC V9P-2L8
Goed Cowland	Goed Cowland		Temple St. Parksville BC V9P2L8
MENA FERGUSON	Mena Ferguson		Woodside Cres. Courtenay BC V9N2N8

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

57

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Paul Michael Fauth

Sec. 22

Dorset Rd, Qualicum Beach V9K1K5

Elaine Weisner G. Weisner

Sec. 22

Woodcrest Pl. Q B. V9K 2K8

MICHAEL MCGIFFIN M.D. M.H.

Sec. 22

WOODCREST PL. QUALICUM BEACH ✓

Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

58

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Esther Turane	E Turane	Sec. 22	Hornby Pl. Qualicum Beach V9K1R6	Sec. 22
Lorna Tinney	L Tinney	Sec. 22	SANIKA CLOSE PARKSVILLE V9P 0B8	
Debra Constan	D Constan	Sec. 22	Willow St. Q.B.	Sec. 22
ANNE JENKINS	A. Jenkins	Sec. 22	FIFTH AVE. Q.B. Q. BEACH V9K1K7	Sec. 22
CHARLOTTE SQUIRE	C Squire	Sec. 22	Blenkins Ave PARKS V9P 3K7	
BETTY BRUCE	Betty Bruce	Sec. 22	LAUREL CR., BOOSER B.C. VORIGO	Sec. 22
LORRAINE SAK	Lorraine Spik	Sec. 22	Hampstead St. Parksville B.C.	

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC
SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON,
MINISTER OF HEALTH JOSIE OSBORNE

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YOUR HELP NOW!!!

CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS

caroldowe@gmail.com, 250-752-2104

59

PRINT NAME.	SIGN NAME	ADDRESS [WITH POSTAL CODE]	EMAIL AND/OR TELEPHONE
Barbara Dunagan	Barbara Dunagan	Eastwood Creek, Qualicum Beach BC	[REDACTED]
LAURAN PETTUSOHAN	L. Pettusohan	PINTAIL DRIVE QUALICUM BEACH V9K 1C8	[REDACTED]
TAT ARBO	T. Arbo	Johnston Rd. V9K 2K1	[REDACTED]
BARBARA DUNAGAN	B.M. Dunagan	W. CRESS V9K 1J7	[REDACTED]
DEMA BUTLER	Dem Butler	EAGLECREST DR. QB	[REDACTED]
FRAN McLENAHAN	Fr. McLenahan	EAGLECREST Dr QB	[REDACTED]

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC
SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON,
MINISTER OF HEALTH JOSIE OSBORNE

60

WE URGENTLY ASK YOU TO PROVIDE AND CARE FOR OUR BURNED OUT
CAREGIVERS HERE IN OCEANSIDE[DISTRICT #69] QUALICUM BAY, QUALICUM
BEACH, PARKSVILLE, NANOOSE, ERRINGTON, COOMBS
DESPERATELY NEEDING **RESPIRE CARE**, WHILE CARING FOR LOVED ONES,
AND MUCH NEEDED **NURSING HOME BEDS**. WE ARE THE MOST SENIOR
POPULATION AND SAVING GOVERNMENT BILLIONS OF DOLLARS. WE NEED
YOUR HELP NOW!!!

CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS
caroldowe@gmail.com, 250-752-2104

PRINT NAME.	SIGN NAME	ADDRESS[WITH POSTAL CODE]	EMAIL AND/OR TELEPHONE
PATRICIA HEGNEY	P. Hegney	Sec. 22 Eaglewood Court Qualicum Beach BC	Sec. 22
R.R. DAMAN	R.R. Daman	Sec. 22 Pintail Drive Qualicum Beach	Sec. 22
Kelly Mallany		Sec. 22 Pintail Dr Qualicum Beach	Sec. 22
Say C. McKinnon		Sec. 22 Hirst Ave. W. Parksville	Sec. 22
Carolyn Fleming	C. Fleming	Sec. 22 Pintail Drive Qualicum Beach BC	Sec. 22
JUDY KNAPTON		Sec. 22 PINTAIL DR QUALICUM BC	Sec. 22
Larry Knappton		PINTAIL DR QUALICUM BC	Sec. 22
Elsemarie Wilson		Sec. 22 Pintail Dr. Qualicum Bch V9K	Sec. 22
JACK WILSON		Pintail Dr.	Sec. 22

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE

61

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

WE URGENTLY ASK YOU TO PROVIDE AND CARE FOR OUR BURNED OUT CAREGIVERS HERE IN OCEANSIDE [DISTRICT #69] QUALICUM BAY, QUALICUM BEACH, PARKSVILLE, NANOOSE, ERRINGTON, COOMBS DESPERATELY NEEDING RESPITE CARE, WHILE CARING FOR LOVED ONES, AND MUCH NEEDED NURSING HOME BEDS. WE ARE THE MOST SENIOR POPULATION AND SAVING GOVERNMENT BILLIONS OF DOLLARS. WE NEED YOUR HELP NOW!!! CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS. caroldowe@gmail.com, 250-752-2104 [CALL WHEN PETITION FILLED]

PRINT NAME. SIGN NAME. ADDRESS [WITH POSTAL CODE]. EMAIL AND/OR PHONE

HARVEY MERRITT *Harvey Merritt* Sec. 22 FIRST AVE. WEST, QUALICUM, BC V9K0B4

JEAN MERRITT *Jean Merritt* Sec. 22 FIRST AVE. WEST, QUALICUM, BC V9K0B4

MARY PRICE *Mary Price* Sec. 22 First Ave W. Qualicum Beach BC, V9K0B4

Vern Black *Vern Black* Sec. 22 First Ave W. Qualicum Beach BC

MARILYN HOLFELD *M. Holfeld* Sec. 22 FIRST AVE W QUALICUM BEACH, BC

DORGEN SHERRATT *R. Hume Sherratt* Sec. 22 1st Ave. Qualicum Beach BC

Valerie Dyer *Valerie Dyer* Sec. 22 First Avenue W. Qualicum Beach, B.C.

Robert CUMMINGS *Robert Cummings* Sec. 22 First Ave. Qualicum Beach

Bea Marks *Bea Marks* Sec. 22 First Ave Qualicum beach

Evelyn Lepin *Evelyn Lepin* Sec. 22 First Ave. Qualicum Beach

Sec. 22

5

1.

PETITION: NEED NURSING HOME BEDS + CAREGIVER RESPITE 62

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

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PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

D. Chilton	<i>[Signature]</i>	Sec. 22 Joshua Tree Place, Parksville V9P 2T1
G. Chilton	<i>[Signature]</i>	Sec. 22 Joshua Tree Place, Parksville, V9P 2T1
D. Melnychuk	<i>[Signature]</i>	Sec. 22 Chestnut St., QB V9K 2A
T. Melnychuk		
Carol Dowe	Carol Dowe	Sec. 22 Hawthorne Dr QB V9K 4S
C. PHILLIPS	<i>[Signature]</i>	Sec. 22 Alpine Dr V9P 0E3
B. PHILLIPS	<i>[Signature]</i>	

Sec. 22

Sec. 22

PLEASE SIGN

63

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

WE URGENTLY ASK YOU TO PROVIDE AND CARE FOR OUR BURNED OUT CAREGIVERS HERE IN OCEANSIDE[DISTRICT #69]
QUALICUM BAY, QUALICUM BEACH, PARKSVILLE, NANOOSE, ERRINGTON, COOMBS
DESPERATELY NEEDING RESPITE CARE, WHILE CARING FOR LOVED ONES, AND MUCH NEEDED NURSING HOME BEDS. WE
ARE THE MOST SENIOR POPULATION AND SAVING GOVERNMENT BILLIONS OF DOLLARS. WE NEED YOUR HELP NOW!!!
CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS. caroldowe@gmail.com, 250-752-2104 [CALL WHEN PETITION FILLED]

PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

DAVID ARCHER D. Archer Sec. 22 SANGSTER DR. QUALICUM BEACH

ELLEN BROWN E. Brown Sec. 22 BEACH RD " "

C. McDERMOTT C. McDERMOTT Sec. 22 Qualicum Pt Q.B.

PURVIS WATH P. Wath Sec. 22 Hoy Lab. Rd W.

R Jackson- pink R. Jackson Sec. 22 Dickinson way

LIZ HAMMOND L. Hammond Sec. 22 Wellington Drive

Arien Hood A. Hood Sec. 22 Primrose Lake QB

Lynn Roberts L. Roberts Sec. 22 = "

Carol Hodges C. Hodges Sec. 22 Wellington Dr. Q.B.

Lyne Johnson L. Johnson Sec. 22 Aspen Avenue, Q.B.

Kathy Bennett K. Bennett Sec. 22 Sunningdale Ave QB

Linda Erickson L. Erickson Sec. 22 Mill Rd. QB.

Beth Clarke-Gilman B. Clarke-Gilman Sec. 22 LAKES BLVD Pkovic

ANDY GILMAN A. Gilman Sec. 22 LAKES BLVD Pkovic

Laurie Jensen L. Jensen Sec. 22 Fairways Dr. Q.B.

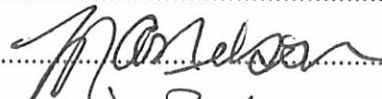
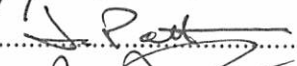
Sec. 22

PLEASE SIGN

64

To: QUALICUM BEACH MAYOR COUNCIL, PARKSVILLE MAYOR COUNCIL, BC SENIORS ADVOCATE, ISLAND HEALTH BOARD, MLA, STEPHANIE HIGGINSON, MINISTER OF HEALTH JOSIE OSBORNE.....DECEMBER, 2025

WE URGENTLY ASK YOU TO PROVIDE AND CARE FOR OUR BURNED OUT CAREGIVERS HERE IN OCEANSIDE[DISTRICT #69]
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DESPERATELY NEEDING **RESPIRE CARE**, WHILE CARING FOR LOVED ONES, AND MUCH NEEDED **NURSING HOME BEDS**. WE
ARE THE MOST SENIOR POPULATION AND SAVING GOVERNMENT BILLIONS OF DOLLARS. WE NEED YOUR HELP NOW!!!
CAROL FRED DOWE FOR OCEANSIDE CAREGIVERS. caroldowe@gmail.com, 250-752-2104 [CALL WHEN PETITION FILLED]
PRINT NAME. SIGN NAME. ADDRESS[WITH POSTAL CODE]. EMAIL AND/OR PHONE

Murray Nelson  838 Gaetjen St. Parksville V9P1B2
Julie Patterson  843 Gaetjen St. Parksville V9P1B2
Norman Patterson  847 Gaetjen St. Parksville BC

Sec. 22

Date: February 5, 2026

Att: Qualicum Beach Town Council

We respectfully request that Qualicum Beach Town Council accept the attached petition, titled:

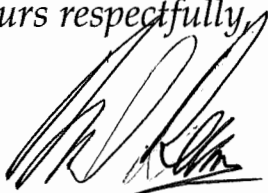
***“PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR
532 MEMORIAL AVE and HOYLAKE ROAD EAST”***

The neighbourhood around 532 Memorial Ave has been canvassed by local residents, from January 15, 2026 to February 5, 2026. All the signatures supporting this petition, are attached and noted below.

Also attached are:

- 1. a January 29, 2026, Document from the ‘Good neighbours’ residential group detailing why a Height Variance should not be granted.*
- 2. a copy of a letter sent to J. Brolio, Kelland Development, January 29, 2026, indicating that our neighbourhood, adjacent to the development at 532 Memorial, was willing to meet to discuss our concerns.*
- 3. a copy of the actual Petition that was circulated.*
- 4. the original 29 signed pages, with a grand total of 113 signatures.*

Yours respectfully,



Michael Reeves, Lead Petitioner

Sec. 22 *Hoylake Road East,
Qualicum Beach
V9K 1L7*

Phone: **Sec. 22**
Email: **Sec. 22**

January 29, 2026
Kelland Development Corporation
C/O Qualicum Beach Inn,
Sec. 22 Island Hwy W,
Qualicum Beach, BC V9K 1G8

Attention: John Brolio,

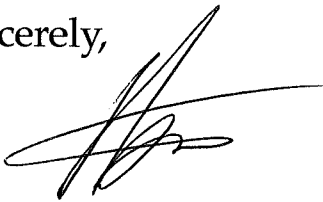
Dear Sir,

Attached is a copy of a Letter and Petition that will be submitted to Town Council regarding the Development at 532 Memorial Ave. The petition is still circulating and the signatures attached are from the first street canvas.

There are comments included that neighbours have shared with us, and we wish to share them with you, Kelland Development Corporation, Kelland Ventures, Kelland Properties, Ken Schely, and any others who may be involved in this project.

Should you wish to speak with us about our concerns, please reach out.

Sincerely,

A handwritten signature in black ink, appearing to be 'Michael Reeves', written over a large, faint, diagonal watermark that reads 'COPY'.

Michael Reeves, Lead Petitioner

Sec. 22

January 28th 2026

Document from the 'Good neighbours' residential group

Dear Town of Qualicum Beach, Mayor, Council, Planning Department Staff, and Advisory Planning Committee Members

PROPOSED DEVELOPMENT AT 532 Memorial Avenue Qualicum Beach, BC

As a group of directly and indirectly impacted neighbours, some of whom have lived in this area for decades, we write to formally express concern and opposition to a current development proposal for the vacant property at 532 Memorial Avenue in Qualicum Beach, BC.

It is our understanding that your February 11th 2026 Town Council meeting will provide an opportunity for the Developer (Kelland Developments), to present their request for a ***height variance*** in order to achieve their desired project development.

We further understand that as impacted neighbours we might submit written correspondence to be factored into consideration. Please accept these documents and our accompanying petition for inclusion in the February 11th Council discussion. Our group will attend this meeting and should you require us to speak, we will be pleased to do so. We appreciate the efforts to date to ***'get this right'***, but feel that ***'once more with feeling'***, is required as noted below.

While the attached materials outline many serious considerations and concerns about the proposed development, this request speaks directly to the ***height variance request*** the Developer is seeking.

Specifically, a retired Architect who is the co - author of this correspondence, and having availed ourselves and our neighbours of the publicly available drawings specific to this proposed project, we are unable to find any dimensions with which to better understand and gauge the project. In fact, the drawings are fully devoid of dimensions. As an Architect in Vancouver, our colleague states he would have failed the pre-screening with an application for a simple house without a host of requirements being met.

We are not against development of this land. We do have great concern that the massive 300 foot structure, which is the length of a Football field, and proposed four stories of height, will have serious deleterious impacts on our neighbourhood. We are asking that things be slowed down and neighbour input sought with which to create a showcase development at the entry to our Town.

SUPPORTING COMMENTS AND OBSERVATIONS FOR CONSIDERATION –

Having sat through discussions related to proposed development of 532 Memorial Avenue in Qualicum Beach, BC it appears that Developers who have completed three submissions may virtually earn sympathetic approval for their efforts, regardless of the merit of the proposal.

To further outline concerns and considerations:

Concept:

To date, each iteration of the project carries forward the same 300 foot long building perched at the top of the hill along a quiet residential street – Hoy Lake Road East. Various options have add-ons and tweaks, but all essentially showcase the same building massing; albeit, the current version shows somewhat lower trimmed shoulders. Simply modifying the applied finishes to a 300 foot long wall ***will NOT assist us in achieving a ‘gateway’*** to Qualicum building. For reference and a visual picture, 300 feet is the same length as a Football field.

Suitability:

It would be very sad indeed if the evaluation of suitability was strictly how many units this provides. The recent January 7th 2026 Advisory Panel Committee meeting appears to give virtual approval for this building.

Our neighbourhood group appreciates the APC’s efforts to try and minimize the impact of this development proposal. However, it still does not take into sufficient consideration the neighbours and neighbourhood of single family dwellings, traffic and safety concerns and overall ‘wall like’ image the current design will create. It needs another go around – with input from the neighbours.

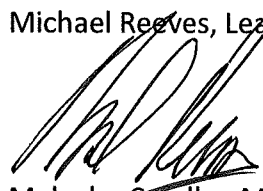
In conclusion:

We acknowledge and accept that development of this land will happen. That so much effort has been expended to get us to just where we are – should be a sign. I hope we will see some attempt through this outreach to further engage with the neighbours, refine the design and massing and ensure that it actually ‘fits’ within our neighbourhood character. Simply ‘adding units’ to the Town inventory should NOT be as important as ensuring we do justice to this important gateway and iconic piece of Qualicum’s Beach past and future.

We welcome your response. Sincerely,

Michael Reeves, Lead Petitioner, - **Sec. 22** Hoylake Rd E, Qualicum Beach, BC

Sec. 22

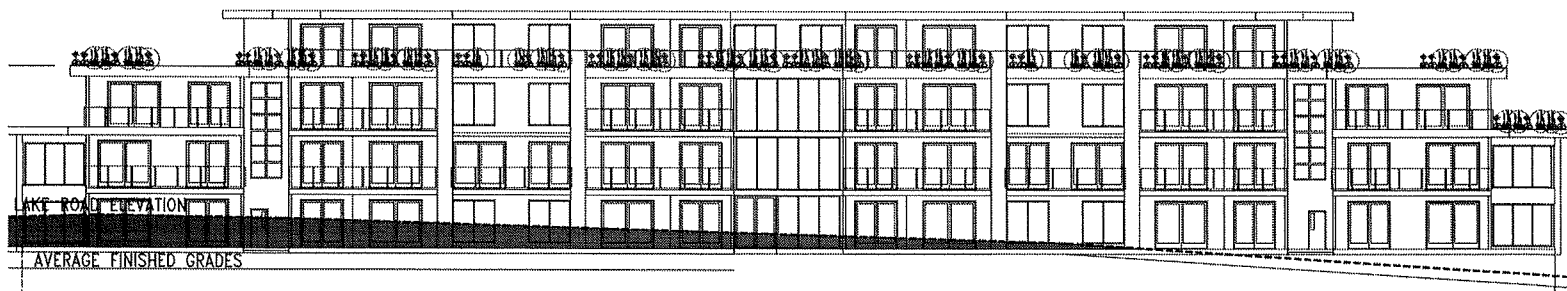


Malcolm Candler, MRAIC (ret) – **Sec. 22** Hoylake Rd E, Qualicum Beach, BC

Sec. 22



CC: Mayor of Qualicum Beach, Town Council, Planning Department Staff, Advisory Planning Committee Members, Kelland Development Corporation, Parksville/Qualicum Beach News



PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAK ROAD EAST

WHEREAS, the Official Community Plan (OCP) states that we, the immediate neighbourhood, are in a designated Form & Character Development Permit Area RFC1, and

WHEREAS, the (OCP) for Area C6 explicitly states:

"In order to promote the charm of Qualicum Beach, buildings shall avoid massive building components in favour of smaller village-scale character and design.", and

WHEREAS, we are in favour of smaller village-scale development on this site; we do not approve of the proposed *'massive building component'* facing Hoylake Road East. Being dramatically out of scale with the surrounding homes, it creates a visual and physical dominance over adjacent neighbouring properties and fundamentally alters the character of a unique historical, residential area; and,

WHEREAS, a maximum building height of 24.60' (7.5 m) is allowed, and the proposed development proposes a building height of 48.6' (14.78 m) maximum. The height restriction should be retained to better ensure compatibility with adjacent single-family homes, and

WHEREAS, the traffic study submitted by the developer recommends *'that the east leg of Hoylake Road / Memorial Avenue be, at a minimum, restricted to left in/right in only'*, and further states that *"This would re-route traffic to Berwick Road, Crescent Road and/or Village Way which are all major collector or arterial roads."* Therefore, the proposed re-routing would cause significant increased traffic on Hoylake Road East, a quiet residential road with 20 homes. Safety would be a major concern.

WHEREAS, a large Condominium building with up to 50 units and provision for 106 cars in this low-density neighbourhood would cause significant traffic impacts with residential/delivery vehicles at the Memorial/ Hoylake Road intersection, an increase in on-street parking, with ongoing disruption to the daily lives of neighbours.

THEREFORE, we the undersigned residents and neighbours, respectfully oppose the proposed development at 532 Memorial Ave; and, we urge Town Council to reject this proposal based on:

1. its inappropriate scale,
2. its incompatibility with the surrounding historical single family homes, and
3. the adverse impacts it would have on traffic, safety and neighbourhood liveability.

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Kelly Olson <i>K Olson</i>	Sec. 22 Hoylake Rd E Qualicum Beach	this changes our neighborhood and increases street traffic to unsustainable levels
2	Richard Porter <i>Rich Porter</i>	Sec. 22 Hoylake Rd E Qualicum Beach BC. V9K 1L7	Wealthy people getting richer at the expense of our quality of life is not ok, we don't
3	Joel Kumin <i>Joel Kumin</i>	Sec. 22 HOYLAKE RD E QUALICUM BEACH, BC V9K 1L7	Damages the community. <u>need this!</u> The proposal is short-sighted and does not add long-term beauty or charm or attractiveness.
4	Vanessa Kumin <i>Vanessa Kumin</i>	Sec. 22 Hoylake Rd E. Qualicum Beach, BC	Our neighbours directly affected by the proposed REDEV. the height proposed will tower over the adjacent SFTs. Massive loss of privacy throughout our entire home.
5	Virginia Love <i>Virginia Love</i>	Sec. 22 Judges Row Qualicum Beach	IS this suitable for this neighbourhood?
6	KATHLEEN PEARCE <i>Kathleen Pearce</i>	Sec. 22 ST. ANDREWS RD QUALICUM BEACH	NO COMMENT. NOT HAPPY. 2 STORES IS FINE
7	ALBION SAMUEL TIDLER <i>Albion Tidler</i>	Sec. 22 HOYLAKE RD E QUALICUM BEACH BC V9K 1L7	Height is too tall. Should be built lower on slope to be less invasive. Proposed driveway is dangerous to traffic.
8	ELLEN BROWN <i>Ellen Brown</i>	Sec. 22 BEACH RD QUALICUM BEACH BC V9K 1S3	I THINK YOU CAN DO BETTER.
9	Sheryl Peterson <i>Sheryl Peterson</i>	Sec. 22 Judges Row Qualicum Beach V9K 1G7	This is ridiculous to be building this type of development in a single family neighbourhood not to mention its the first thing in your face when you drive up to the village. Yuk.

Totals:

9

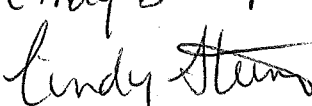
NOTE: PAGE 1 IS PETITION PAGE 2 SIGNATURES START

January 15, 2026

Page Number 2 of 29

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Anna Berry (ANNA BERRY)	Sec. 22 St. Andrews Rd Qualicum Beach V9K 1L5	Please STOP this!!
2	Sterling Stump 	Sec. 22 East Sunningdale Rd Qualicum Beach	too tall!
3	Cindy Stump 	Sec. 22 E. Sunningdale Rd Qualicum Beach, BC V9K 1L3	not this high please
4	BR Vegh B. R. Vegh	Sec. 22 W. 1st Ave. Qualicum Beach V9K 1S9	The development ruins the ambience of the neighborhood.
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Totals:

4

January 15, 2026

Page Number

3 of 29

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	IAN GIBBARD CLY	Sec. 22 JUDGES ROW Q.B. B.C. V9K 1G7	Proposed development is far too big for what is otherwise a single family dwelling neighbourhood. Also a traffic nightmare.
2	LORRAINE OSTAPIN	Sec. 22 E HOYLAKE Q.B. V9K 1L5	TO TALL, TOO LONG ENTRANCE TO Q.B. SHOULD BE BEAUTIFUL
3	Corinne Limoges	Sec. 22 Hoylake E V9K 1L7	Too tall, worried about increased traffic + noise
4	M. Louise Dawson M Louise Dawson	Sec. 22 Timberlane place Q.B. V9K 1B9	This shouldn't be built in a single family residential area. too much traffic on
5	Cindy Powell	Sec. 22 W. K. HWY. V9K 2H2	TRAFFIC IS GOING EVERYWHERE. IN FAST RUIN
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Totals:			
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PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Judy Taylor <i>Judy Taylor</i>	Sec. 22 Beach Road Qualicum Beach	development of this nature threaten the unique charm of our lovely village
2	<i>Richard Taylor</i>	Sec. 22 Garrett Road Qualicum Beach	Do something Special for Memorial Ave Entrance
3	<i>BLAISE McNEIL</i>	Sec. 22 HOYLAKE RD	SLOW IT DOWN
4	<i>Leslie Hansen</i>	Sec. 22 Beach Rd Q. Beach	Too tall LH
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Totals:			
4			

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	M. Gatensbury Mavis Gatensbury	Sec. 22 FOURTH AVE W Qualicum Beach.	Scale + height are wrong wrong for a residential neighbourhood
2	D. Bates D. CHATTERS	Sec. 22 FOURTH AVE W QB	Too HIGH Too CROWDED
3	SCOTT HARRIS 	Sec. 22 HALL ROAD QB	NOT IN A RESIDENTIAL NEIGHBOURHOOD
4	N. C. HARRIS 	Sec. 22 HALL RD QB	Too large a development for this area.
5	DIANE SHARP 	Sec. 22 Nootka Rd QB V9K 1A3.	as a main entry to town this must reflect the town ambience. This looks like the boxes going up in Parksville - Big Mistake!
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Totals:	
5	

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	William Moore <i>William Moore</i>	Sec. 22 Hoylake Rd E Qualicum Beach, BC	see attached
2	Malinda Moore <i>Malinda Moore</i>	Sec. 22 Hoylake Rd E. Qualicum Beach V9K 1L7	
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Totals:

1

January 15, 2026

Page Number

7A

7B ATTACHED

BOARD OF VARIANCE PERMIT APPLICATION

DATE SUBMITTED:

All Board of Variance applications require the following documents

- ☐ Application fee (cheque or debit card payable to the Town of Qualicum Beach)
- ☐ State of Title Certificate (current within 30 days of application) – with copies of any registered Covenants, land use contracts or permits.
- ☐ Completed Board of Variance Permit Application Form
- ☐ Floor Plan – Showing intended use
- ☐ Elevations – Provide elevation views showing original grade and building height. Minimum scale – 1:50 (1/4" = 1'0)
- ☐ Site Plan – Provide a site survey prepared by a BC Land Surveyor showing any existing buildings and proposed extensions or proposed building footprint in relation to property lines. Minimum scale – 1:100 (1/8" = 1'0") - Include a contours indicating the "natural grade" of the site, if a height variance is requested.
- ☐ Additional information in support of the application (eg. photographs, letters of support)

Additional information in support of the application (e.g. photographs, letters of support) Further information may be required to enable the Board of Variance members to visualize the proposal and its relationship to the surrounding area. Approval, if given by the Board, is for the plans submitted. Changes to plans after the Board's decision will require a new application.

BEFORE SUBMITTING YOUR APPLICATION, NOTE THE FOLLOWING

1. Prior to applying to the BOV, the applicant will have unsuccessfully applied for a building permit application; therefore, necessitating the reason for appealing to the Board. The applicant must prove there is an undue hardship before the Board may consider approval of an application under Section A, B, C or D.
"Hardship – the impact of generally applicable regulations on a particular lot, which the owner alleges is severe enough that it justifies a variance in the application of the regulations."
2. On finding undue hardship, the Board may order a minor variance or exemption if it would not:
 - (a) result in inappropriate development of the site;
 - (b) adversely affect the natural environment;
 - ~~XX~~ (c) substantially affect the use and enjoyment of adjacent land, ~~XX~~
 - (d) vary permitted uses and densities under the applicable bylaw;
 - (e) defeat the intent of the bylaw;
 - (f) vary the application of an applicable bylaw in relation to residential rental tenure.
3. An order must not:
 - (a) be in conflict with a covenant registered under s. 219 of the *Land Title Act* or section 24A of the *Land Registry Act*;
 - (b) deal with a matter that is covered in a land use permit or land use contract;
 - (c) deal with a matter that is covered by a phased development agreement;
 - (d) deal with a floodplain specification under section 524(3) of the *Local Government Act (LGA)*;
 - (e) apply to a heritage property.
4. Applications that are inactive for a period of 6 months or more may be closed at the discretion of the Town.
5. The Town may distribute and publicize a report containing development approval information pertaining to this application.

PAGE 7B

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	D. Sandra Hubler <i>D. Sandra Hubler</i>	Sec. 22 Sunningdale Rd. E. Qualicum Beach	Prefer less density. Do not want more traffic on Memorial
2	D.G. Hubler <i>D.G. Hubler</i>	Sec. 22 Sunningdale Road Qualicum Beach	Prefer smaller village Less dense.
3	STEVE MOORE <i>Steve Moore</i>	Sec. 22 HOYLAKE RD. W. QUALICUM BEACH	STICK TO THE RULES, ESPECIALLY REGARDING HT.
4	Denise Moore <i>Denise Moore</i>	Sec. 22 Hoylake Road. Qualicum Beach	Looks like Parksville
5	Debra Richardson <i>Debra Richardson</i>	Sec. 22 Hoy Lake Rd E. Qualicum Beach	Prefer lower building & less density.
6	Wendy Reimer <i>Wendy L Reimer</i>	Sec. 22 Crescent Rd. West	Access to property will be reduced for Hoy Lake.
7	Dore Reimer <i>Dore Reimer</i>	Impact on Memorial underestimated Sec. 22 Crescent West	Sec. 22
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Totals:

7

January 15, 2026

Page Number

8 OF 29 Page 196

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	COLLEEN PEZEL <i>Colleen Pezel</i>	Sec. 22 Berwick Rd	Traffic
2	SUZANNE O'REGAN <i>Suzanne O'Regan</i>	Sec. 22 Berwick Rd	Speeding + # of cars & Trucks
3	KEITH O'REGAN <i>Keith O'Regan</i>	Sec. 22 Berwick Rd.	TRAFFIC CONCERNS
4	DAVE GILSON <i>Dave Gilson</i>	Sec. 22 MEMORIAL AVE	MONOLITHIC VIEW FROM NORTH ENTRANCE
5	DAVE MACVICAR <i>Dave Macvicar</i>	Sec. 22 Berwick Rd North	Congestion, Traffic Possible for fewer parking spots
6	Kaitlin Belix <i>Kaitlin Belix</i>	Sec. 22 Sunningdale Rd. E Qualicum Beach BC V9K1L1	Traffic speeding.
7	Myriam Macvicar <i>Myriam Macvicar</i>	Sec. 22 Berwick Rd North	Traffic concerns
8	WARREN WESTAWAY	Sec. 22 BERWICK NORTH	WAY TOO UGLY
9	<i>[Signature]</i>		

Totals:

0

PAGE 9 OF 29

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Mandy Levesque <i>M Levesque</i>	Sec. 22 Memorial Ave. Qualicum Beach, BC V9K 1G8	- too high - doesn't align with QB vibe
2	Dust. Levesque <i>Dust. Levesque</i>	Sec. 22 Memorial Ave Qualicum Beach, BC V9K 1G8	- too high/too big - doesn't align w/ QB vibe
3	Linda Howard <i>L Howard</i>	Sec. 22 Alberni Hwy Qualicum Beach V9K-1Y5	H+ too high, too long.
4	David Howard <i>David Howard</i>	Sec. 22 Alberni Hwy Qualicum Beach V9K-1Y5	Too much Density!
5	Robert Clark <i>Robert Clark</i>	Sec. 22 6th Ave E QB V9K 2J6	
6	Richard Keir <i>R F Keir</i>	Sec. 22 Miraloma Drive. Qualicum Beach V9K 2K7	Height Variance too high for this neighborhood
7	THERESA KEIR <i>Theresa Keir</i>	Sec. 22 MIRALOMA DR QUALICUM BEACH V9K 2K7	TOO HIGH TOO BIG
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Totals:

7

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Luise Reeves <i>Luise Reeves</i>	Sec. 22 Hoyalake Rd	Traffic, safety congestion. STOP SIGNS along Berwick?
2	Michael Reeves <i>Michael Reeves</i>	Sec. 22 HOYLAKES RD.	MAGNITUDE OF CONDO BUILDING EXCEEDS HEIGHTS.
3	CAROL TIDLER <i>Carol Tidler</i>	Sec. 22 HOYLAKES RD. VOP 1KO	Poor architectural design
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Totals:			
3			

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

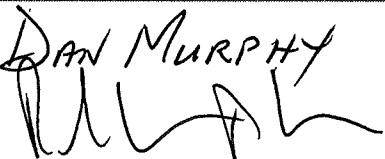
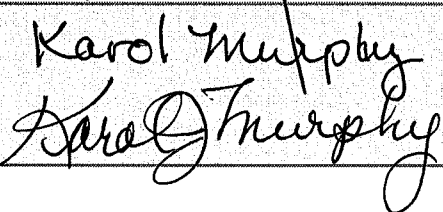
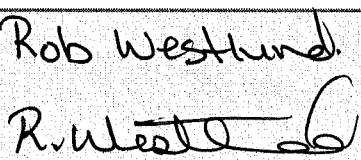
Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	WATN PEARSON	Sec. 22 Crescent Rd.	
2	LINDA TYLER	Sec. 22 Crescent Rd E.	
3	BILL LAYDON	Sec. 22 Crescent Rd E.	
4	STATION	Sec. 22 Crescent Rd E.	
5	Ann Poole	Sec. 22 Crescent Rd E.	
6	Louise Harris	Sec. 22 Crescent Rd	
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Totals:			
6			

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

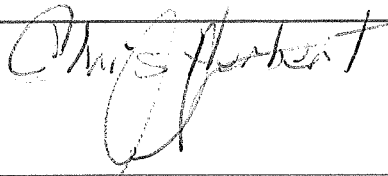
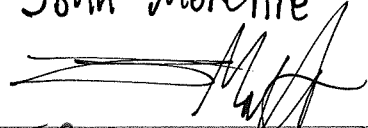
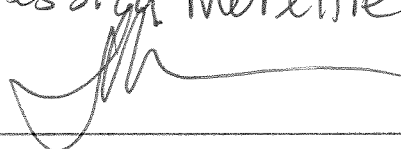
	Name and signature below	Address	Comments
1	DAN MURPHY 	Sec. 22 Memorial Ave. Qualicum Beach BC V9K 1K3	The proposal is massive amongst single-family residences: twice as tall as should be allowed and about 100 meters long (main bldg.)
2	Karol Murphy 	Sec. 22 Memorial Ave Q B V9K 1K3	This massive site will create high noise factor from Memorial traffic reverberating off building along the side.
3			
4	Rob Westlund 	Sec. 22 Hoylake Rd East Qualicum Beach. V9K 1L7	Traffic concern
5	Janis Westlund	Sec. 22 Hoylake Rd. E Qualicum Beach V9K 1L7	Traffic concern
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Totals:

4

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAK ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1		Sec. 22 Hwy E & L Rd W. Qualicum Beach	To merge Qualicum + L.R. Rd. (pave!)
2	SANDRA CRASBY 	Sec. 22 Hoylake Rd W. Qualicum Beach	Too many stories. Need traffic lights at corner
3	CAROL STRICKLAND 	Sec. 22 Village Way Qualicum B.C.	Keep QB CDB!
4	John Morettie 	Sec. 22 Hoylake Road W Qualicum Beach, BC	Traffic solution proposed doesn't make sense. Install a simple round about.
5	Jessica Morettie 	Sec. 22 Hoylake Rd W. Qualicum Beach BC	Biggest concern is traffic. It is already a dangerous intersection @ Hoylake + Memorial, esp for pedestrians
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Totals:

5

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Jessica Pansford	Sec. 22 Hoylake Road W Qualicum Beach V9K1K3	We are opposed to the density & height
2	MICHAEL ROSSFORD	Sec. 22 HOYLAKE RD W. QUALICUM BEACH V9K1K3	SIZE OF BUILDING DENSITY TRAFFIC INCREASE
3	KATHLEEN Kennedy	Sec. 22 HOYLAKE, W Qualicum Beach V9K1K3	Opposed to size, density and design NOT FITTING TO AREA
4	Diane Spence	Sec. 22 Beach Rd. Qualicum Beach V9K1K3	HEIGHT SIZE OF BUILDING + UNACCEPTABLE DESIGN
5	DAVID LAVALLEY	Sec. 22 HOYLAKE RD W QUALICUM BEACH BC V9K1K5	PROPOSED BUILDING HEIGHT & TRAFFIC VOLUME, PEDESTRIAN SAFETY
6	PAULINE GIBBS	Sec. 22 HOYLAKE RD. W. QUALICUM BEACH BC V9K1K3	PROPOSE BUILDING HAS NO DEFINED MEASUREMENT. DENSE TRAFFIC
7	GUY GIBBS	"	"
8	GRANT TYRA HENSCHER	Sec. 22 BEACH RD QUALICUM BEACH BC V9K1K3	"
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Totals:

2

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Alan W. King <i>AM King</i>	Sec. 22 Hoylake Rd East	Such a premium location deserves a much better design!
2	WILLY M. KING <i>WM King</i>	Sec. 22 HOYLAKES RD EAST	DESIGN AND SIZE WOULD DESTROY THE CHARACTER OF THIS 'OLD QUANICUN' AREA
3	Matthew MORTON <i>Matthew Morton</i>	Sec. 22 Crescent Rd E QB	Density too Large Design Not Appropriate Height too High out of scale
4	John Chittick <i>John Chittick</i>	Sec. 22 Crescent Rd E QB	Too high density Traffic concerns
5	Diana R. Chittick Diana R. Chittick	Sec. 22 Crescent Rd E QB	
6	GRAHAM COLLEPIE SUSAN PID	Sec. 22 HOYLAKES RD QB	PLEASE TIER GO TO BANFF FOR INDICATION
7	MANFRED BLANK PEBBIE	Sec. 22 HOYLAKES RD	
8	BRANT ANDERSON <i>Brant Anderson</i>	Sec. 22 CRESCENT RD EAST	
9	Trish Morrison <i>Trish Morrison</i>	Sec. 22 Elizabeth Ave	Too much density Not enough services to traffic concerns

Totals:

9

January 15, 2026

Page Number 16 of 114 29

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	CHRISTINE RATHOU 	Sec. 22 BERWICK QUAILCUM BEACH V9K 1L6	UGLY BIG WALL.
2	Keith St. Cyr 	Sec. 22 Crescent Rd W Quailcum Beach V9K-1S2	ugly
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Totals:

2

PAGE 17 OF 29

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Joanne McNeil Jmneil	Sec. 22 Hoylake Rd E	Concerned about the traffic + overall appearance
2	Susan Pio SPio	Sec. 22 Hoylake Rd E	traffic + density + appearance
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Totals:			
2			

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Jane Thevenin <i>J Thevenin</i>	Sec. 22 Hoylake Rd East Qualicum B.C. V9K 1L7	
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Totals:			
1			

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	GLEN MCBRIDE 	Sec. 22 CHESTNUT STREET	TOO MUCH FOR THIS TOWN.... GREAT JOB TO DATE
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Totals:			
1			

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Jayne Tulli Jayne Th	Sec. 22 Fourth Ave W Qualicum Beach	Building will be far too high
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Totals:			
1			

January 15, 2026

Page Number

22 OF 29
21
Page 119

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1		.	
2	Catherine Sherman <i>C Sherman</i>	Sec. 22 Hoyalake Ave W	Size & height of building vs size of lot neighborhood
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Totals:

1

ONLINE SIGNATURE

January 15, 2026

Page Number

22 of 29

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Louise Vogler	Sec. 22 Memorial Avenue V9K 1K3	Signed under PoA On behalf of Patricia Vogler
2	Rebecca Vogler <i>R Vogler</i>	Sec. 22 Saturna Drive, Qualicum Beach	completely LACKS respect or understanding of the single family homes in the area; wrong location
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Totals:			
2	ONLINE SIGNATURES		

January 15, 2026

Page Number 23 of 29

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	ROSS HEMSLEY <i>[Signature]</i>	Sec. 22 HOYLAKES RD. W QUALICUM BEACH, BC V9K 1K3	
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Totals:	
1	ONLINE SIGNATURE
January 15, 2026	
Page Number 24 OF 29	

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Barbara Hicks	Sec. 22 Memorial Avenue	against proposal
2	<i>Barbara Hicks</i>		
3			
4	Brian Okell	Sec. 22 Memorial Avenue	against proposal
5	<i>Brian Okell</i>		
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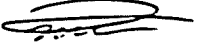
Totals:		
2	ONLINE SIGNATURES	

January 15, 2026

Page Number **25 OF 29** Page 123

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Marcus Kurschat 	Sec. 22 Hoylake Rd East	Current design does not fit in QB
2	Janis Kurschat 	Sec. 22 Hoylake Rd East	A high density bldg bringing a significant increase in traffic is not suitable for the neighbourhood. The hill on Hoylake East does not allow enough visibility for high traffic flow.
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Totals:			
2	ONLINE SIGNATURES		

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Al Wilson <i>Al Wilson</i>	Sec. 22 Sunningdale Rd. East	I am apposed to this development. It does not fit with our town.
2	Kim Wilson <i>Kim</i>	Sec. 22 Sunningdale Rd. East.	I am apposed to this development. It does not suit our Qualicum vibe.
3			
4	Joan Boham <i>Joan Boham</i>	Sec. 22 HOYLAK RD E V9K 1L7	THE UCP HAS ASKED FOR CHARACTER AND SCALE. BOTH ARE MISSING IN THIS PROPOSAL
5			
6	THAD OSTARFFY <i>Thad Ostarffy</i>	Sec. 22 SUNNINGDALE RD. QUALIUM BEACH BC V9K 1K7	OPPOSED TO ANY HEIGHT VARIANCE
7	DERBY MARTIN <i>Derby</i>	Sec. 22 HOYLAK RD E QUALIUM BEACH BC	BUILDING IS TOO HIGH ON HOYLAK RD.
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Totals:

5

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKES ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Erin Trocha <i>Erin Trocha</i>	Q.B - V9K-2E9	LESS HEIGHT IS BEST.
2	MALCOLM CHANDLER <i>Malcolm Chandler</i>	Sec. 22 HOYLAKES RD E.	THIS IS COMPLETELY OUT OF SCALE & CHARACTER WITH BOTH THE TOWN & NEIGHBORHOOD.
3	RAY SINYARSKI <i>Ray Sinyarski</i>	Sec. 22 HOYLAKES ROAD EAST	OUT OF SCALE + CHARACTER POOR CHOICE ON ENTRANCE/EXIT LOCATION
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Totals:

3

January 15, 2026

Page Number *18 of 29* Page 126

PETITION TO OPPOSE THE DEVELOPMENT PROPOSAL FOR 532 MEMORIAL AVE and HOYLAKE ROAD EAST

Please sign below if you agree with the attached petition

	Name and signature below	Address	Comments
1	Tania Abel J. Abel	Sec. 22 West 1 ST Av Qualicum BC.	
2	SANDY ROBINSON Sandy Robinson	Sec. 22 Columbia Dr. Parksville, B.C.	Please, something less intrusive!
3	DAVID KELSEY David Kelsey	Sec. 22 LARCH PR Q.B.	Needs some architectural integrity.
4	BEV BARTER Bev Barter	Sec. 22 Galois Rd. QUAN-COM BEACH	Doosn't sit @ Q.B. - VERY!
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Totals:			
4			

6(b) Request for Letter of Support | Save Estuary Land Society

From: saveestuaryland@gmail.com

Sent: Friday, January 23, 2026 12:06 PM

To: gbcouncil@qualicumbeach.com

Cc:

Subject: Request for Letter of Support

You don't often get email from saveestuaryland@gmail.com. [Learn why this is important](#)

Dear Mayor Westbroek and Council,

I am writing on behalf of the Save Estuary Land Society to ask if you would consider providing a letter of support for the acquisition of the Lot A, District Lot 28, Nanoose District Plan EPP84504, a 1-hectare private property immediately adjacent to the French Creek Estuary Nature Preserve. Protecting this property is a once-in-a-generation opportunity to safeguard critical ecosystems and wildlife corridors, essential habitat for a colony of Great Blue herons, and to help ensure the long-term health of the Nature Preserve and our natural environment.

The property owner has confirmed their willingness to sell. The Qualicum and Snaw-Naw-As First Nations sent a united letter to the BC Parks Foundation (BCPF) requesting they lead a campaign to acquire and protect the additional one hectare of their ancestral lands to add to the French Creek Estuary Nature Preserve. Dr Andrew Day, CEO, (BCPF), suggested the Save Estuary Land Society team begin raising funds to demonstrate community support then the Foundation will consider leading a crowdfunding campaign as they did successfully for the Nature Preserve. Mr Tom Osborne, RDN, General Manager of Recreation and Parks, stated that the RDN would manage the additional land as part of the Nature Preserve.

We are most grateful to MP Gord Johns and MLA Stephanie Higginson for providing letters expressing their strong support for acquisition of the Lot A, 1-hectare.

Thank you for your consideration. Please find attached a template letter of support with key points to use or for reference.

Sincerely,

Denise

Denise Foster, Chair

[Save Estuary Land Society](#)

[Organization Letterhead or Logo]

[Date]

I am writing on behalf of [organization/community group] to express strong support for the acquisition of the Lot A, a 1-hectare private property adjacent to the French Creek Estuary Nature Preserve on east coast Vancouver Island. Protecting this property is a once-in-a-generation opportunity to safeguard critical ecosystems and ensure the long-term health of our natural environment.

The Nature Preserve and Lot A lie within the Coastal Douglas-fir biogeoclimatic zone, the smallest and most at-risk zone in British Columbia. This fragile ecosystem is under immense pressure from habitat degradation, human encroachment, and the accelerating impacts of a changing climate. This zone also supports more at-risk species than any other zone, making its protection both urgent and essential. Lot A provides critical habitat for a nesting colony of blue-listed Great Blue herons (fannini subspecies) which has fledged numerous chicks during 2023-2025. Of the 14 historic heron nest sites identified from Nanoose Bay to Deep Bay, only the nest sites on Lot A and in Deep Bay remain active. Coastal BC supports approximately half the global population of this subspecies whose population is in decline.

The Nature Preserve is exceptionally rich in biodiversity and provides important nesting, breeding, and feeding habitat for vulnerable species as well as for more than 60 species of waterfowl. It also contains an intricate network of 10 freshwater channels and wetlands that are closely tied to the French Creek Estuary and classified as provincially red-listed in BC. These waterways are vital to wildlife yet face growing threats from development, upstream industrial activity and climate change.

Thanks to recent community-led efforts, the acquisition and protection of the Nature Preserve created meaningful momentum in our region for land acquisition and strategic protection of sensitive ecosystems. Scientific studies within the Nature Preserve deepen our understanding of how species rely on this area and inform strategies for long-term habitat protection. Concurrently, active restoration projects such as the removal of invasive plants and the re-establishment of native vegetation are enhancing the ecological resilience of this vital landscape. But this progress is only the beginning. Protecting and restoring land surrounding the Nature Preserve requires continued investment.

As Lot A is adjacent to the Nature Preserve, its protection is urgent. Without immediate action, this property faces risk of development that may negatively impact the biodiversity conservation progress made within the Nature Preserve to date. By collaborating with partners to protect Lot A through land acquisition, we can ensure the natural values it offers are protected in perpetuity.

We fully support fundraising campaigns to make this acquisition possible, to preserve irreplaceable habitats, protect at-risk species, and create a lasting natural legacy for future generations, ensuring that one of British Columbia's most threatened ecosystems remains a thriving refuge for wildlife.

Sincerely,

[Name]

[Title/Organization]

[Contact Information]



Qualicum Beach Farmers Market

Box 480

Qualicum Beach, BC

V9P 9A4

gbfmmanager@gmail.com

250-240-3663

Town of Qualicum Beach Special Event Grant 2025

Final Report and Receipts

Event: Christmas Night Market

Date: December 5th, 2025

Time: 4:30 PM – 8:30 PM

Location: Veterans Way, Spirit Square, and the Community Hall

Our third annual Christmas Night Market was a tremendous success, uniting the community for a magical, festive experience. This year, we hosted 92 vendors, including 7 food trucks, achieving a balanced representation of 50% artisans and 50% farm and food vendors.

Highlights:

- Support from Telus: Enhanced Wi-Fi access for vendors and entertainment, along with a photo booth and games.
- Community Engagement: Team Susan Forrest distributed candy canes for scavenger hunt prizes and created a space for Santa photos, while VI Facepainting provided activities nearby.
- Free Children's Activities: The opportunity to sit with Santa for a photo and chat, a scavenger hunt with prizes, face painting, and festive music offered a family-friendly atmosphere.
- Ambience and Comfort: Four rented heaters warmed the market space, complemented by a covered tent area with seating in the food truck zone, adorned with festive lights.
- Entertainment: The Legion Ladies Auxiliary performed Christmas carols, enhancing the holiday spirit.
- Swag Print Factory provided two chloroplast sandwich board inserts for the Christmas Night Market.

We transformed a blank, dimly lit street into a magical and festive environment.

Venue and Logistics:

The community hall was rented at the set non-profit rate, and we ensured cleanliness by sweeping, vacuuming, and disposing of garbage as required. Town staff are responsible for the cleaning of the washrooms.

Farmers Market staff and volunteers managed setup, including erecting barricades, unlocking electrical boxes, placing signs, and providing additional garbage bins, which we disposed of in a locked bin behind the community hall. This routine mirrors our Saturday market operations, and we do not require town staff for the setup or closure of Veterans Way. Town staff placed “Event in Progress” signs on Memorial Avenue and Village Way, along with “No Street Parking” signs along Veterans Way. The outdoor public washroom was accessible during Night Market hours.

Attendance and Economic Impact:

Using data from the University of Northern BC's 2023 economic impact study, we recorded 10,134 attendees between 3:30 PM and 8:30 PM, generating direct sales of \$399,847.50. Local restaurants reported significant traffic:

- Fern and Cedar Brewing: 2-hour wait
- Village Eatery: 45-minute wait
- Giovanni's: Very busy
- Q Burger: Fitting customers between reservations
- Courtyard Café: Open late and busy
- Qualicum Beach Café: Extremely busy all night

This influx provided a substantial boost to local restaurants and businesses that remained open late.

Safety and Compliance:

Trained volunteer crossing guards were deployed at two intersections for visitor safety. Both the QB Fire Department and Oceanside RCMP conducted walk-throughs to enhance community presence. We also employ two staff members, both certified in emergency first aid, who were present for the entire duration of the event. All staff and volunteers were briefed on the emergency plan, ensuring everyone was prepared for any situation. The market manager, assistant manager, and the information table were equipped with walkie-talkies for effective communication throughout the event.

We submitted our temporary event coordinator and market manager applications to Island Health, ensuring all food vendor documents and 14-day temporary food permits were in order, receiving approvals two weeks before the event. We also pay a yearly Entandem Fee (SOCAN and Resound) to legally and ethically play music, fulfilling all requirements for our Special Event Application. A Certificate of Insurance was provided, and vendors also carry their own insurance for their stalls. Letters to neighbouring businesses were both emailed and hand-delivered to ensure awareness of the event, and emergency services (Ambulance, RCMP, and Fire) were notified.

Breakdown of Costs:

Income:

- Potential Sponsorship from Town of Qualicum Beach: \$2,500.00
 - Vendor Fees: \$5,025
- TOTAL INCOME: \$7,525.00

Expenses:

- Marketwurks Vendor Processing Fee: \$100
- Lights: \$200
- Volunteer Gifts and Meals: \$750
- Wages: \$850.00
- Insurance: \$75
- Community Hall Rental: \$138.60
- Face Painting: \$410
- Santa Hire: \$420
- Billboard Ad and Design: \$1,569.75
- Heater Rentals: \$940.80
- Entertainment (DJ and Equipment): \$1,470.00
- Poster Printing: \$193.50
- CHEK News Advertisement: \$49
- Facebook and Instagram Advertising: \$218.18
- Propane for Heaters: \$100

TOTAL EXPENSES: \$7,484.80

This detailed breakdown provides a clear overview of the event's financial aspects, highlighting both the income from sponsorships and vendor fees, as well as the various incurred expenses.

Community Feedback:

Feedback highlights the Christmas Night Market as a magical, fun, and festive event—a true celebration of community spirit. It has become a cherished tradition for families and friends, providing a wonderful opportunity to support local small businesses while finding heartfelt gifts and local food. Many attendees described it as an excellent way to kick off the holiday season.

The variety of vendors and food trucks was well-received, and the free children's activities and Santa experience were particularly appreciated. Additionally, our event won the PQB News Readers' Choice Award for the 2024 Christmas Night Market.

Attendance Insights:

Attendance this year significantly exceeded the previous two years, with close to 8,000 visitors in our inaugural year and approximately 7,000 in the second year. While last year's rainy weather impacted

turnout, this year's mild conditions—with only a few raindrops—encouraged attendees to celebrate with us. Many customers who missed out on items on Friday night returned bright and early on Saturday morning.

We were eager to see how moving the event two weeks later and changing the day from Thursday to Friday would affect attendance. As anticipated, turnout remained strong, reinforcing that our Christmas Night Market is a cherished community tradition.

We are especially grateful for the Town of Qualicum Beach's support through special event sponsorship, which helps cover the costs of this remarkable community event. Organizing the market requires a significant amount of volunteer time and energy. Transforming Veterans Way from a blank street into a festive market space is no small feat, but with a dedicated team, we accomplish it. The smiles on our visitors' faces reaffirm that it is all worthwhile. The energy on Veterans Way on December 5th was genuinely electric!

Thank you for approving our special event application and sponsorship grant, allowing us to celebrate with our community and showcase our beautiful seaside village. Your support has helped highlight our non-profit organization—the Qualicum Beach Farmers Market, which has proudly served our community for over 28 years—showcasing not only our award-winning Saturday Farmers Market but also this spectacular Christmas event. We truly appreciate your partnership in making this possible! We incorporated acknowledgments of the Town of Qualicum Beach's event sponsorship grant in various social media posts and on our event posters. Additionally, we will include this recognition in our wrap-up blog post on our website.

Unfortunately, the posters I hand-delivered to Town Hall for display on the community bulletin boards were not displayed. However, I'm pleased to report that our submission for the Read-o-graph Board at the roundabout at Memorial Avenue and Rupert Road East was successfully featured. Thank you!

If you would like to discuss the Qualicum Beach Farmers Market or our Christmas Night Market in more detail to gain a better understanding of our operations and the effort involved in running an event of this scale, please feel free to reach out. Additionally, if you would like a copy of our Economic Impact Study or information about the awards we've received over the past few years, we would be delighted to share those with you.

Respectfully submitted by,

Launie Elves
Market Manager
Qualicum Beach Farmers Market



Qualicum Beach Farmers Market
Box 486
Qualicum Beach, BC
V9K 1T1
qbfmmanager@gmail.com
250-240-3663

Attached Documents:

Christmas Night Market

Friday December 5th, 2025

Attached Documents:

Final Report Summary

Receipts for Special Event Grant 2025: \$2,500.00

- Page 1-3: **Town of Qualicum Beach - \$138.60**
Community Hall Rental
- Page 4-5: **Sec. 22 [REDACTED] - \$410.00**
VI FacePainting (Etransfer Confirmation)
- Page 6: **Sec. 22 [REDACTED] DBA Spotlight Academy - \$420.00**
- Page 7: **Coast Outdoor Advertising Ltd. - \$1,254.75**
- Page 8: **Coast Outdoor Advertising Ltd. - \$315.00**
- Page 9: **Coast Outdoor Transaction Receipt - (\$1,569.75)**
- Page 10: **Special Occasions Party Rentals - \$940.80**
- Page 11: **RSM Productions - \$1,470.00**
- Page 12: **Canva Printing - \$104.50**
- Page 13: **Canva Printing - \$89.00**
- Page 14 - 15: **chek - evvnt Advertising - \$49.00**
- Page 16: **Meta Advertising - \$98.20**
- Page 17: **Meta Advertising - \$119.98**

Total Receipts Submitted: \$5,409.85

Please let me know if you require any further information or clarification!

6(e) Request for Letter of Support | Early Learning Childcare Council for Oceanside

From: Carol O'Connor <elccoceanside@gmail.com>

Sent: Thursday, February 5, 2026 11:19 AM

To: Jean Young <JYoung@qualicumbeach.com>; Teunis Westbroek <TWestbroek@qualicumbeach.com>; Scott Harrison <SHarrison@qualicumbeach.com>; Anne Skipsey <ASkipsey@qualicumbeach.com>; Petronella Vander Valk <PVanderValk@qualicumbeach.com>

Subject: Requesting support for \$10aDay Childcare

You don't often get email from elccoceanside@gmail.com. [Learn why this is important](#)



Dear Mayor and Council for the Town of Qualicum Beach,

Early Learning Childcare Council for Oceanside is requesting local governments share a message of support with Premier Eby and Finance Minister Bailey, highlighting the critical need for affordable childcare. There are only 90 families at the Parksville BGCCVI accessing the \$10aDay program, paying fees of \$200.00 a month. This leaves families enrolled in the other 38 licensed childcare facilities (in-home and centre based programs) in Oceanside paying fees ranging from \$600 to \$1200.00 per month.

The families of Oceanside are still waiting for the \$10aDay promise to be delivered.

ELCCO is asking for the BC Provincial government to:

- Offered a \$10aDay contract to all licensed childcare providers.
- Provide universal access to before and after school care on school grounds.
- Support communities with expansion dollars to ensure all families have access to childcare.
- Implement a fair wage grid for educators starting at \$30-40 per hour.

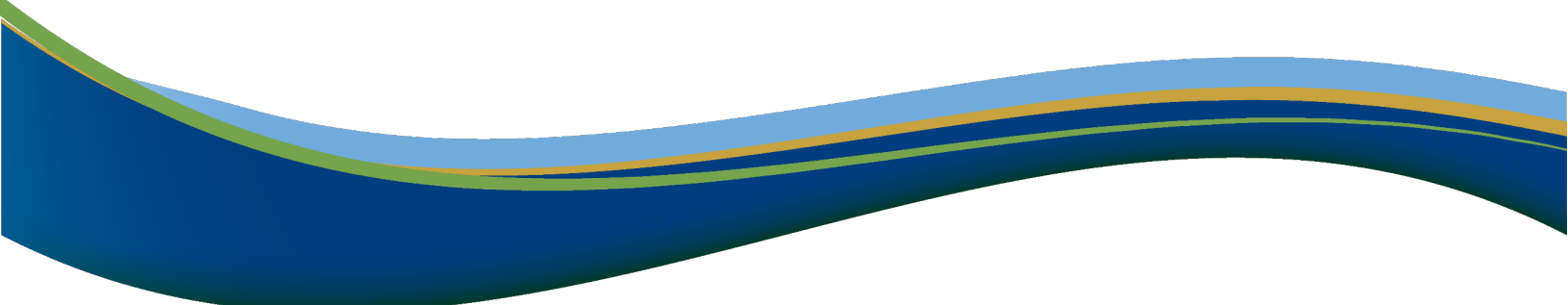
The undeniable evidence of the economic benefits of \$10aDay childcare is found in; “*Jim Stanford, Economist and Director Centre for Future Work - Powering Growth: Benefits from Canada’s \$10aDay Early Learning Childcare Program.*” <https://cccf-fcsge.ca/wp-content/uploads/2024/12/Child-Care-Economic-Benefits-Nov2024-FINAL-compressed.pdf> This report identifies that although the \$10aDay ELCC program is in the early days of implementation, it is already having a noticeable and positive impact on Canada’s macroeconomy.

As the Oceanside community's economic success relies on approximately half the population for its workforce, it is imperative that the affordability for working families remains low, ensuring a workforce that is available to support the current and expanding community service levels. The \$10aDay ELCC program plays a critical role in supporting and enticing families to the Oceanside community. Please lend your support to this critical program.

Thank you in advance for your consideration and support,

Sincerely, Carol O'Connor Chair Early Learning Childcare Council for Oceanside (ELCCO)

More information can be found at https://www.10aday.ca/its_time_to_deliver



TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 3360 – 900.09

TO: Luke Sales, Director of Planning

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Rebecca Augustyn, Senior Planner

SUBJECT: **Zoning Amendment: Housekeeping Bylaw No. 900.09, 2026**

GOVERNANCE DECISION

- That Council consider a bylaw to amend the Zoning Bylaw No. 900 adopted in June 2024 to correct two errors.
-

RECOMMENDATIONS:

1. THAT “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” be introduced and read a first time.
 2. THAT “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” be read a second time.
 3. THAT “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” be read a third time.
 4. THAT “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” be adopted.
-

PURPOSE

That Council consider an amendment to “Town of Qualicum Beach Zoning Bylaw No. 900, 2024” to correct two errors.

BACKGROUND

A Housekeeping Bylaw is undertaken by staff when minor errors or issues have been identified. The two errors identified in the “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housing) Bylaw No. 900.09, 2026” are deemed to be time sensitive; and therefore, are being brought for Council’s consideration at this time. A more comprehensive Zoning Amendment (Housekeeping) Bylaw is expected to be brought before Council at some point in the 2026 calendar year.

Zoning Amendment bylaws require three readings and adoption by Council after Council has considered whether the Bylaw is compliant with the Town’s Official Community Plan (OCP) and if compliant, subject to notice being given, in accordance with s. 467 of the *Local Government Act* (LGA).

Council at its regular meeting held on December 10, 2025, deemed the proposed Housekeeping Bylaw to be compliant with the Official Community Plan (Res. No. 25-325). Given compliance with the OCP, a Public Hearing is not permitted, however, the local government is still required to provide public notice that a Public Hearing will not be held including outlining the purpose of the bylaw, the affected land and where the bylaw can be inspected. Staff have met the legislative requirements for notification which included publishing a notice in the local newspaper once each week for two consecutive weeks [January 28 & February 4, 2026].

172 Fern Road West

A Zoning Amendment application for the subject property was approved in 2021 to permit two fourplexes. In 2023 the Zoning Amendment Bylaw was adopted, and the property was rezoned from Residential 14 (R14) to Residential 20 (R20). A Development Permit was also issued at that time. During the drafting and adoption of “*Town of Qualicum Beach Zoning Bylaw, Bylaw No. 900, 2024*”, as part of the Bill 44 legislation, *Housing Statutes (Residential Development) Amendment Act*, the subject property was unintentionally rezoned to Residential 2 (R2) through an update to Schedule 6A – Zoning Map. Since this was a mapping error, staff have included this change in the Zoning Amendment (Housekeeping) Bylaw No. 900.09.

Residential 1 (R1) and Residential 2 (R2) Zones

Staff are also including a correction to the R1 and R2 zones that would remove the requirement for the 4.5m minimum aggregate total of the interior lot line setbacks to the principal building. This was a carryover from the R1 zone in the Town’s previous Zoning Bylaw, *Land Use and Subdivision Bylaw, Bylaw No. 580, 1999*. It was not intended to be included in the R1 and R2 Zones in the Town’s Zoning Bylaw No. 900, 2024 as it conflicts with the Province’s 2024 Site Standards.

DISCUSSION

The “Town of Qualicum Beach Zoning Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026” would change the zoning for 172 Fern Road West from R2 to R20 as per Council’s decision making in 2021. Additionally, the minimum 4.5m aggregate total of the interior lot line setbacks to the principal building requirement in the R1 and R2 zones would be removed. Both corrections result from errors in the Town’s current Zoning Bylaw that occurred when the Town updated the Zoning Bylaw in response to Bill 44.

FINANCIAL IMPLICATIONS

There are no financial implications anticipated from this Report.

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PUBLIC PARTICIPATION SPECTRUM (IAP²)

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
• Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions	• Obtain feedback on analysis, alternatives, and/or decisions	• Work directly with stakeholders to ensure concerns and aspirations are understood and considered	• Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions	• Final decision making in the hands of the stakeholders

INFORM:

- The public is informed of this proposal through the presentation of this Report.
- The property owner will be notified of Council's decision.

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area(s) supported by this initiative:

- Housing: *To ensure residents have access to housing alternatives that meet a diversity of needs, lifestyles and income levels.*

SUMMARY

The Town is bringing forward a Housekeeping Amendment Bylaw to correct the zoning map for 172 Fern Road West from R2 to R20 and to correct an error in the R1 and R2 zones. The subject property located at 172 Fern Road West was mistakenly rezoned during the Town's adoption of the Zoning Bylaw, *Town of Qualicum Beach Zoning Bylaw, Bylaw No. 900, 2024*. As well, a carryover from the Town's previous Zoning Bylaw, specifying a minimum aggregate total of the interior lot lines from the principal building to be 4.5m in the R1 and R2 zones is proposed to be removed. At a previous Council meeting, Council provided direction that the Zoning Amendment (Housekeeping) Bylaw No. 900.09 is in compliance with the Town's OCP. As such, no Public Hearing is required and Council can proceed with first, second and third readings of the bylaw, as well as adoption.

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ALTERNATIVE OPTIONS

1. THAT Council denies the Housekeeping Bylaw.
2. THAT Council provides alternative direction to staff.

APPROVALS

Report respectfully submitted by Rebecca Augustyn, MCIP, RPP Senior Planner.



Rebecca Augustyn, MCIP, RPP
Senior Planner
Report Author



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Luke Sales, MCIP, RPP
Director of Planning
and Community Development
Concurrence

**TOWN OF QUALICUM BEACH
BYLAW NO. 900.09**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH
ZONING BYLAW, BYLAW NO. 900, 2024**

WHEREAS the Council may, under Section 479 of the *Local Government Act*, divide the municipality into zones, regulate within a zone the use of land, buildings and structures, the density of use of land, buildings and structures, and the siting, size and dimensions of buildings and structures and may, under Section 482 of the *Local Government Act*, establish different density regulations for a zone depending on whether conditions relating to the provision of amenities or affordable or special needs housing are met, and may designate an area within a zone for particular types of housing, and

WHEREAS the owner of the land described in this Bylaw has consented to the designations set out in the Bylaw;

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

“Town of Qualicum Beach Zoning Bylaw, Bylaw No. 900, 2024” is hereby amended as follows:

1. “Schedule 6A – Zoning Map” is hereby amended by changing the zoning designation of Lot A (DD E58650), Block 12, District Lot 78, Newcastle District, Plan 1894, (PID: 006-615-210) (172 Fern Road West) from Residential 2 (R2) to Residential 20 (R20) as shown outlined in a heavy black line on Schedule ‘A’ which is attached to, and forms part of, this Bylaw.
2. “Part 6 – Land Use Regulations” is hereby amended by deleting the following sentence: “Provided that the aggregate total of the minimum distances from each interior side lot line to the principal building shall not be less than 4.5m.” from the following sections:
 - a. Section 3.4.111 ‘Residential 1’
 - b. Section 3.4.112 ‘Residential 2’
3. This Bylaw may be cited as “Town of Qualicum Beach Zoning Bylaw, Bylaw No. 900, 2024 Amendment (Housekeeping) Bylaw No. 900.09, 2026”

INTRODUCED FOR FIRST READING this day of , 2026.

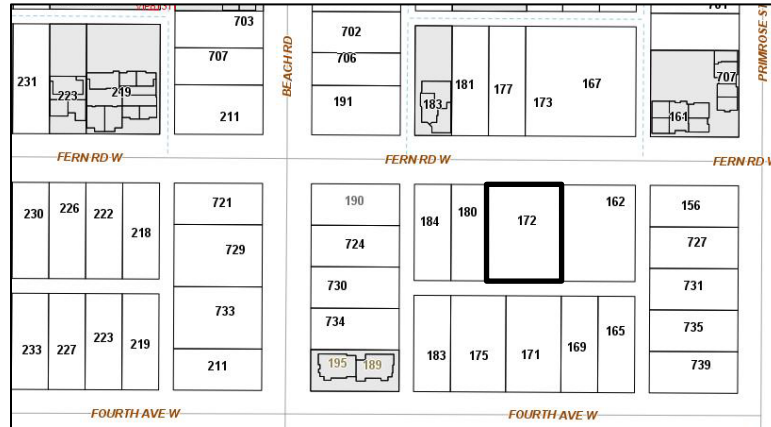
READ A SECOND TIME this day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

Teunis Westbroek
Mayor

Heather Svensen
Director of Corporate Services/Deputy CAO

Schedule 'A' – Bylaw No. 900.09

**TOWN OF QUALICUM BEACH
BYLAW NO. 638.08**

**A Bylaw to amend Town of Qualicum Beach
Miscellaneous Rates Bylaw No. 638, 2009**

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

1. This bylaw may be cited for all purposes as “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026”.
2. “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009” is hereby amended by replacing in Schedule “A”:
 - o) Property Tax, Water & Sewer Information/Search (Lawyer/Notary) \$15.00

With the following:

- o) Property Tax, Water & Sewer Information/Search (Lawyer/Notary) \$25.00

READ A FIRST TIME this 21st day of January, 2026.

READ A SECOND TIME this 21st day of January, 2026.

READ A THIRD TIME this 21st day of January, 2026.

ADOPTED this ____ day of _____, 2026.

Teunis Westbroek, Mayor

Heather Svensen, Director of Corporate Services

Schedule “A”
“Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment
Bylaw No. 638.08, 2026” FOR REFERENCE ONLY

	ITEM	FEE
o)	Property Tax, Water & Sewer Information/Search (Lawyer/Notary)	\$25.00

TOWN OF QUALICUM BEACH
BYLAW NO. 917

A bylaw to amend Town of Qualicum Beach
Heritage Forest Reserve Fund Establishment Bylaw No. 699, 2015

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

1. This Bylaw may be cited for all purposes as "Town of Qualicum Beach Heritage Forest Reserve Fund Establishment Bylaw No. 699, 2015, Amendment (Expenditure Input) Bylaw No. 917, 2026".
2. "Town of Qualicum Beach Heritage Forest Reserve Fund Establishment Bylaw No. 699, 2015" is amended as follows:
 - (1) In clause 3., strike "Heritage Forest Commission" and insert "Heritage Forest Conservation Covenant Grantees: the Brown Property Preservation Society and TLC The Land Conservancy of British Columbia" to read:

"3. Money in the Heritage Forest Reserve Fund, and interest earned on it, will be used only for the purpose of investing in initiatives that contribute to the maintenance and improvement of the Heritage Forest. Before any money is used from the Heritage Forest Reserve Fund, the Town will seek input from the Heritage Forest Conservation Covenant Grantees: the Brown Property Preservation Society and TLC The Land Conservancy of British Columbia; and".

READ A FIRST TIME this 21st day of January, 2026.

READ A SECOND TIME this 21st day of January, 2026.

READ A THIRD TIME this 21st day of January, 2026.

ADOPTED this ____ day of _____, 2026.

Teunis Westbroek
Mayor

Heather Svensen
Director of Corporate Services/Deputy CAO

TOWN OF QUALICUM BEACH
BYLAW NO. 919

**A bylaw to establish the Town of Qualicum Beach
Heritage Forest Commission**

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

TITLE

1. This Bylaw may be cited for all purposes as "Town of Qualicum Beach Heritage Forest Commission Bylaw No. 919, 2026".

INTERPRETATION

2. In this Bylaw:
 - (1) "Chief Administrative Officer" means the Chief Administrative Officer for the Town of Qualicum Beach, as appointed by Council;
 - (2) "Commission" means the Town of Qualicum Beach Heritage Forest Commission constituted under the terms of this Bylaw;
 - (3) "Council" means the municipal Council of the Town of Qualicum Beach;
 - (4) "Director of Corporate Services" means the Director of Corporate Services for the Town of Qualicum Beach, as appointed by Council;
 - (5) "Qualicum Beach Heritage Forest" means:
 - a) Lot 1, District Lot 64, Newcastle District, Plan VIP73423, PID: 025-336-126;
 - b) Lot 2, District Lot 64, Newcastle District, Plan VIP73423, PID: 025-336-151;
 - c) Amended Block 19, of District Lot 62 and 63, Newcastle District, Plan 1802, PID: 000-332-151; and
 - d) Lot B, District Lot 62 and 63, Newcastle District, Plan VIP64003, Except part in Plan VIP68940, PID: 023-539-551;all as shown on Schedule "A" attached hereto and forming part of this Bylaw;
 - (6) "Society" means the Brown Property Preservation Society, a society registered in British Columbia (Registration No. S35367) and a Grantee in the s. 219 Conservation Covenant registered on the title of the Qualicum Beach Heritage Forest by the property owner, the Town of Qualicum Beach;
 - (7) "TLC" means The Land Conservancy of British Columbia, a society registered in British Columbia (Registration No. S36826) and a Grantee in the s. 219 Conservation Covenant registered on the title of the Qualicum Beach Heritage Forest by the property owner, the Town of Qualicum Beach;
 - (8) "Town" means the Town of Qualicum Beach.

ESTABLISHMENT OF THE COMMISSION

3. Council hereby continues and establishes a commission known as the “Town of Qualicum Beach Heritage Forest Commission” to advise the Town in the provision of effective management of the Qualicum Beach Heritage Forest.
4. The Commission shall be composed of six members appointed by Council, including one (1) non-voting member and five (5) voting members, as follows:
 - (1) One (1) member of Council appointed by resolution of Council, as a non-voting member and the Commission Chair. Council may also appoint by resolution of Council, one (1) member of Council as an alternate non-voting member and as Alternate Commission Chair to attend meetings when notified by the Chair that the Chair is unable to attend and preside at a meeting.
 - (2) Two (2) members nominated by, and from, the Society, and appointed by resolution of Council. If the Society ceases to exist, Council may appoint two (2) members-at-large.
 - (3) One (1) member nominated by, and from, the TLC, and appointed by resolution of Council. If the TLC ceases to exist, Council may appoint one (1) member-at-large.
 - (4) Two (2) members of the public appointed by resolution of Council who shall serve as members-at-large.

ADVISORY PERSONS TO THE COMMISSION

5. The following people may participate in meetings of the Commission in an advisory capacity but shall not vote:
 - (1) Chief Administrative Officer, or designate;
 - (2) Resource Staff as designated by the Chief Administrative Officer; and
 - (3) Director of Corporate Services, or designate, as Secretary to the Commission, with clerical assistance for recording minutes, preparing agendas, and organizing resource material.

CHAIR, MEETINGS, AND MEMBERSHIP

6. If both the Chair and the Alternate Chair are absent from a Commission meeting, the Director of Corporate Services, or designate, shall call the meeting to order on the date and at the time and place set out in the meeting agenda as soon as a quorum is in attendance. As the first item of business, the Commission members present must choose a member to preside at the meeting as Acting Chair until the Chair or Alternate Chair arrives.
7. The quorum for the Commission is three, a majority of all voting members.
8. Should there be no quorum present within 15 minutes after the time appointed for the meeting, the recorder shall record in the minutes the names of the members present at the expiration of 15 minutes, and the meeting shall stand adjourned until the next scheduled meeting.

9. Meeting procedures shall be in accordance with the Council Procedure Bylaw. All matters shall be decided by resolution and by a majority vote of all voting members present.
10. The Commission shall meet on the first Thursday of February, May, and September.
11. The Chair may call a special meeting of the Commission, in consultation with the Chief Administrative Officer or the Director of Corporate Services, subject to facilities and staff resources being available to support the special meeting.
12. The Director of Corporate Services shall list Commission recommendations to Council on a Council agenda for consideration by Council.
13. Members of the Commission shall serve without remuneration.
14. Commission members shall serve for a term commencing on the adoption of the Council resolution making the appointment and continuing for a term of approximately three years, ending December 31st of the third year of their term, or:
 - (1) earlier, due to member resignation, death or Council rescinding the appointment; or
 - (2) later, if no successor has been appointed at the end of the three-year term, until the time that a successor is appointed.
15. Commission members may be appointed for an additional term or terms. No member-at-large shall be automatically re-appointed prior to publicly advertising the availability of the position.
16. For member-at-large positions, applications will be invited from the public when there is a vacancy. From applications received, Council will appoint the members-at-large and may, in any case, decline to appoint an applicant and invite new applications.
17. A member may resign from the Commission on presentation of written notice delivered to the Director of Corporate Services. Any member, other than a member of Council, who is absent from three (3) consecutive meetings without cause or without notice to the Chair, shall be deemed to have resigned from the Commission.
18. In accordance with the *Community Charter*, Council's authority to appoint a member to the Commission, includes the authority to rescind an appointment at any time and appoint another person in place of the person whose appointment was rescinded.

DUTIES OF THE COMMISSION

19. The authority or power of the Commission to do any act, or to cause any act to be done, is reserved to that which is expressly referred to herein.
20. The Commission shall:
 - (1) Recommend measures for the Town to provide the public reasonable access and opportunity to observe and appreciate nature, consistent with best practices for preservation and management of the Qualicum Beach Heritage Forest;

- (2) Provide the Town with advice to support good management and development of the Qualicum Beach Heritage Forest consistent with the Restrictive Covenant and Conservation Covenant registered against the property;
- (3) Recommend to Council for consideration of such rules and limitations on the use of the Qualicum Beach Heritage Forest as it deems appropriate;
- (4) Provide recommendations to Council on an annual Heritage Forest Commission work plan and proposed expenditures, if any, for the development, operation and maintenance of the Qualicum Beach Heritage Forest for Council to review and consider approval of any expenditure of any Town funds or resources requiring Council approval, e.g., during annual Strategic Plan and Financial Plan processes; and
- (5) Provide recommendations to Council on funding opportunities and grants from various groups.

REPEAL

21. "Town of Qualicum Beach Heritage Forest Commission Bylaw No. 656, 2010" is hereby repealed and replaced by this Bylaw.

READ A FIRST TIME this 21st day of January, 2026.

READ A SECOND TIME this 21st day of January, 2026.

READ A THIRD TIME this 21st day of January, 2026.

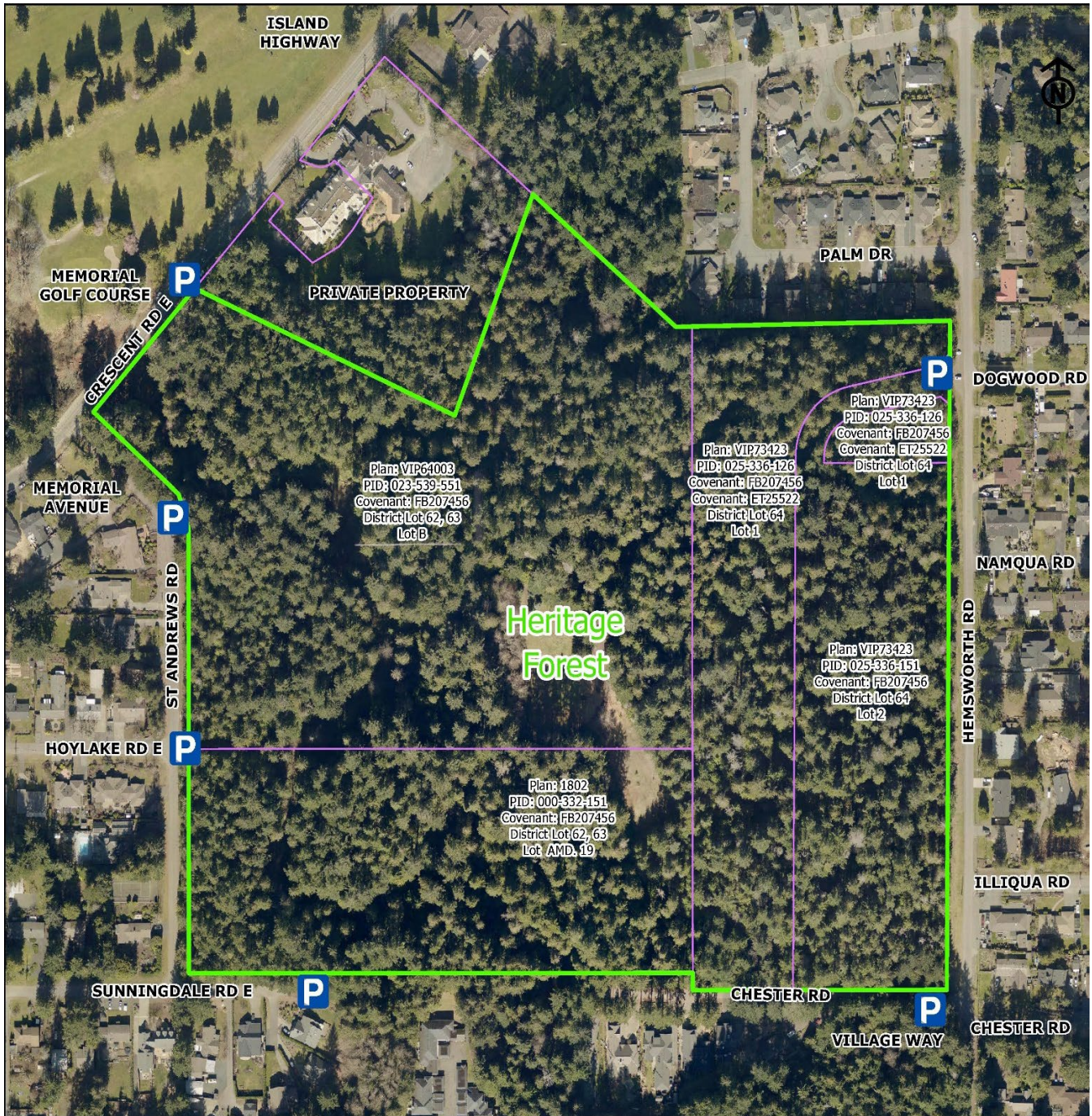
ADOPTED this ____ day of _____, 2026.

Teunis Westbroek
Mayor

Heather Svensen
Director of Corporate Services/Deputy CAO

Heritage Forest Commission Bylaw No. 919, 2026
SCHEDULE "A" – Page 1 of 2

Qualicum Beach Heritage Forest



SCHEDULE "A" – Page 2 of 2



TOWN OF QUALICUM BEACH
BYLAW NO. 920

A bylaw to amend Town of Qualicum Beach
Council Procedure Bylaw No. 733, 2019

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

1. This Bylaw may be cited for all purposes as "Town of Qualicum Beach Council Procedure Bylaw No. 733, 2019, Amendment (Electronic Participation) Bylaw No. 920, 2026".
2. "Town of Qualicum Beach Council Procedure Bylaw No. 733, 2019" is amended as follows:
 - a) Under Part 8 – Committees, add "Electronic meeting participation" as section 52 to read as follows:

"Electronic meeting participation

52. (1) Committee or commission meetings may be conducted as a hybrid meeting with the Chair and member(s) attending in person at the posted meeting place and other member(s) attending by electronic means or other communication facilities if a member of a committee or commission is unable to attend a meeting in person, provided the conditions set out in subsection 128(3) of the *Community Charter [electronic participation by members in council and council committee meetings]* and the following are met:

 - (a) the meeting must be conducted in accordance with this Bylaw;
 - (b) the facility where the meeting is to be held enables the meeting participants and the public in attendance at the posted meeting place to hear, or watch and hear, the electronic participation of the member(s);
 - (c) for clarity, the electronic participation of a member(s) is not permitted for any part of the meeting that is closed to the public;
 - (d) a member who intends to participate by electronic or other communication facilities shall give the Corporate Officer notice of this intention at least 24 hours prior to the meeting, providing an email address and telephone number and the Corporate Officer shall, as soon as reasonably possible thereafter, provide the member with instructions in advance of the meeting on how to connect to and participate in the meeting by electronic or other communication facilities;
 - (e) a member who participates in a meeting under this section will endeavor to:
 - (i) verbally advise the meeting participants when they join the meeting and leave the meeting;
 - (ii) vote audibly so that the Chair is aware of their vote; and
 - (iii) if intending to make or speak to a motion, declare a personal interest or conflict, or to otherwise speak at the meeting, raise their hand or use electronic program features to show their intention to speak, and to wait to be acknowledged by the Chair prior to speaking;

(f) for certainty, if there is an interruption in the communications link to a member who is participating electronically, the other members may continue the meeting (provided a quorum is present) and treat the interruption in the same manner as if a member who is physically present leaves the meeting room.

(2) Members of a committee or commission who participate by electronic means, in accordance with this section, are deemed to be present at the meeting.”

b) By renumbering sequentially remaining clauses in Part 8, 9, 10 and 11.

READ A FIRST TIME this 21st day of January, 2026.

READ A SECOND TIME this 21st day of January, 2026.

READ A THIRD TIME this 21st day of January, 2026.

ADOPTED this ____ day of _____, 2026.

Teunis Westbroek
Mayor

Heather Svensen
Director of Corporate Services/Deputy CAO

Committee & Liaison Report
Mayor Teunis Westbroek
Regular Council Meeting, February 11, 2026

January 23, 2026

- Opened the B.C Police Curling Championship at Qualicum Curling Centre.

January 26, 2026

- Met with Chief Recalma and Thomas Bevan, Island Corridor CEO regarding a new cenotaph in the Memorial Ave and Veteran Way area.
- Guest speaker at Qualicum Beach Rotary Club.

January 27, 2026

- Regional District of Nanaimo meeting advanced the acquisition of Hamilton Marsh.

Background:

Hamilton Marsh, owned by Island Timberlands and managed by Mosaic Forest Management, is situated south of Qualicum Beach, mostly within RDN Electoral Area F and partially in Area G. The property is approximately 360 hectares. Hamilton Marsh itself is approximately 36 hectares in size, and the surrounding forest area make up the remaining 324 hectares. The marsh, located on the north side of the property, is part of the French Creek watershed and connects to Beach and Grandon Creek. It features several wetland habitats and is a vital brood marsh for waterfowl. The area supports wildlife listed as species of concern or at risk by the Conservation Data Centre.

January 29, 2026

- Fairness in Practice Workshop via Zoom provided by the Ombudsperson office to learn about the Ombudsperson's role.

**Mayor Westbroek Notice of Motion:
Development Variance Permit Application | 796 Canyon Crescent Road**

THAT Council directs staff to fulfill statutory notification requirements to allow the Development Variance Permit application for 796 Canyon Crescent Road, as detailed in the September 17, 2025 Planning Report to Council, to be reconsidered by Council at a future regular meeting.

Committee & Liaison Report
Councillor Anne Skipsey
Regular Council Meeting, February 11, 2026

January 21, 2026 – Qualicum Beach Memorial Golf Course Monthly Board Meeting

- As Council Liaison, I attended the first part of the Board Meeting. I understand the Board worked on their 2026 Budget later in the meeting and set new fees that should best serve their members, the public and their capital budget needs.

January 23, 2026 – MABR Data Open House

- I stopped by to learn about some of the achievements made in the biosphere over the past year.

January 24, 2026 – Repair Café Oceanside

- As a community volunteer, I helped organize and host another successful Repair Café. The next Repair Café is anticipated to take place on April 25, 2026.

January 26, 2026 – Beach Day Committee Meeting (unable to attend)

- Beach Day will take place on Sunday, July 12 from 11am until 3:30pm this year.

Prior to this meeting, the committee received the very sad and shocking news that our dedicated and enthusiastic committee member Tina Rasmussen, representing SOURCES, had passed away unexpectedly. Tina will be fondly remembered and greatly missed. I would like to ask Council to pass along our sincere condolences to her family and colleagues.

January 30, 2026 – Meetings

- I was pleased to have the opportunity to sit with the Fire Chief, Operations Manager, President of the Brown Property Preservation Society as well as Ms. Coates to go through the Heritage Forest Management Plan one more time before providing it to the Signatories for their concurrence.
- I also met with the Parks Supervisor, a representative from the Mount Arrowsmith Biosphere Region and a local pollinator expert to discuss potential educational opportunities about pollinators at MABR's Educational Centre, ts'xwelikwshenawtxw.

The Coldest Night of the Year Walk will be held on Saturday, February 28 in Qualicum Beach and I will be joining the St. Stephen's Stompers, helping them to raise funds for people in our community who are experiencing hurt, hunger and homelessness. I would encourage everyone to support this worthy initiative by donating or participating if you are able.

Committee & Liaison Report
Councillor Vander Valk
Regular Council Meeting, February 11, 2026

January 12th to February 2nd 2026

January 19th, 2026

- As liaison, met with the Manager of the Qualicum Beach Farmers' Market.

January 20th, 2026

- As liaison, attended the Board meeting of the Chartwell Residents Association.

January 28th, 2026

- As liaison, attended the Board meeting of the PQBTA (Parksville Qualicum Beach Tourism Association). Many interesting initiatives are happening in the area. One in particular is the EuroMAB Conference, to be held from September 14th to 18th 2026, which highlights our UNESCO Biosphere Reserve, the Mount Arrowsmith Biosphere Region.

Committee & Liaison Report
Councillor Jean Young
Regular Council Meeting, February 11, 2026

January 20, 2026

- Flowerstone Society Board meeting. Flowerstone Clinic currently services 4700 patients would like 2 more full time nurse practitioners as well as seeking funds for expansion to a second clinic.

January 23, 2026

- QB Museum Board meeting. Grant applications & reports submitted; February programs: Girl guides 'diversity studies' visit; BC Heritage Week activities-food themed.

January 23, 2026

- MARB Open House showcasing the latest research, data, findings, and trends in our region. Of particular interest to property owners, check out water stewardship rebates with Team Watersmart of the RDN.

January 26, 2026

- QB Rotary Dinner meeting Mayor Westbrook, the invited guest speaker.

January 27, 2026

- Banner Artist - Review Panel Meeting. Selecting design submissions from 43 artists.

January 30, 2026

- Qualicum Beach Residents' Association meeting with CAO Varela regarding: website accessibility, communications with council, Eaglecrest, Bills 44 & 216 concerns, Hamilton Marsh financial implications, status of 532 Memorial, Tree Protection Bylaw.

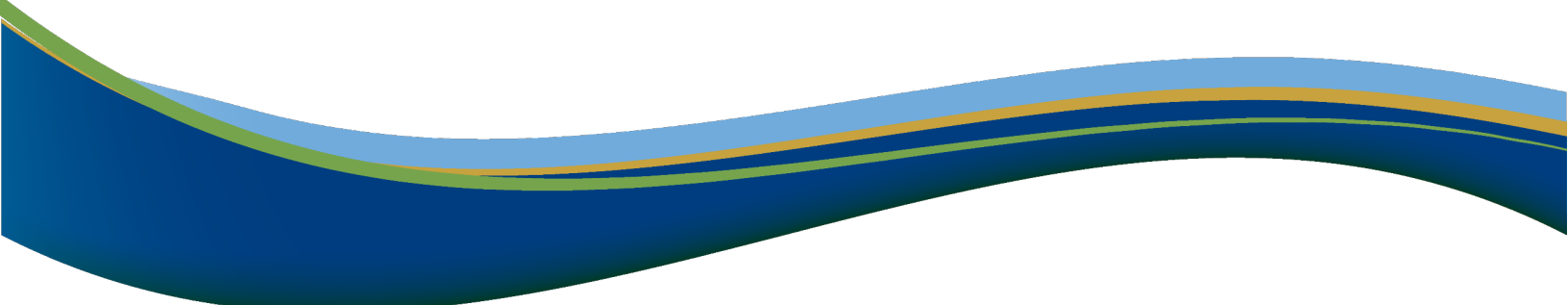
February 3, 2026

- ELCCO - Strategic Planning info request. Open to receiving comments regarding availability & accessibility of quality, affordable, and inclusive childcare.

February 10, 2026

- Qualicum Beach Garden Club, master gardener Connie Kuromoto on how to introduce, harness & nurture the beneficial microbes in our soil.

Now till February 28 sign up to walk, fundraise, donate or volunteer to help those experiencing homelessness, hunger, and hurt in our community...Coldest Night of the Year Fundraising Walk. Oceanside goal \$125,000.



TOWN OF QUALICUM BEACH

STAFF REPORT

TO: Council

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Lou Varela, Chief Administrative Officer

SUBJECT: TOSH Proposed Deliverables for One-Time Funding

GOVERNANCE DECISION

For Council to provide direction to staff on proposed deliverables from TOSH for the one-time operational funding support that Council wishes to provide.

TOSH has advised that the Town's investment of \$50,000 is intended to strengthen staffing in order to ensure stable operations, and to build long-term capacity for consistent community and cultural service delivery. TOSH will hire two temporary part-time employees with the proposed funding provided by Council and will report out publicly on the achievements of this hiring at the end of 2026 or early 2027, in accordance with the Town's reporting and planning processes.

RECOMMENDATIONS:

WHEREAS, TOSH intends to use the one-time funding source of \$50,000 for the purposes of operational stabilization funding to hire two temporary part-time employees in order to maintain current service levels; sustain delivery of exhibitions, education programs, and visitor services without interruption; and, continue year-round community programming;

THAT staff be directed to distribute \$50,000 to TOSH, as a one-time funding allocation in 2026, with reporting on hiring achievements and outcomes to be delivered to Council in late 2026 or early 2027, in accordance with the Town's reporting and planning processes.

PURPOSE

The purpose of this Report is to determine next steps in allocating \$50,000 for TOSH as a one-time operational stabilization funding in fiscal 2026.

BACKGROUND

At the December 17, 2025, meeting, Council adopted the following resolutions:

25-329 December 17, 2025

THAT staff be instructed to negotiate terms of a one-time funding allocation in the amount of \$50,000 for TOSH, including clear deliverables linked to this

one-time operational stabilization funding in fiscal 2026, with early budget approval once Council has endorsed the deliverables/metrics associated with this funding request.

25-372 December 17, 2025

THAT Council provide early budget approval for the Strategic Initiative titled “The Old School House (TOSH)– One-Time Funding Request” to be incorporated into the 2026 - 2030 Financial Plan in fiscal 2026 with a budget amount of \$50,000, subject to terms being negotiated with TOSH, and accepted by Council, for deliverables/metrics linked to this one-time operational stabilization funding.

DISCUSSION

As per Council’s direction, staff met with members of the TOSH Board regarding the one-time funding allocation of \$50,000 and possible deliverables for reporting. The Board members clarified that the one-time funding request is distinctly separate and apart from the request for a Fee-for-Service that Council has now directed to 2027 Strategic Planning for consideration.

FINANCIAL IMPLICATIONS

With Council approval, staff will disperse funds to TOSH in the amount of \$50,000, as approved in fiscal 2026.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
• Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions	• Obtain feedback on analysis, alternatives, and/or decisions	• Work directly with stakeholders to ensure concerns and aspirations are understood and considered	• Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions	• Final decision making in the hands of the stakeholders

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM:

- Residents were informed through Council’s decision-making in open meeting on December 17, 2025 and February 11, 2026.

STRATEGIC PLAN ALIGNMENT

Council’s Strategic Plan Focus Area(s) supported by this initiative:

- Good Governance: *To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values.*
- Community Health & Wellbeing: *To improve the health and wellbeing of people who live, work, and play in the Town.*

SUMMARY

Council provided early budget approval for one-time funding to TOSH in the amount of \$50,000 subject to terms being negotiated with TOSH, and accepted by Council, for deliverables/metrics linked to this one-time operational stabilization funding. TOSH has advised that they will be hiring two temporary part-time employees in order to maintain current service levels; sustain delivery of exhibitions, education programs, and visitor services without interruption; and, continue year-round community programming.

TOSH will present reporting on hiring achievements and outcomes to Council in late 2026 or early 2027, in accordance with the Town's reporting and planning processes.

ALTERNATIVE OPTIONS

1. That Council provides alternative direction to staff to relay to TOSH about reporting expectations.
2. Other as per Council discussion.

APPROVALS

Report respectfully submitted by Lou Varela, CAO



Lou Varela, MCIP, RPP
Chief Administrative Officer
Report Author



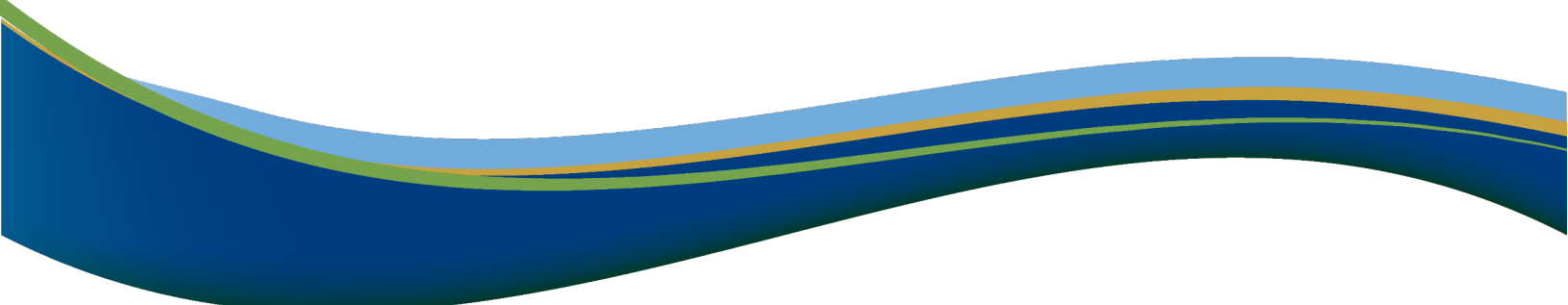
Raj Hayre
Director of Finance
Concurrence



Heather Sevensen
Director of Corporate
Services
Concurrence

REFERENCES

N/A



TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 4200-01

TO: Lou Varela, Chief Administrative Officer

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Heather Svensen, Director of Corporate Services/Deputy CAO

SUBJECT: **2026 General Local Election | Appointment of Chief Election Officer & Deputy Chief Election Officer**

GOVERNANCE DECISION

Council is being asked to appoint the Chief Election Officer and Deputy Chief Election Officer for conducting the 2026 General Local Election to meet legislative requirements.

RECOMMENDATIONS:

THAT pursuant to Sections 58(1) and (2) of the *Local Government Act*, Council appoints Heather Svensen as Chief Election Officer for conducting the 2026 General Local Election with the power to appoint other election officials as required for the administration and conduct of the 2026 General Local Election; AND FURTHER THAT Council appoints Twyla Slonski as Deputy Chief Election Officer for the 2026 General Local Election.

PURPOSE

To consider the appointments of the Chief Election Officer and the Deputy Chief Election Officer as it relates to conducting the Town of Qualicum Beach 2026 General Local Election.

BACKGROUND

Section 81 of the *Community Charter* provides for a General Local Election for the Mayor and all Councillors of each municipality to be held in the year 2014 and in every fourth year after that. It also provides that general local elections and by-elections must be held in accordance with Part 3 – Electors and Elections of the *Local Government Act* (LGA). For the purposes of conducting an election, the local government (Council) must appoint a chief election officer and a deputy chief election officer.

Historically, the role of Chief Election Officer (CEO) and Deputy Chief Election Officer (DCEO) has been filled by the those individuals appointed to the position of Director of Corporate Services and the Deputy Director of Corporate Services of the Town of Qualicum Beach.

DISCUSSION

To adequately prepare for a general local election, appointment of the CEO and the DCEO is done well in advance of General Voting Day. These appointments are required to provide sufficient time, and the authority, for staff to prepare the work associated with conducting general local elections noting that it is extensive. Should Council move forward with staff's recommendation, the CEO will begin preparations for the October 17, 2026 General Local Election including staffing; entering into an agreement with the School District regarding election for SD69 School Trustees and recovery of election expenses associated with same; securing voting places; and preparing a variety of information and education materials. In addition, staff will be reviewing the "Town of Qualicum Beach Election Procedures Bylaw No. 621, 2008" and prepare any required amendments to the Town's Bylaw for Council's consideration in advance of the July 6, 2026 adoption deadline.

FINANCIAL IMPLICATIONS

Costs associated conducting the 2026 General Local Election are reflected in the Town's Financial Plan.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
• Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions	• Obtain feedback on analysis, alternatives, and/or decisions	• Work directly with stakeholders to ensure concerns and aspirations are understood and considered	• Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions	• Final decision making in the hands of the stakeholders

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM:

- The public will be informed through the presentation of this staff report, several required statutory notifications, and other general information and education materials prepared by the Town leading up to the General Local Election in October 2026.

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area(s) supported by this initiative:

- Good Governance: *To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values.*

SUMMARY

Historically, the role of Chief Election Officer and Deputy Chief Election Officer have been filled by Town staff and staff are recommending that this practice continue, noting that the recommended appointees have prior experience in conducting elections. The magnitude of work associated with the conduct of an election is extensive, therefore early appointment to these positions is essential.

ALTERNATIVE OPTIONS

1. That Council appoints other individuals to the election officer positions.
2. THAT Council provides alternate direction.

APPROVALS

Report respectfully submitted by Heather Svensen, Director of CorSporate Services



Heather Svensen
Director of Corporate
Services | Deputy CAO
Report Author



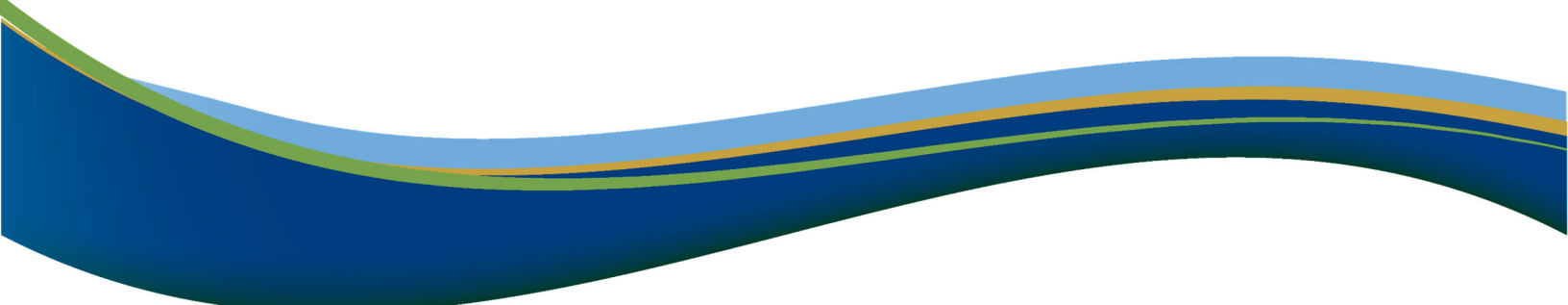
Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Twyla Slonski
Interim Deputy Director of
Corporate Services
Concurrence

REFERENCES

N:\0100-0699 ADMINISTRATION\0550 COUNCIL MEETINGS\0550-20 MEETINGS\2026\02 11 RCM\1. DRAFTS FOR CORPORATE ADMIN REVIEW\report_CEO_DCEO_Appointments.docx



TOWN OF QUALICUM BEACH

STAFF REPORT

File No.:1700-01_Budget_2026

TO: Lou Varela, Chief Administrative Officer

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Raj Hayre, Director of Finance

SUBJECT: Council Direction for the 2026 – 2030 Draft Financial Plan

GOVERNANCE DECISION

That Council provide direction on the 2026 property tax rate increase to enable staff to prepare the “Town of Qualicum Beach 2026–2030 Financial Plan Bylaw No. 921, 2026”. Staff are recommending an 8.1% increase. Options are also provided for a 7% or 6.5% increase.

RECOMMENDATIONS:

THAT Council instructs staff to proceed with drafting the “Town of Qualicum Beach 2026 – 2030 Financial Plan Bylaw No. 921, 2026” to address 2026 operating budget pressures which will require an additional \$1,083,000 of property taxation revenue in 2026 (8.1% increase over the previous year) to balance the budget.

PURPOSE

The purpose of this Report is to provide Council with an overview of the financial and operational pressures anticipated for the 2026 fiscal year and to seek Council direction for preparation of the “Town of Qualicum Beach 2026–2030 Financial Plan Bylaw No. 921, 2026”.

Specifically, this Report aims to:

1. **Identify Key Financial Pressures** affecting the 2026 operating budget, including cost drivers and revenue considerations.
2. **Support Strategic Resource Allocation** aligned with Council’s Strategic Plan and service delivery priorities.
3. **Inform Property Tax Decisions** by outlining the proposed 2026 tax increase and its impact on a typical household assessed at \$959,000.
4. **Promote Transparency and Accountability** through clear explanation of assumptions and budget drivers.
5. **Support Informed Council Decision-Making** while balancing fiscal responsibility with community expectations.

BACKGROUND

The annual budgeting process is a foundational element of Council's governance responsibilities. It reflects a shared commitment to fiscal stewardship by Council and staff while continuing to meet the needs of the community.

This Report focuses solely on municipal property taxation and does not include other taxing authority collections.

Setting the Taxation Requirement

Each year, Council is required to establish the municipal taxation requirement. This decision is not merely a percentage adjustment but a reflection of Council's priorities, financial strategy, and long-term sustainability objectives.

Balancing Services and Infrastructure

A central challenge of the budget process is balancing community expectations for service levels with increasing labour, materials, and contract costs, in addition to also addressing the growing need for infrastructure renewal and investment. Maintaining this balance is essential to sustaining quality of life and managing long-term risk.

Community-Centric and Forward-Looking

Public input, combined with advice from senior management, plays an important role in shaping the Financial Plan. The budgeting process is forward-looking, considering both immediate operational needs and longer-term pressures and opportunities.

This context frames the financial considerations and Council decisions required for the 2026–2030 Financial Plan.

BUDGET PROCESS

The 2026 Budget was developed through a comprehensive and collaborative approach involving all Departments, with a focus on sustainability, efficiency, and alignment with Council direction.

Key elements of the process included:

1. **Comprehensive Departmental Review**
Detailed review of 2026 revenues and expenditures to ensure budgets reflect current information and realistic projections.
2. **Reallocation and Efficiency Measures**
Identification of opportunities to reallocate resources and improve operational efficiencies where possible.
3. **Non-Taxation Revenue Opportunities**
Continued efforts to increase non-taxation revenue to reduce reliance on property taxation.

2026 OPERATING BUDGET PRIORITIES

Municipal cost pressures differ significantly from household expenses. While the Consumer Price Index (CPI) reflects household inflation, it does not capture municipal-specific costs such as asphalt, heavy equipment, facility insurance, specialized labour, and regulatory compliance. As such, CPI comparisons alone are not an appropriate measure of municipal cost pressures.

The following key priorities have been identified to guide the Town's financial planning and resource allocation for 2026 and are reflected in the "Budget Overview Proposed 2026 Budget and Financial Plans" (Attachment 1 to this Report):

1. Workforce Planning – Additional Staffing

Operations:

- Provision for one additional full-time position and one seasonal support position, funded through taxation.

Parks:

- 208 additional hours (equivalent to a 0.1 FTE) funded through taxation to support volunteer activities (endorsed during Strategic Planning).
- 1,248 additional seasonal hours (0.6 FTE), funded through non-taxation revenue, to support service levels associated with the Qualicum Commons property during the due diligence period from January 1, 2026, to June 30, 2026. This seasonal position is dependent on lease revenue from Qualicum Commons and will not be carried forward automatically.

Financial Impact: \$202,000 increase in property taxation (approximately 1.5% of the prior year levy).

2. Work-force and Operating Cost Increases

The Budget includes adjustments for:

- Anticipated wage and benefit increases (including unknown collective bargaining outcomes);
- Exempt staff contractual adjustments;
- Materials, supplies, insurance, audit fees, software licensing, and contracted services.

The above increases are partially offset by increased non-taxation revenue and new construction.

Financial Impact: \$437,000 increase (approximately 3.3% of the prior year levy).

3. RCMP Policing Contract

The Town's share of RCMP policing costs is projected to increase in 2026 as part of the annual contract cost adjustments.

Financial Impact: \$98,000 increase (approximately 0.7% of the prior year levy).

4. Strategic Initiatives Reserve Contribution

Council's Strategic Plan assumes an annual \$250,000 contribution to the Strategic Initiatives Reserve.

- In 2025, Council approved a one-time reduction of \$125,000.
- At the November 12, 2025, Strategic Planning session, Council endorsed reinstating the full \$250,000 contribution.

Financial Impact: \$125,000 increase (approximately 0.9% of prior year levy).

5. Sustainable Asset Replacement:

The Town currently contributes approximately \$1.3 million annually to the General Fund Asset Replacement Reserve, compared to an estimated \$3.2 million required annually to maintain existing service risk.

- Council endorsed an annual increase equivalent to 1.3% of property taxation for sustainable asset replacement at the November 12, 2025, Strategic Planning session.

Financial Impact: \$171,000 increase (approximately 1.3% of prior year levy).

6. Investment in New Assets

Existing Asset Replacement Reserves are intended to maintain current infrastructure and are not designed to fund new facilities or capacity enhancements. To address this gap, the Town proposes an annual \$50,000 contribution to the Asset Investment Reserve for new assets.

This incremental approach:

- Builds reserve capacity over time,
- Reduces reliance on debt or one-time funding,
- Supports future strategic investments in new assets.

Financial Impact: \$50,000 increase (approximately 0.4% of prior year levy).

IMPACT ON PROPERTY TAXATION

To balance the proposed 2026 Operating Budget, an 8.1% property tax increase—equivalent to \$1,083,000 in additional revenue—is recommended.

For a typical household assessed at \$959,000, this equates to an annual increase of approximately \$198, or \$17 per month. Actual impacts vary based on individual assessments (Attachment 2).

While the percentage increase is higher than some neighbouring jurisdictions, the absolute dollar increase generated is comparatively lower than most, reflecting Qualicum Beach's smaller tax base.

Table 1 – 2026 Property Tax Increases Under Consideration

Municipality	Tax Increase Under Consideration	Additional Revenue Generated
Port Alberni	6.9%	\$ 2,824,000
Victoria	5.4%	\$10,530,000
Campbell River	2.7%	\$ 965,000
Courtenay	6.0%	\$ 2,220,000
Nanaimo	6.3%	\$ 11,344,000
Parksville	6.8%	\$ 1,453,000
Ladysmith	5.8%	\$ 535,000
Regional District of Nanaimo	7.5%	\$ 7,672,000
Town of Qualicum Beach	8.1%	\$ 1,083,000

OPTIONS TO REDUCE THE REQUIRED PROPERTY TAX INCREASE

The following are options that could be considered to reduce the proposed increase:

1. Operational Adjustments

Reallocations could reduce the increase by up to 1% while managing, but not optimizing, current service levels.

2. Phased Strategic Initiatives Contribution

Reinstatement of the \$250,000 contribution could be phased over two years, reducing the increase by up to 0.6%.

3. Service Level Reduction

A property tax increase any lower than 6.5% would require service level reductions and is not recommended at this time. Council may request additional information from staff which will require special meetings to meet scheduled deadlines.

COMPLETED ACTIONS AND NEXT STEPS

To uphold transparency and strategy in the Budgeting process, several crucial steps have been completed, with additional ones slated for the upcoming months. This approach guarantees a thorough and inclusive development of the 2026 Budget.

Completed Actions

- Strategic Planning: Conducted on October 24, and November 12, 2025, these sessions confirmed Council's Strategic Initiatives and desired Investments in New Capital for the Five-Year Financial planning period and set the framework for continued alignment of the Budget with Council's strategic goals and community aspirations.
- Third Quarter Update: Delivered at the Regular Council meeting: October 22, 2025, providing organizational update on year-to-date progress to September 30, 2025, on Strategic Initiatives, Capital Projects, Operating Budget performance and service area updates.
- Budget Background PowerPoint Presentation to Committee of the Whole: Delivered November 12, 2025, providing foundational insights for the 2026 Budget.
- Public Engagement Session #1 – Committee of the Whole: January 14, 2026, to solicit public input and integrate community perspectives into the budgeting process.
- Public Engagement Session #2 – Committee of the Whole: January 28, 2026, offering an additional opportunity for public feedback and participation.
- Budget Overview Proposed 2026 Budget and Financial Plans: January 28, 2026 Publication of the "Budget Overview Proposed 2026 Budget and Financial Plans". Attached to the January 28, 2026 Committee of the Whole Agenda and posted on the Town's website.

Next Steps

- Council Direction – Regular Council Meeting February 11, 2026 – Staff are recommending an 8.1% tax increase to address the pressures described in this Report and outlined at the January 28, COTW Budget Information meeting. If Council wishes an alternative to the 8.1% proposed increase for 2026, staff respectfully request that Council provide direction for the preferred maximum property tax increase for preparation of the "Town of Qualicum Beach 2026-2030 Financial Plan Bylaw". This direction is requested in the effort to minimize

amendments to the Bylaw after 2nd reading. This consideration is due to the complexities and timing involved in producing the “Budget Book”. This approach reflects the past two year’s practice.

- Financial Plan Bylaw 1st and 2nd Reading: February 25, 2026, this meeting will provide for the introduction and first and second readings of the “Town of Qualicum Beach 2026 – 2030 Financial Plan Bylaw No. 921, 2026”.
- Financial Plan Bylaw 3rd Reading: March 25, 2026, this meeting will provide Council with the opportunity to consider 3rd reading to the “Town of Qualicum Beach 2026 – 2030 Financial Plan Bylaw No. 921, 2026” and to facilitate a final and thorough review of the Bylaw before Council considers adoption.
- Adoption of the Financial Plan Bylaw: April 1, 2025, Council will be asked to consider adoption of the “Town of Qualicum Beach 2026 – 2030 Financial Plan Bylaw No. 921, 2026”. This final step will officially adopt the Town’s 2026 – 2030 Financial Plan, setting the financial direction for the fiscal year.

All these steps, both completed and upcoming, play a vital role in ensuring that the Financial Plan reflects the needs and aspirations of Qualicum Beach, while also aligning with the strategic vision of Council. The process is designed to be participatory and transparent, with multiple opportunities for public input and Council oversight.

FINANCIAL IMPLICATIONS

After taking into consideration anticipated increases in non-market change, and other sources of non-taxation revenue, \$1,083,000 of additional municipal taxation revenue is requested to address key aspects of the 2026 Budget. To the average Qualicum Beach household assessed at \$959,000, this will result in an annual increase of approximately \$198 (\$17 per month).

PUBLIC PARTICIPATION SPECTRUM (IAP²)

Public Participation Framework developed by the International Association for Public

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
• Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions	• Obtain feedback on analysis, alternatives, and/or decisions	• Work directly with stakeholders to ensure concerns and aspirations are understood and considered	• Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions	• Final decision making in the hands of the stakeholders

Participation – IAP² International.

CONSULT:

Public engagement is vital to ensure transparent dialogue and community involvement in Strategic Planning and Budgetary processes. In an effort to involve the public in the Financial Planning process, staff employed a comprehensive notification strategy for advertising public engagement opportunities reaching various touchpoints.

Public Engagement opportunities for the Budget process were advertised as follows:

- Digital and print advertising including Town Tidings, PQB News, Facebook posts and the Town’s website.

- In-person engagement was also encouraged via informative posters placed in the lobby, elevator, and kiosks.
- Email sent directly to over 2,000 contacts via Constant Contact, the Town's communications platform.

Ample notice for the Public Engagement opportunities further assured that public insights and queries were well-informed and addressed in a timely manner. This approach is intended to encourage participation in public governance discussions and planning.

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area(s) supported by this initiative:

- Good Governance: *To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values.*

SUMMARY

The 2026 Budget process reflects a deep commitment to strategic, transparent, and responsible financial planning. This Budget, developed through a comprehensive and collaborative approach, is designed not only to address the immediate needs of our community but also to lay a foundation for sustainable growth and resilience for years to come.

ALTERNATIVE OPTIONS

1. **THAT** Council directs staff to proceed with preparing the "Town of Qualicum Beach 2026 – 2030 Financial Plan Bylaw No. 921, 2026" to address 2026 operating budget pressures within a 7% property tax increase for 2026.

Note: this approach would result in reducing the impact to the average household from the proposed increase of \$198 to \$170 per year.

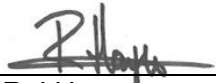
2. **THAT** Council directs staff to proceed with preparing the "Town of Qualicum Beach 2026 – 2030 Financial Plan Bylaw No. 921, 2026" to address 2026 operating budget pressures within a 6.5% property tax increase for 2026.

Note: this approach would result in reducing the impact to the average household from the proposed increase of \$198 to \$158 per year.

3. That Council provides alternative direction to staff.

APPROVALS

Report respectfully submitted by Raj Hayre, Director of Finance



Raj Hayre
Director of Finance



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Heather Svensen
Director of Corporate
Services/ Deputy CAO
Concurrence

Attachments:

Attachment 1: Budget Overview Proposed 2026 Budget and Financial Plans

Attachment 2: 2026 Property Tax Impact based on Alternative Assessed Values



BUDGET OVERVIEW

PROPOSED 2026 BUDGET AND FINANCIAL PLANS

TOWN OF **QUALICUM BEACH**

Revised January 28, 2026

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Council is being asked to consider an 8.1% property tax increase for the 2026 Budget.

The impact of alternative 7.0% and 6.5% tax increase scenarios and other important budget information are also outlined in the Budget Overview.

Council needs your feedback on which scenario you think is best for our community and on the Town’s overall Draft 2026 Budget.



Thank you for taking time to review this Budget Overview. We look forward to hearing from you.

INTRODUCTION

Budget Overview

This Budget Overview summarizes the Town's Draft 2026 Budget and Financial Plans.

More information and the full Draft 5-year Financial Plan will be available in mid February 2026 at:

qualicumbeach.com

Your Feedback is Important to Us

We feel that our community is at its best when citizens are informed and engaged.

We hope that this Budget Overview is a helpful information source which assists the public in providing feedback to Council.

Your feedback and comments are valued and appreciated.

Ways to Participate (see back page)



Public Information

Council will be considering public feedback and comments over the next few weeks before deliberation on the Town's 2026 Budget and related 5-Year Financial Plan



In-Person (Public Information)

January 28, 2026
COTW 10:00 am
Council Chambers
660 Primrose Street
Qualicum Beach



Have Your Say

Provide comments by
February 10, 2026

This will allow Council time to consider and discuss all comments before moving forward

Submit Feedback & Comments



Email

qbtown@qualicumbeach.com
Subject line: "2026 Budget"



Visit

qualicumbeach.com/financial-planning-2026



Deliver

#201 – 660 Primrose Street
PO BOX 130
Qualicum Beach, BC V9K 1S7

KEY BUDGET OBJECTIVES

Staff have undertaken a detailed review of the Town's Budget with the goal of creating efficiencies and putting the Town on a sustainable financial path which strikes a balance between the present and the future.

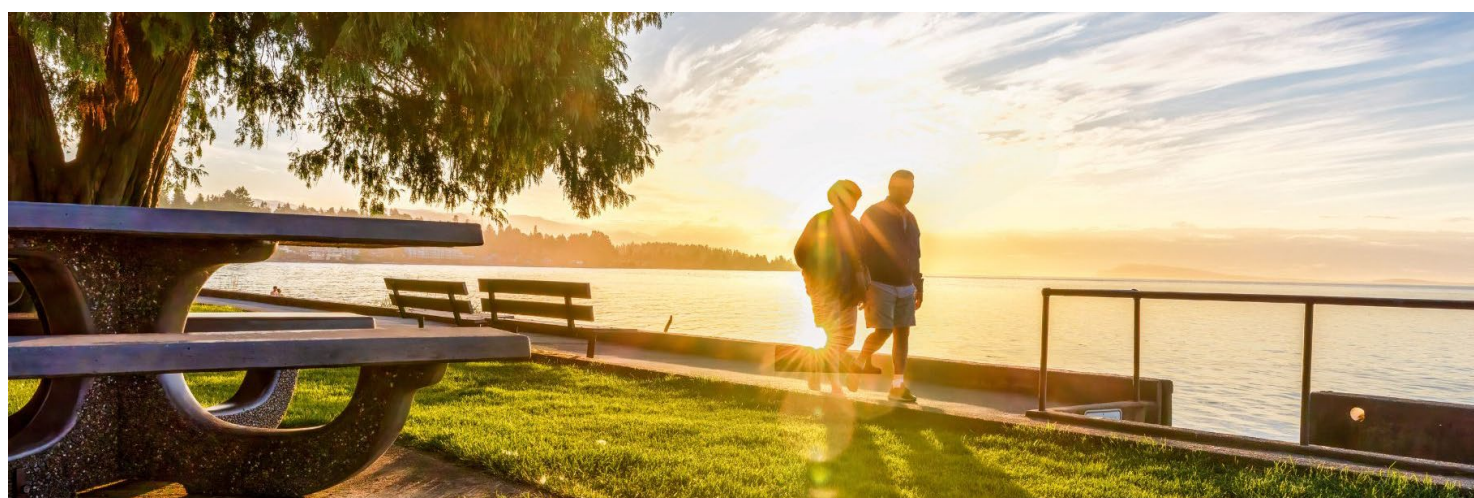
To following key budget objectives were considered:

General Operating and Capital

- Provide for the maintenance and future replacement of the Town's infrastructure including but not limited to: renewal of roads; improved drainage to reduce risk of flood and property damage; replacement of vehicles and equipment at the end of their service life and at high risk of failure; facilities maintenance such as roof replacements, HVAC replacements and other components at risk of failure.
- Set aside more money in reserves to fund major projects in the future to avoid or minimize external borrowing.
- Pay for key major capital projects in the current plan from reserves to avoid interest costs.
- Build-up asset reserves to incrementally reduce the infrastructure funding gap to move towards asset replacement sustainability.
- Provide for reasonable inflationary increases for costs such as fuel, utilities, and wages/benefits.
- Take advantage of grant funding for major projects to reduce the Town's share of project funding.

Utilities

- Increase utility reserves to provide for the major costs associated with the renewal of aging water and sewer infrastructure.
- Undertake systematic annual replacement of aging asbestos cement pipe over the next 25 years.
- Contribute towards the RDN's investment of the French Creek Pollution Control Centre upgrades at the French Creek facility which serve Qualicum Beach, Parksville and neighbouring communities.
- Increase utility user rates in 2026 to maintain sustainable funding for ongoing operational and capital costs.



MUNICIPAL PROPERTY TAX & UTILITIES

Council is being asked to consider an 8.1% municipal property tax increase, as shown below. The table also shows what the impact would be under 7.0% and 6.5% alternatives. Council would like your feedback. Proposed utility fee increases are also included below.

The following calculations are based on the Town of Qualicum Beach's average 2026 assessed home value of \$959,000 and an average assessed value change of -0.6%.

PROPERTY TAX SCENARIOS

Property Tax - Impact to Average Home Assessed at \$959,000 in 2026			
	Scenario 1 8.1% Current Draft Budget	Scenario 2 7%	Scenario 3 6.5%
2025 Actual	\$2,434	\$2,434	\$2,434
Increase	\$198	\$170	\$158
2026 Total	\$2,632	\$2,604	\$2,592

Why Consider a Higher Tax Increase?

The proposed draft budget allows for an increase in additional resources which are expected to improve operational efficiency and enhance service delivery to the community, while also reflecting increased costs of materials, supplies, benefit premiums, WorkSafe premiums and more.

UTILITY FEE CHANGES (Water and Sewer Fees below based on average consumption)

Utility Fee Changes			
Fees	2025 Actual	2026 Increase	2026 Total
Solid Waste	\$200	\$6	\$206
Sewer Utility	\$224	\$5	\$229
Water Utility	\$665	\$54	\$719

Why an Increase in Utility Fees?

Utility Fee increases are needed to provide for increased operating costs and future infrastructure replacement.

COMBINED PROPERTY TAX & UTILITY FEE IMPACT

Total Property Tax & Utility Fee Scenarios			
	Current Draft Budget Scenario 1	Scenario 2	Scenario 3
2025 Actual	\$3,523	\$3,523	\$3,523
Combined Increase	\$263	\$235	\$223
2026 Total	\$3,786	\$3,758	\$3,746

Have Your Say

Let Council know what you think of the proposed scenarios and which you see as being best for our community. See feedback options on page 16.

2026 BUDGET CHANGES



Residential taxes per \$100,000 of 2026 assessed value: **\$274** (scenario 1 - 8.1% increase)

Residential taxes per \$100,000 of 2026 assessed value: **\$271** (scenario 2 - 7.0% increase)

Residential taxes per \$100,000 of 2026 assessed value: **\$270** (scenario 3 - 6.5% increase)

*The following formula can be used to calculate anticipated 2026 property tax for your property under each scenario:
(Assessed Value divided by 100,000 x Residential Tax per \$100,000 assessed value)*

TAX INCREASE BREAKDOWN

	Scenario 1 8.1%	Scenario 2 7%	Scenario 3 6.5%
	Current Draft Budget		
Municipal Operations	5.7%	4.6%	4.1%
Police Services	0.7%	0.7%	0.7%
Asset Replacement Levy	1.3%	1.3%	1.3%
New Asset Investment Levy	0.4%	0.4%	0.4%
Total Tax Increase	8.1%	7%	6.5%

CALCULATION REFERENCE FOR ADDITIONAL REVENUE GENERATED FROM A 1% INCREASE IN PROPERTY TAX

1% Increase is Equivalent to:	
Property Taxes	\$133,300
Solid Waste	\$8,000
Sewer Utility	\$10,400
Water Utility	\$29,700

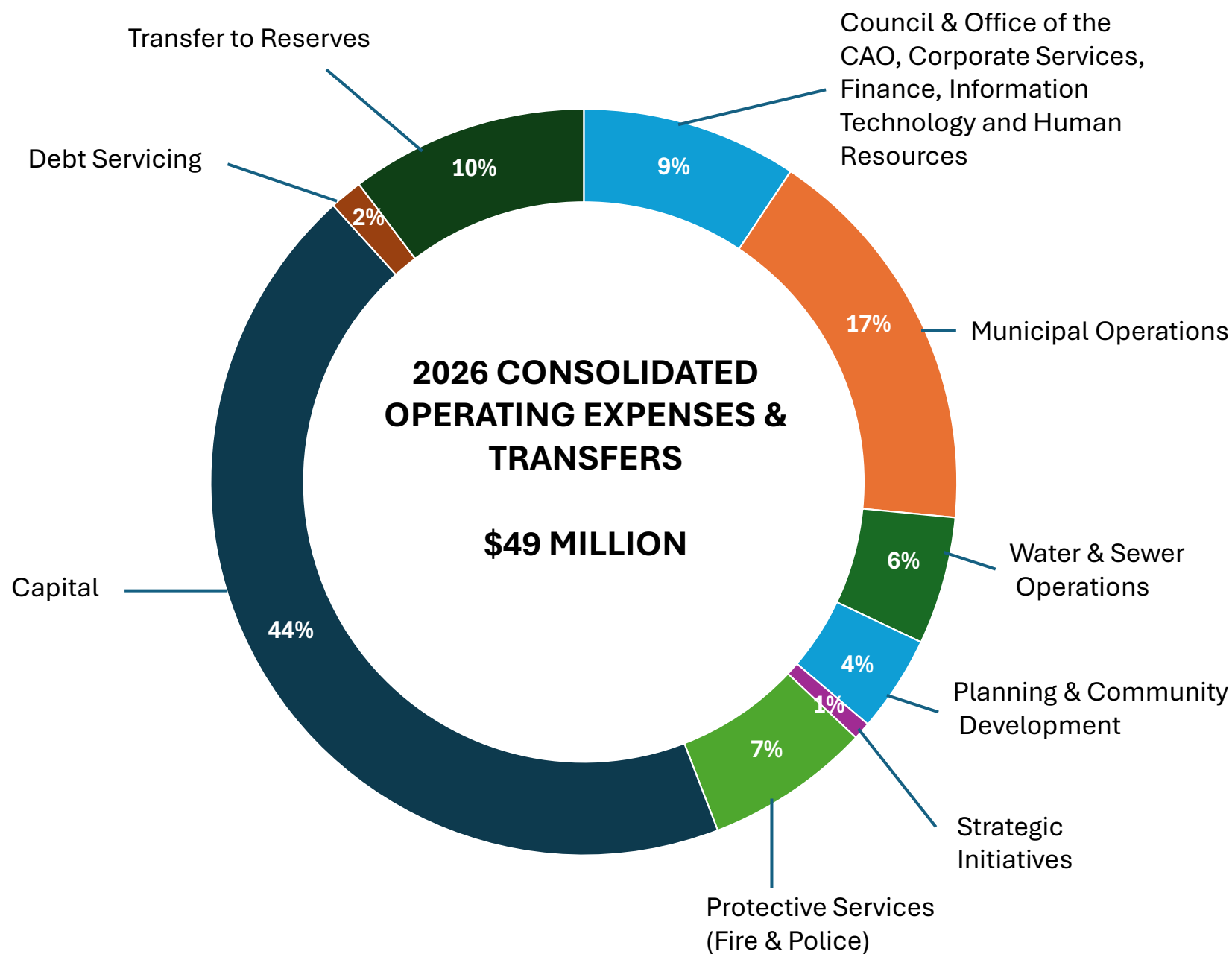
A 1% property tax increase generates additional revenue of \$133,300 for the Municipality.

Similarly, a 1% increase in Solid Waste Fees generates an additional \$8,000 in Solid Waste revenue.

A combined 1% increase in Sewer Rates and Parcel Taxes generates additional revenue of \$10,400.

A combined 1% increase in Water Rates and Parcel Taxes generates additional revenue of \$29,700.

FINANCIAL PLAN – CONSOLIDATED EXPENDITURES

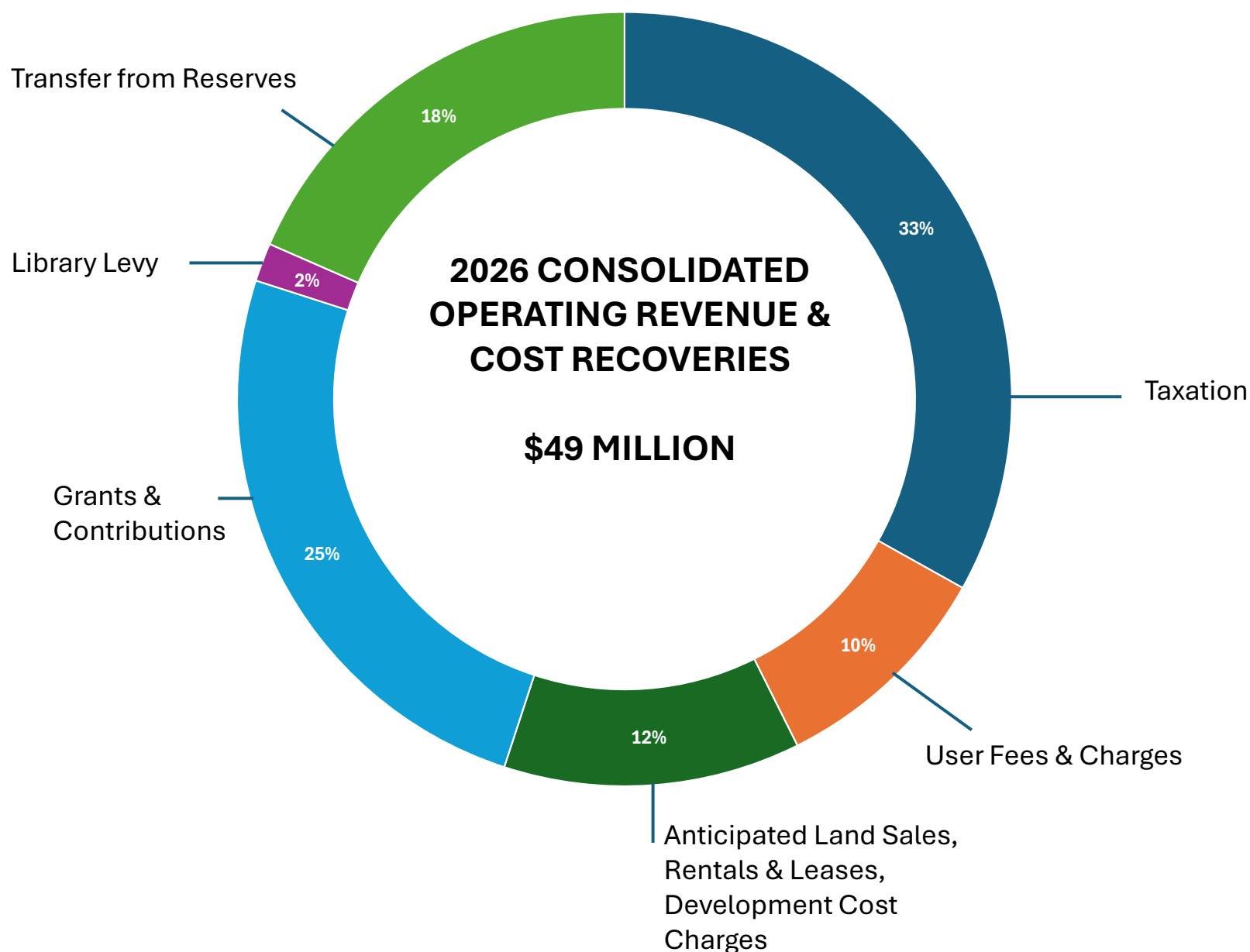


The Town of Qualicum Beach provides a broad range of municipal services funded from the following operational areas:

- Office of the CAO
- Corporate Services
- Human Resources
- Financial Services & Information Technology
- Planning & Community Development
- Municipal Operations
- Fire Rescue
- Police
- Water & Sewer Operations

In 2026, the Town's consolidated operating expenses and transfers total \$49 million. Approximately \$5 million is being set aside in reserves in 2026 to pay for future capital projects, Strategic Initiatives and operating costs.

FINANCIAL PLAN – CONSOLIDATED REVENUES



The Town's main funding sources to pay for municipal services are:

- Taxation
- User Fees & Charges
- Anticipated Land Sales, Rentals & Leases, and Development Cost Charges
- Grants & Contributions
- Library Levy

User fees and charges form an important portion of planned revenue. Many services can be measured and charged on a user-pay basis. Services where fees and charges can be easily administered include water and sewer usage, building permits, business licenses, and sale of services – these are charged on a user-pay basis. User fees attempt to apportion the value of a service to those who use the service.

OPERATING SPENDING PRESSURES

The following operating spending and budget pressures are being considered within the context of the proposed 8.1% property tax increase built into the Draft 2026 Budget.

General Operating Spending	Budget Impact	Tax Impact
Council & Office of the CAO		
Benefit premiums, contractual obligation for wages and inflationary increase for materials and supplies.	\$18,700	0.1%
Corporate Services		
Insurance / Risk Management	\$10,000	0.1%
Benefit premiums, contractual obligation for wages and inflationary increase in materials, supplies and contracted services.	\$41,200	0.3%
Community Partnerships and Events		
Community events	\$27,200	0.2%
Increase in business license revenue	(\$8,000)	(0.1%)
Human Resources		
Benefit premiums, contractual obligation for wages and inflationary increase in materials, supplies and contracted services.	\$29,200	0.2%
Financial Services & Information Technology & Fiscal Services		
Software support, and audit	\$41,500	0.3%
Benefit premiums, contractual obligation for wages and inflationary increase in materials, supplies and contracted services.	\$59,600	0.4%
Non-taxation revenue & New Construction	(\$239,000)	(1.8%)
Planning & Community Development		
Benefit premiums, contractual obligation for wages and inflationary increase in materials, supplies and contracted services.	\$102,500	0.8%
Municipal Operations		
One permanent full time and one seasonal position, benefit premiums, contractual obligation for wages and inflationary increase in materials, supplies and contracted services.	\$475,000	3.6%
Emergency Planning		
Benefit premiums, contractual obligation for wages and inflationary increase in materials and supplies.	\$6,400	0.1%

OPERATING SPENDING PRESSURES continued

General Operating Spending Initiatives	Budget Impact	Tax Impact
Fire Rescue		
Operations, and training	\$18,400	0.1%
Benefit premiums, contractual obligation for wages and inflationary increase for materials, supplies and equipment.	\$52,500	0.4%
Police Services	\$102,400	0.8%
Reserve Contributions		
Asset Replacement Reserve	\$170,500	1.3%
Asset Investment Reserve	\$50,000	0.4%
Strategic Initiatives Reserve	\$125,000	0.9%
Subtotal		8.1%

Utility Operating Spending Initiatives	Budget Impact	User Fee Impact
Water Operating		
Asset Replacement Reserve Contribution	\$195,000	7%
Benefit premiums, contractual obligation for wages and inflationary increase in materials, supplies and contracted services.	\$103,500	3.5%
Sewer Operating		
Asset Replacement Reserve Contribution	\$20,800	2.0%
Benefit premiums, contractual obligation for wages and inflationary increase in materials, supplies and contracted services.	\$3,900	0.4%

STRATEGIC INITIATIVES & OPERATING PROJECTS

The following Strategic Initiatives have been endorsed by Council for 2026.

These projects are ongoing or are being considered to take advantage of external funding or due to their critical nature.

The total cost of Strategic Initiatives endorsed by Council in Strategic Planning and Operating Projects are \$286,000 and \$311,000 respectively.

Strategic Initiatives	2026
Good Governance	
Planner Position (In 2024 Council approved conversion from Strategic Initiatives Reserve funding to ongoing Operating Budget funding effective mid 2026)	\$50,000
Collaboration with Qualicum First Nation (Council Discretionary Decision Making)	\$15,000
Town Website Improved Searchability	\$20,000
Community Health & Wellbeing	
TOSH - One-time Operational Funding	\$50,000
Community Volunteerism (Council Discretionary Decision Making)	\$5,000
Climate Action	
Community Climate Change Adaptation Plan Update and Implementation*	\$50,000
MABRI Fee for Service Request	\$24,000
Climate Action - Community Outreach and Support*	\$15,000
Housing	
Housing Announcement Implementation - Zoning Bylaw Update & Legal Fees	\$20,000
Economic Prosperity	
Tourism and Small Business Promotion (Council Discretionary Decision Making)	\$10,000
Progressive Infrastructure	
Implement & Operationalize Asset Management Strategy & Plan (carried forward from 2025)	\$27,000
Operating Projects	2026
General Fund	
Employer of Choice	\$20,000
Emergency Management Response First Nations Collaboration	\$42,000
Align Address & Road Data with NG911 Standards (Grant Funded)	\$45,000
Firesmart Initiatives (Grant Funded)	\$14,000
Groundwater Study	\$50,000
Hydrogeological Assessment Riverwell Field	\$85,000
Oceanside Community Action Team - Island Health (Flow through funding)	\$55,000

* Timing subject to change based on staff levels and capacity.

MAJOR CAPITAL PROJECTS

The Town's Financial Plan for capital projects totals approximately \$20 million in 2026. Below are the key General, Water and Sewer Fund projects to be undertaken this year. Over \$10 million is dependent on grant funding to help offset these costs.

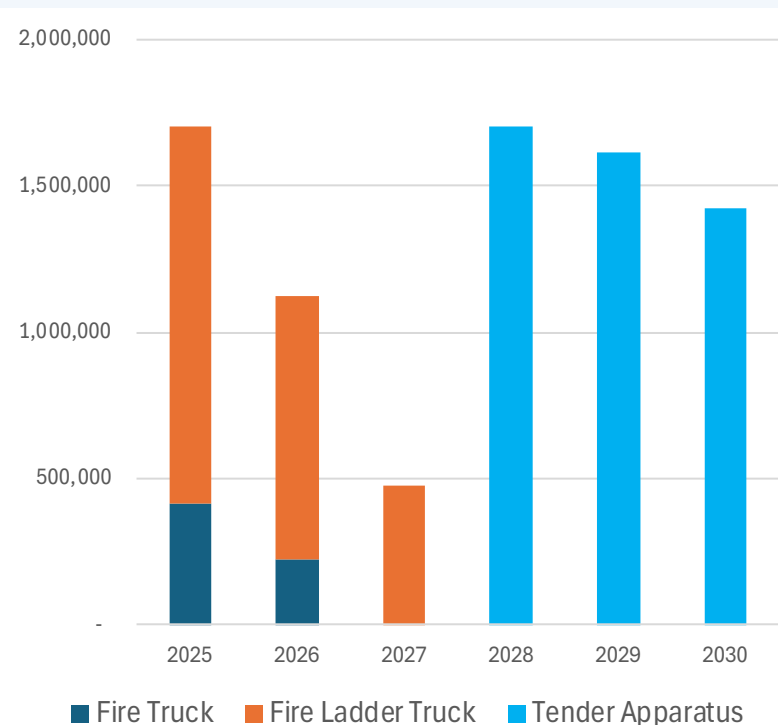
- Highway 19A Waterfront Complete Streets*
\$4,638,000
- Paving & Safety Improvements (Primrose Street, Memorial Avenue)
\$365,000
- KSS Traffic Calming*
\$345,000
- Traffic Impact Study & Traffic Solution Implementation*
\$5,620,000 (2026 & 2027)
- Bus Garage Site Development
\$1,800,000 (2026 - 2028)
- Eaglecrest Golf Rehabilitation and Reconfiguration
\$2,500,000
- Drainage Replacements (Waterfront on Hwy 19A, Crescent Road Outfall to Grandon Creek, and Buller Road Outfall)
\$1,026,000
- Seaside Nature Park Erosion Protection
\$408,000 (2026-2027)
- Little Qualicum Riverbank Erosion Protection*
\$ 1,230,000
- Trail & Sidewalk Reconstruction (Grandon Creek & Memorial) & Island Trail Corridor Trail Network
\$270,000
- Pickleball Courts*
\$170,000
- Facilities: Curling Rink Roof Replacement, Repaint Town Hall Exterior Upper Stucco, HVAC Replacements, Floor Resurfacing Community Hall & Civic Centre, Interim Roof & Exterior Cladding Public Works
\$547,000
- Skatepark Fountain & Toilet Facility
\$60,000
- Fleet Replacements – Freightliner, Dump Truck, Plow and Pickup truck
\$650,000
- Airport Runway, Taxiway, and Apron Asphalt Overlay*
\$3,845,000
- Airport Loader & Snow Blower Replacement*
\$989,000
- Equipment Replacements
\$331,000
- Asbestos Cement Watermain Replacement
\$ 900,000
- Water Utility Pump Replacements
\$ 100,000

*** Grant or Third-Party Contribution Dependent**

DEBT AND RESERVES

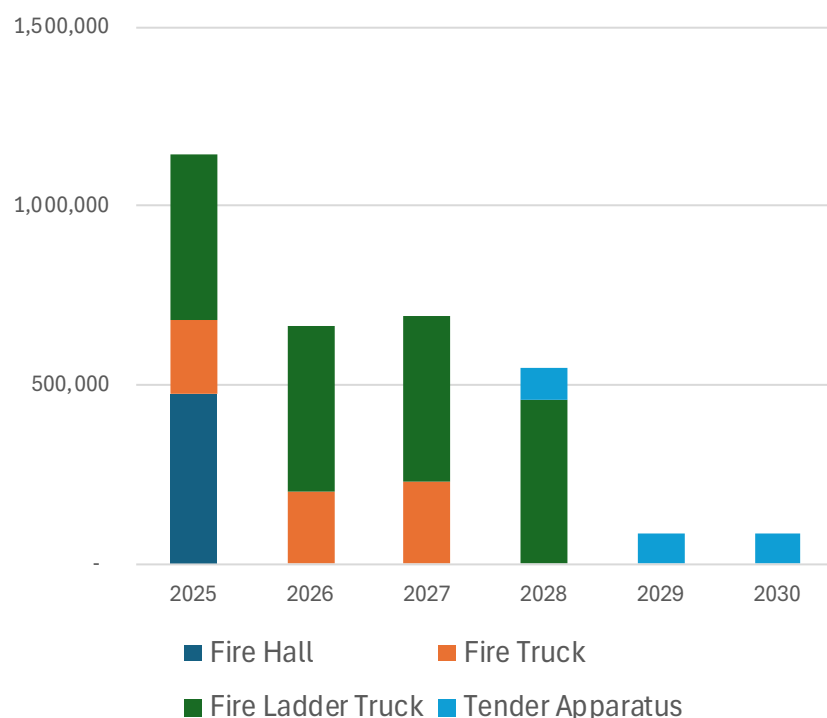
The Town's Draft Financial Plan contemplates new external debt in 2027 and 2028 to fund the Fire Department Tender Apparatus and the Operations Workplace Modernization (Post Needs Assessment).

Debt Projection



Graph 1 – Debt Projection

Annual Debt Servicing Costs on Existing Debt (Principal & Interest Payments)

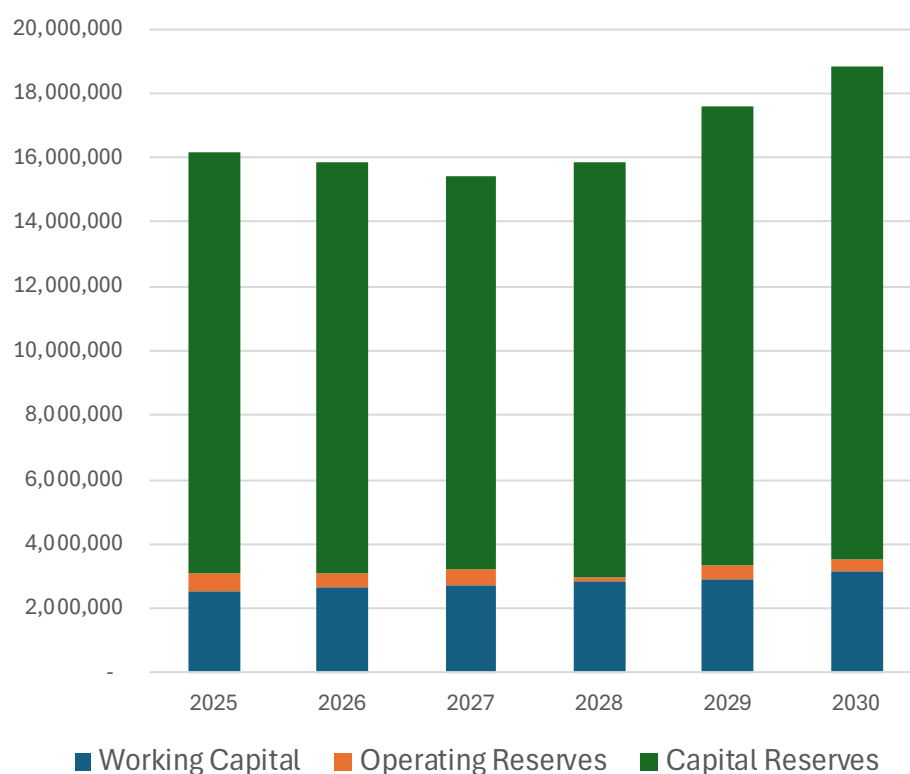


Graph 2 – Annual Servicing on Existing Debt

Projected Reserve & Surplus Balances Based on 2026 – 2030 Financial Plan

The Town's ability to minimize external debt and to provide internal funding for its capital projects is directly related to the health of the Town's reserves. The steady build-up of reserve levels will increase the Town's financial stability and prosperity.

The projected reserve transfers over the next 5 years, based on the projected property tax and utility rate increases built into the Draft Financial Plan, are shown in Graph 3. These balances are subject to change as the full picture of the Town's master plans (some of which are underway) are incorporated into the financial projections.



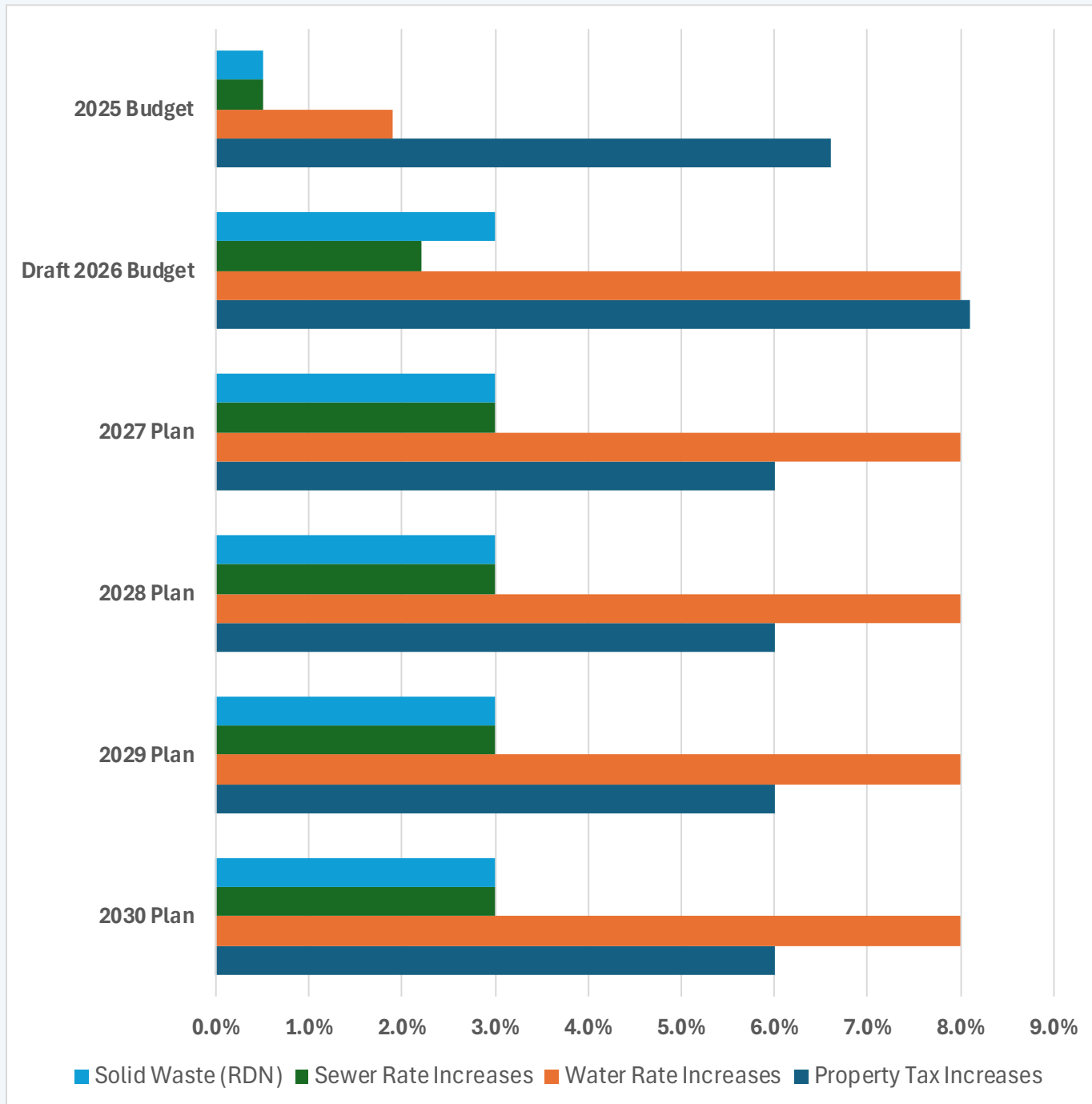
Graph 3 – Projected Reserves & Surplus Balance

5-YEAR OUTLOOK

The Town's 5-year outlook calls for steady and stable property tax and user rate increases, which will allow the Town to transfer more funds to reserves or savings, with the funds ultimately being used to pay for key projects including water and sewer infrastructure renewals.

Property Tax & Utility Fee Increases

Planned increases with 2025 comparison

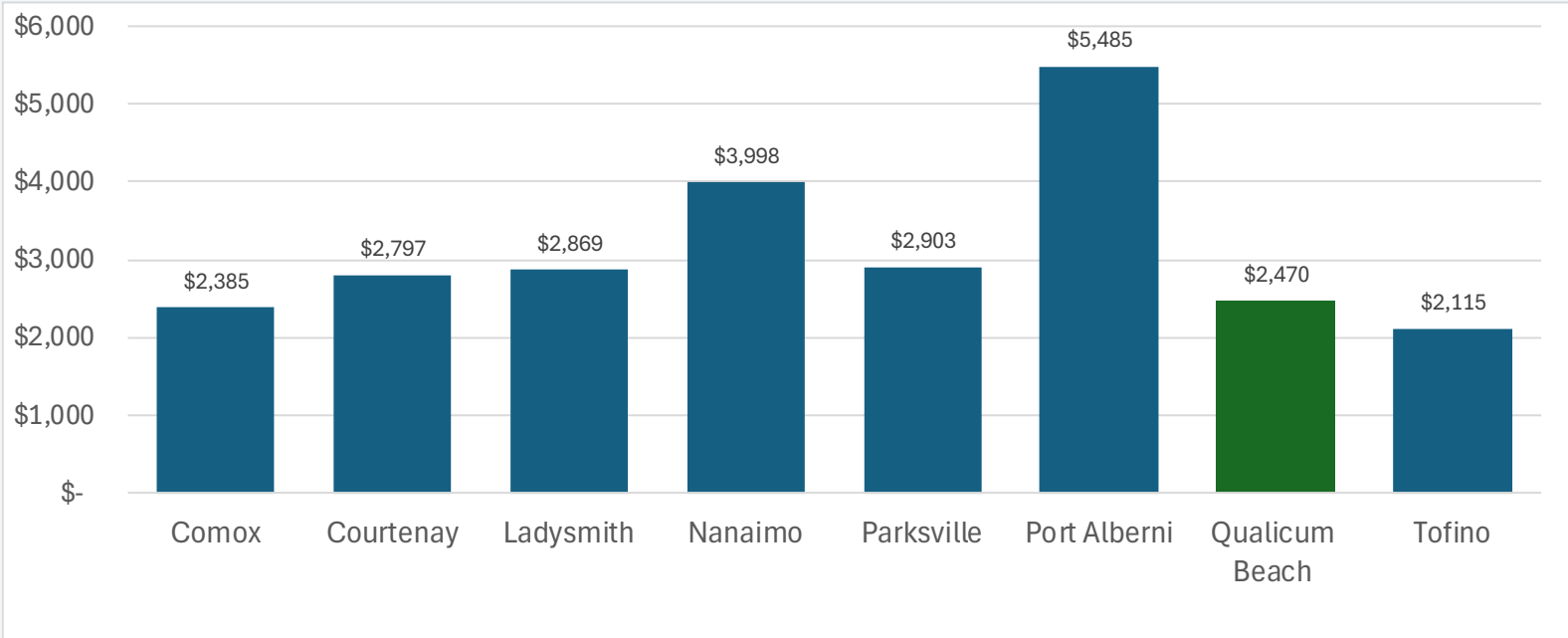


Note: Plan Years 2027 to 2030 are subject to change with future Council decision making.

HOW THE TOWN OF QUALICUM BEACH COMPARES

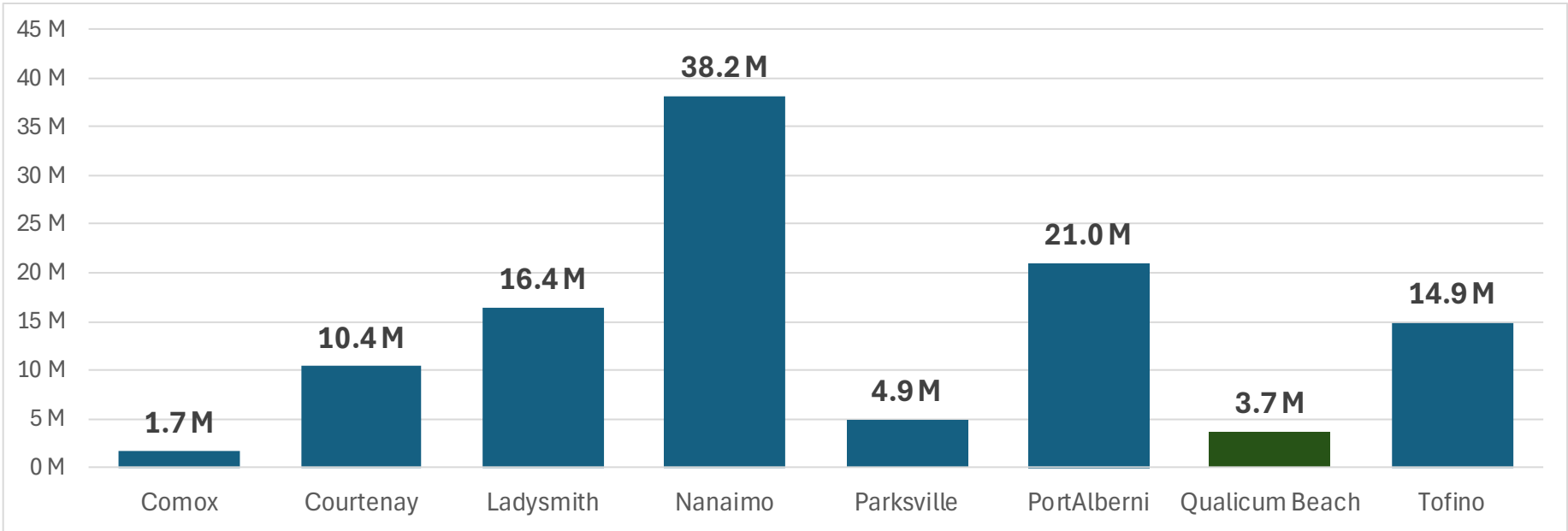
The following community statistics are presented for comparative purposes. When viewing information, it is important to remember that each community is unique in terms of its assessment base, its geography, its budgetary demands, etc. In other words, no two communities are exactly alike.

2025 Municipal Taxes Only - on a residential property assessed at \$959k (Qualicum Beach Average)



Source: Municipal General and Financial Statistics – Province of British Columbia
revised to reflect property tax on property assessed at \$959,000

2023 Outstanding Debt



Source: Municipal General and Financial statistics – Province of British Columbia
2023 is the most recent year for available outstanding debt information

TOWN OF QUALICUM BEACH

2026 BUDGET MEETINGS

Public consultation is an integral part of the Town of Qualicum Beach Strategic Planning and Budget process and the Town wants to hear from you!

PROVIDE YOUR FEEDBACK
by February 10, 2026

WAYS TO PARTICIPATE



ATTEND IN PERSON

JAN 28 in Council Chamber of Town Hall
660 Primrose Street



WRITE TO COUNCIL

Email: gbtown@qualicumbeach.com
Deliver to 201-660 Primrose Street



WATCH THE MEETING

All meetings are streamed live and available
at qualicumbeach.com



LEARN MORE

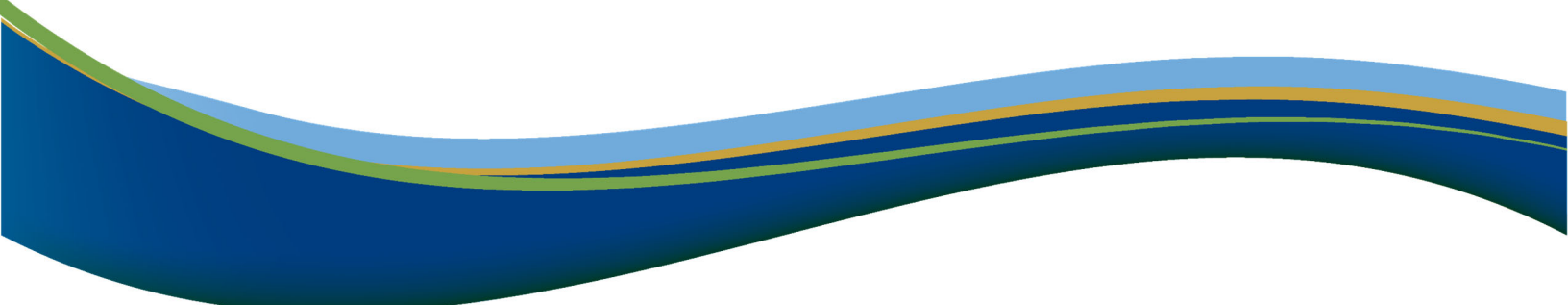
For more info, visit:
qualicumbeach.com/financial-planning-2026

We appreciate you taking the time to review the information provided in this 2026 Budget Overview. We look forward to hearing from you.

Town of Qualicum Beach
2026 Property Tax Impact on Residential Properties Based on Assessed Value 8.1%

The effect of a property tax increase will differ based on a property's assessed value and the degree to which individual assessments deviate from the 2026 average change of -0.6%. The chart below illustrates both annual and monthly increases in municipal taxes that a property owner can anticipate, depending on their property's assessed value.





TOWN OF QUALICUM BEACH

MEMORANDUM

File No. 5040-20-WAAM

TO: Luke Sales, Director of Planning and Community Development

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Bailey Walsh, Planner

SUBJECT: Ways to Achieve Attainable Housing (WAAMH) Plan Update

GOVERNANCE DECISION:

Council is requested to:

- Receive for information the update for the “Ways to Achieve Attainable Market Housing” (WAAMH) Plan as presented by consultant MODUS Planning Design & Engagement Inc., as described in the February 11, 2026, Planning Report to Council.
 - Endorse the Evaluative Criteria as presented by consultant MODUS Planning Design & Engagement Inc., as described in the February 11, 2026, Planning Report to Council for the purpose of evaluating proposed housing solutions during the development of the “Ways to Achieve Attainable Market Housing” (WAAMH) Plan.
-

RECOMMENDATION:

1. THAT the update for the “Ways to Achieve Attainable Market Housing” (WAAMH) Plan presented by MODUS Planning Design & Engagement at the February 11, 2026, Regular Council meeting be received by Council for information; and
 2. THAT the Evaluative Criteria as presented by MODUS Planning Design & Engagement Inc. at the February 11, 2026, Regular Council meeting, as described in the February 11, 2026 Planning Report to Council be endorsed by Council for the purpose of evaluating proposed housing solutions during the development of the “Ways to Achieve Attainable Market Housing” (WAAMH) Plan.
-

PURPOSE

To provide an update on the progress of the Initiative titled “Ways to Achieve Attainable Market Housing Plan” (WAAMH Plan) and provide an overview of:

- the project timeline and;
- the Evaluative Criteria which will be used to assess the various housing solutions recommended by:
 - a) the consultant (MODUS Planning Design & Engagement Inc.);
 - b) the public during community consultation; and
 - c) the OCP Review Steering Committee.

AND

To receive endorsement from Council for the Evaluative Criteria proposed by consultant MODUS Planning Design & Engagement Inc. for the purpose of evaluating proposed housing solutions during the development of the “Ways to Achieve Attainable Market Housing” (WAAMH) Plan.

BACKGROUND

Consultant MODUS Planning Design & Engagement Inc. (MODUS) was awarded the contract for the project titled “Ways to Achieve Attainable Market Housing Plan (WAAMH Plan) at the regular Council meeting on June 18, 2025. The intent of this project is to provide actionable recommendations and options for Town housing initiatives that minimize reliance on direct, ongoing public sector subsidies. This project is intended to provide a more detailed analysis and discreet set of housing solutions that forward the high-level policy changes within the 2025 Official Community Plan (2025 OCP), adopted by Council on December 10, 2025.

DISCUSSION

Project Process and Timeline

The project process and timeline proposed by MODUS comprises the following completed and upcoming steps, which may be subject to change as the process unfolds:

Date	Task	Details
September - December, 2025	Project Planning & OCP Review Steering Committee Involvement	• Project process development • Evaluative Criteria Development • Presentation of draft Evaluative Criteria to OCP Review Steering Committee for feedback
February/March, 2026	Housing Solutions Exploration	• Presentation to Council outlining the Evaluative Criteria and early findings at the February 11, 2026, Regular Council meeting • Working session with staff to discuss possible housing solutions & recommendations • Working session with staff and the OCP Review Steering Committee to gather ideas on housing solutions

April, 2026	Community Engagement	• Development of a “Housing Opportunities Report” outlining attainable housing best practices and opportunities specific to Qualicum Beach • Community Open House to present “Housing Opportunities Report” findings and gather ideas on housing solutions • Community Survey to gather ideas on housing solutions
May/June, 2026	What We Heard Presentation & Final WAAMH Plan to Council	• Present the findings of community engagement to Council and the public • Evaluate the proposed housing solutions using the Evaluative Criteria • Present the Final WAAMH Plan, including details feasibility profiles for the most viable housing solutions that address at least one Priority Housing Group

Assessing Proposed Housing Solutions

EVALUATIVE CRITERIA

Evaluative Criteria has been developed by MODUS with input from Town staff and the OCP Review Steering Committee to objectively assess the viability of any proposed housing solution submitted by the public, staff, the OCP Review Steering Committee, or Council. This Evaluative Criteria is designed to weigh the strengths and challenges of different housing forms specifically in the Qualicum Beach context, including:

- Alignment with policies in the 2025 Official Community Plan
- The physical capacity of lands within the Town, including land and servicing availability
- The likelihood of uptake or success within existing local market conditions
- Housing need, including accessibility and variety in types of ownership
- Financial feasibility
- Readiness to build

Those proposed housing solutions are to receive a scorecard summarizing the overall success of the solution when measured against the Evaluative Criteria.

PRIORITY HOUSING GROUPS

After receiving a scorecard based on the Evaluative Criteria, each housing solution will then be assessed to determine its level of support for the Town's Priority Housing Groups (PHG's). These PHG's are determined in the 2025 OCP and were developed as a part of community engagement during the development of the 2025 OCP. These PHG's, as shown on page 31 of the 2025 OCP, are:

- i. **Young Adults and Families:** People aged 20-35 and those with children under the age of 18 living at home
- ii. **Workers:** People who work in the community
- iii. **Older Seniors:** People who are over the age of 80
- iv. **People with a Disability:** People who identify as having a disability

FEASIBILITY PROFILES

The five to eight submitted housing solutions which score the highest when measured against the Evaluative Criteria and which support at least one PHG will be featured in the final WAAMH Plan with a Feasibility Profile. This Profile will outline the key highlights of the housing solution, with details about when or where the solution could be implemented, and the steps of implementation. These Profiles will provide staff and Council with concrete steps to implement housing solutions in the Town which both address housing needs in the community and acknowledge the on-the-ground realities of housing construction in the current market and housing ecosystem.

SUMMARY

The Initiative titled "Ways to Achieve Attainable Market Housing" Plan is well underway, with the process of completing the Plan comprising the following overall steps to be completed by consultant MODUS:

1. Develop a set of Evaluative Criteria against which housing solutions proposed by the public, staff, the OCP Review Steering Committee, and Council can be measured to determine the solution's viability
2. Develop a Housing Opportunities Report which provides information about which types of housing solutions may be best suited to the unique context of Qualicum Beach
3. Receive housing ideas or "solutions" from the public, staff, the OCP Review Steering Committee, and/or Council
4. Provide a scorecard for each proposed housing solution based on the metrics set out in the Evaluative Criteria
5. Assess each proposed housing solution for the level of support provided to Priority Housing Groups
6. Develop a Feasibility Profile for the housing solutions which score the highest against the Evaluative Criteria and also support at least one Priority Housing Group, outlining the features of those solutions and the steps to implement them

7. Develop the final WAAMH Plan, which is to include the Feasibility Profiles as well as other helpful strategies for supporting attainable market housing in the Town.

The final WAAMH Plan is anticipated to be completed and presented to Council in June, 2026.

ALTERNATIVES

1. THAT Council provides an alternative direction to staff.

APPROVALS

Report respectfully submitted by Bailey Walsh, Planner.



Bailey Walsh
Planner
Report Author



Luke Sales, MCIP, RPP
Director of Planning and
Community Development
Concurrence



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 3090-20-Memorial532

TO: Luke Sales, Director of Planning

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Rebecca Augustyn, Senior Planner

SUBJECT: Development Variance Permit & Development Permit | 532 Memorial Avenue

GOVERNANCE DECISION

Council is asked to approve, require changes, or refuse a Development Variance Permit and Development Permit for 532 Memorial Avenue.

RECOMMENDATION:

THAT Council directs staff to authorize issuance of a Development Variance Permit and Development Permit for 532 Memorial Avenue, as described in the February 11, 2026 Planning report to Council.

PURPOSE

For Council to consider issuance of a Development Variance Permit and Development Permit for 532 Memorial Avenue.

BACKGROUND

The Town has received an application for a Development Variance Permit (DVP) and Development Permit (DP) for 532 Memorial Avenue.

1. Development Variance Permit (DVP)

The subject property is currently zoned Commercial 9 (C9) in the Zoning Bylaw. The C9 Zone permits both residential and tourist accommodation, and the application meets both the current use and density. However, the application proposes a height that exceeds the maximum height in the C9 Zone. As such, the application requires a variance to allow for an increased height. If approved, the maximum height would be varied from 7.5m to 14.78m.

2. Development Permit (DP)

The property is located within the C6 – Memorial Avenue Form and Character Development Permit (DP) Area as outlined in the Official Community Plan. Consequently, any construction on this property requires a DP.



Figure 1: Subject Property

Application History

January 2025

The applicant initially applied for a Zoning Amendment and Development Permit, and both applications went before Committee of the Whole on January 8, 2025. No recommendations were adopted at this meeting. Concerns from members were raised over density and height.

In response to comments at the January 8, 2025, meeting, the applicant revised their plans:

- The density was reduced from 80 units to 52 units so that it no longer required a zoning amendment.
- The building height was stepped down to two stories on the east and west sides to better transition to street level.
- The fifth floor was eliminated, except for an elevator lobby and community room to access a rooftop deck.
- The building designs were updated with more details on form and character.

June 2025

Due to the reduction in proposed density, the original application changed from a Zoning Amendment and Development Permit application to a Development Variance Permit (DVP) and a Development Permit (DP) application.

Council considered the revised application at its regular meeting on June 18, 2025, and the following resolutions were adopted:

WHEREAS the height of the building on Hoylake Road East: 4 storeys plus a rooftop amenity space on the 5th floor imposes on the streetscape and on the neighbours;

WHEREAS the proximity to Hoylake Road East: the relatively narrow setback, again, has the building imposing onto the street;

WHEREAS the big beautiful Arbutus tree, an endangered species, on Hoylake Road East is a significant tree and should be preserved;

WHEREAS the intersection at Memorial Avenue and Hoylake Road East is already a very dangerous intersection. It will become even more so with increased traffic volumes, primarily from residents and hotel guests of the property;

WHEREAS the location of the parking access onto the site is very close to the neighbour to the east of the site, whose home is situated considerably lower than the ramp and the proposed building. It is also quite steep;

WHEREAS the parking structure wall on the north side is very high. The wall is also quite prominent along Memorial Avenue;

AND WHEREAS 117 stalls of parking is more than ample, the space could be better used.

THEREFORE IT BE RESOLVED THAT Council refer the application for 532 Memorial Avenue back to the developer to address the following:

- 1. The height not to exceed 3 stories plus the elevator and the small rooftop amenity space on the floor above; and*
- 2. A traffic study be conducted to evaluate the impacts at the safety of the intersection at Hoylake Road East and Memorial Avenue and to explore alternative access on to the site from mid block on Memorial Avenue.*

AND FURTHER THAT the application for 532 Memorial Avenue be referred to the Advisory Planning Commission subject to the applicant reviewing points #1 and #2.”

September 2025

In response to Council’s direction, the applicant submitted further revised plans, which went before the APC on September 24, 2025. At their September 24, 2025, meeting, the APC recommended the following to Council:

- *THAT the Advisory Planning Commission provides the following comment on the Development Variance Permit for 532 Memorial Avenue to Council:*
 - *THAT the height is generally acceptable, although articulations in roof height to reduce the perceived building mass would improve visual impact, including articulation of the uniformity of the elevation with height, with façade projections, different materials, which would produce the effect of a reduced mass.”*
 - *THAT the Advisory Planning Commission recommends that alternate locations for the amenity building be explored so that the current location of the amenity building can be utilized for something with more prominent massing.*
 - *THAT the Advisory Planning Commission provides the following comments to Council: that further exploration of the articulation of the building face be undertaken to, in essence, avoid large building massing and materials and colours.*
 - *THAT the Advisory Planning Commission recommends to Council that the Advisory Planning Commission generally approves of the direction the application has taken, after the previous*

recommendations have been addressed, and that the application be brought back before the Advisory Planning Commission in the interest of producing the best design possible.

Since the APC meeting, the applicant has made further revisions to the plans. The revised plans are attached to this Report, and a list of the changes are included below:

1. Half of the main building has moved 12 ft. further away from Hoylake Road to break up the façade.
2. Larger windows were added at the middle and back of the building.
3. Additional landscaping was added along Hoylake Road.
4. Gateway water feature was added at the corner of Memorial Avenue and Hoylake Road.

December 2025

The application went before Council on December 10, 2025, and the following resolutions were adopted:

- *THAT Council directs staff to fulfill statutory notification requirements for Council's consideration of issuance of a Development Variance Permit for 532 Memorial Avenue at a future meeting of Council.*
- *THAT Council directs staff to refer the application back to the APC in the interest of producing the best possible design and that their consideration include: a gateway perspective, height, length and massing of the Hoylake Road East building; AND FURTHER THAT as per the June 18th, 2025 Council resolution, the arbutus tree be considered for preservation and explore alternative access onto the site from midblock on Memorial Avenue.*

January 2026

The APC once again reviewed the application at their January 7, 2026, meeting, and the APC recommended the following:

- *THAT the Advisory Planning Commission provides the following comments to Council on the gateway perspective: the commission suggests further attention could be paid to the image of cascading building forms and recommends a complete urban design concept (creation of visual interest through the inclusion of vegetative, lighting, and aesthetic elements and increasing connections between the buildings and the street to provide a unified design concept including focal points and meaningful connections) be developed from Hoylake Road to Crescent Road along Memorial Avenue.*
- *THAT the Advisory Planning Commission provides the following comments to Council on building height: the commission agrees with the building height as presented.*
- *THAT the Advisory Planning Commission provides the following comments to Council on building length: the commission generally agrees with the building length as now presented given that it is broken down by the degree of articulation of the massing.*
- *THAT the Advisory Planning Commission provides the following comments to Council on building massing: the commission suggests that the massing of the main building is satisfactory as presented but further attention could be paid to the massing down Memorial Avenue to include more cascading building forms.*

- *THAT the Advisory Planning Commission provides the following comments to Council on preserving the Arbutus tree: the commission does not consider the preservation of the arbutus tree significant enough to modify the design.*
- *THAT the Advisory Planning Commission provides the following comments to Council on alternative access to the site from midblock on Memorial Avenue: the commission does not consider access from midblock on Memorial Avenue to be a viable suggestion due to the fact that it would be unsafe and it would disrupt the site development concept for the whole project.*
- *THAT the Advisory Planning Commission recommends to Council that the Development Variance Permit and Development Permit application for 532 Memorial Avenue be approved.*

In response to the APC, the applicant has submitted a letter from their traffic engineer to assess and provide recommendations on site access, with consideration of an access from Memorial Avenue. The traffic engineer concluded that the Hoylake Road access is the preferred option for the site and found that both options have limited impact on the surrounding network. As well, the applicant has submitted a revised landscape plan that includes the following changes:

1. Matching the landscape plan to the architectural drawings.
2. Incorporating two focal points, one at the intersection of Hoylake Road and Memorial Avenue and the second at the lower part of Memorial Avenue.
3. Additional landscape design to connect the two focal points.

As part of the Development Variance Permit process, notifications were sent to properties within 100m of the subject property. As of the time of writing, concerns have been raised including but not limited to traffic impact, building height, massing and architectural style of the building. Other comments received include: protecting view corridors, concern around nature and the environment, as well as noise and overall impact of the development.

Many of the comments received relate to development characteristics that are not directly addressed by the Development Permit Area Guidelines, nor are they directly related to the requested height variance. While staff value this public input, staff do not recommend basing a decision on matters that are not attributable to established Development Permit guidelines or building height provisions. This process differs from a zoning amendment application, where a broader range of issues is typically considered as part of the decision-making process.

Staff find the revised building height to be reasonable and conclude that the proposal meets the applicable Development Permit requirements.

DISCUSSION

The following is an overview of land use regulations and design guidelines relevant to the subject property.

LAND USE

Zoning: The parcel is currently zoned C9, which permits both residential and tourist accommodation. The proposal is for multi-residential development.

Density: The proposed development consists of 50 units. Under the C9 Zone, the required site area per apartment unit is 200m². Given that the application includes underground parking, this

required site area is eligible to be reduced by 25%, from 200m² to 150m². The parcel area is approximately 7,845m², which would permit 52 units. The Official Community Plan (OCP) designates the parcel as *Commercial* under the Village Neighbourhood. There is no specified density under the commercial designation in the OCP.

Height: The proposed building height is 14.78m and the maximum permitted height in the zoning is 7.5m. The proposed height is the trigger for the DVP application. It should be noted that the maximum height in the surrounding residential area is 11m. It is also important to note that the proposed building height is measured from the building site, which is lower than Hoylake Road. As such, the height above the street is significantly less than 14.78m.

Setbacks: The proposed development meets all minimum setbacks. The front, rear, interior and exterior lot line setbacks are all 4.5m.

Parcel Coverage: The proposed parcel coverage is 39%. The parcel coverage is within the maximum 40% parcel coverage permitted in the C9 Zone.

Parking: Multi-residential dwellings outside of the Village Neighbourhood require one off-street parking space per unit. The proposed development provides 106 off-street parking spaces which exceeds the number of off-street parking spaces currently required (50 stalls).

2018 Official Community Plan (OCP):

The proposed development is designated as *Commercial* in the OCP and is within the C6 – *Memorial Avenue Development Permit Area*. Falling within a Development Permit Area is what triggered the requirement for a Development Permit application. Staff have provided a detailed analysis of the *Development Permit Area C6 – Memorial Avenue Guidelines* below for convenience and context:

1. Designs shall recognize the importance of the site as a gateway to the uptown commercial area. In order to promote the charm of Qualicum Beach, buildings shall avoid massive building components in favour of smaller village-scale character and design.

Staff Comment: The buildings proposed along Memorial Avenue are representative of a smaller building. The building proposed along Hoylake Road East is a larger building which includes varied height, massing and architectural features that reduce the massing.

2. Designs may experience difficulty in meeting the maximum height regulations throughout the site because of the sloping topography; therefore, height variances will be entertained, particularly if the portion of a building that is the subject of the variance assists in enhancing the village character and architectural interest of the building.

Staff Comment: The proposed development requires a height variance, which is to be expected due to the challenges of the site's sloping topography, the mass in height calculation prescribed in the Town's Zoning Bylaw, as well as the commercial/multi-residential zoning. The height variance permits the applicant to accommodate the proposed number of units while maintaining the current configuration of the site, with low rise buildings along Memorial Avenue and the larger building along Hoylake Road East.

FINANCIAL IMPLICATIONS

There are no financial implications anticipated from this Report.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
• Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions	• Obtain feedback on analysis, alternatives, and/or decisions	• Work directly with stakeholders to ensure concerns and aspirations are understood and considered	• Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions	• Final decision making in the hands of the stakeholders

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM:

- Consideration of a Development Variance Permit requires that property owners within a 100m radius be notified and afforded an opportunity to share their opinions for the DVP with Council, in advance of Council issuing a Development Variance Permit.
- The property owner will be notified once Council makes a decision.

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area(s) supported by this initiative:

- Housing: *To ensure residents have access to housing alternatives that meet a diversity of needs, lifestyles and income levels.*

DECISION-MAKING PROCESS

The development proposal for 532 Memorial Avenue includes a Development Variance Permit and a Development Permit.

Development Variance Permit

	Permitted	Proposed	Required Variance
Maximum Height	7.5m	14.78m	7.28m

A Development Variance Permit is required due to the proposed building height exceeding the maximum height outlined in the C9 Zone. Consideration of the requested variance to the maximum height is entirely a governance decision and there are no predetermined decision-making criteria. Below is the revised building with an outline of the previous proposed building as a comparison. The full set of plans is attached to this Report.

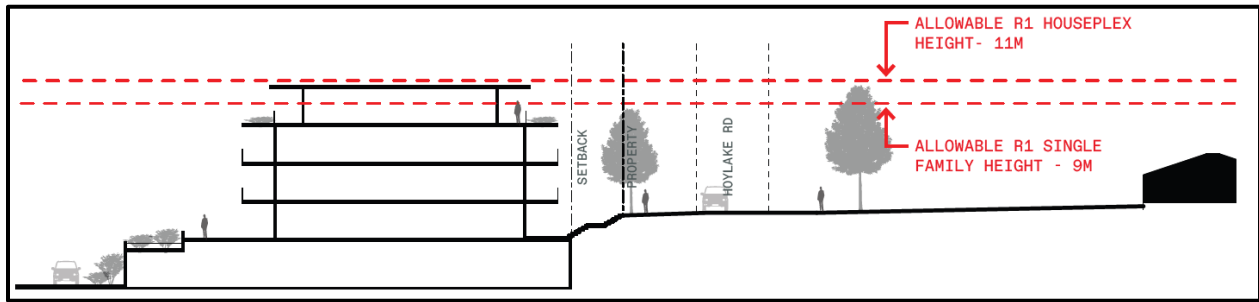


Illustration 1: Height Reduction

It should be noted that the building height relative to Hoylake Road is less than the requested variance. The height is proportionate to the 11m maximum height in the adjacent R1 zone. The illustration below shows the height relative to adjacent zoning.



Illustration 2: Relative Height

SUMMARY

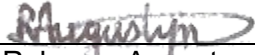
A Development Variance Permit and Development Permit application has been made for 532 Memorial Avenue. Staff have met the notification requirements for the Development Variance Permit application, and at this time Council can consider both the Development Variance Permit as well as the Development Permit. Staff recommend Council authorize the issuance of the Development Variance Permit and Development Permit for 532 Memorial Avenue.

ALTERNATIVE OPTIONS

1. THAT the Development Variance Permit Application for 532 Memorial Avenue be refused; AND FURTHER THAT the Development Permit Application for 532 Memorial Avenue be refused due to non-compliance with the zoning, as detailed in the February 11, 2026, Planning report to Council.
2. THAT Council provides alternate direction to staff.

APPROVALS

Report respectfully submitted by Rebecca Augustyn, MCIP, RPP, Senior Planner



Rebecca Augustyn, MCIP,
RPP
Senior Planner
Report Author



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Luke Sales, MCIP, RPP
Director of Planning and
Community Development
Concurrence

REFERENCES

Attachment 1: Submitted Plans for 532 Memorial Avenue – October 30, 2025
Attachment 2: Development Permit Area Guidelines: C6 – Memorial Avenue

D-ARCHITECTURE



X

LITTLE GIANT

ARCHITECTURE + INTERIORS

Architecture + Interiors

TOWN OF QUALICUM

Updated Design for 532 Memorial

Residential Multi-Family APC Application

2025-10-29



CONTENTS

1. Site Particulars
2. Site Plan Changes
3. Contextual Site Section
4. Elevation Changes
5. Before and After Renderings
6. New Renderings
7. Architectural Package
8. Landscape Package

SITE PARTICULARS



532 MEMORIAL AVENUE
TOWN OF QUALICUM BEACH ,BC
ISSUED FOR DEVELOPMENT PERMIT
MAY 12, 2025

SITE PARTICULARS		
CIVIC ADDRESS: 532 MEMORIAL AVENUE		
LEGAL ADDRESS: Lots 1, Block 5, District Lot 59 & 60, Newcastle District, Plan1802 Lots 12 &13 &14, Block 5, District Lot 59 & 60, Newcastle District, Plan1802		
SITE AREA:	1.94 Acres 84,449 sq.ft. (7,845 m2)	
ZONING:	C9	
PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	C9: Hotel, Residential Apartment, neighborhood pub, recreation facility, motel, and liquor store	Residential
LOT AREA	84,449 sq.ft. (7,845 m2)	84,449 sq.ft. (7,845 m2)
LOT COVERAGE	40%	39% = 33,055 sq.ft. (3,071 m2)
BUILDING GROSS FLOOR AREA		Condo #1 : Underground Parking 34,712 sq.ft. First Floor Plan: 19,706 sq.ft. Second Floor Plan: 19,688 sq.ft. Third Floor Plan: 17,018 sq.ft. Fourth Floor Plan: 10,806 sq.ft. Condo #2: First Floor Plan: 4,579 sq.ft. Second Floor Plan: 6,359 sq.ft. Third Floor Plan: 6,359 sq.ft. Total without underground parking : 66,985 sq.ft.
DENSITY	- Apartment 200 M2 X25% = 150 M2 7845 m2 / 150 m2= 52 units can build	- 50 Condo X 150 M2 = 7,500 m2 - Total Land Required = 7,800 m2
SETBACKS	FRONT: 14.76' (4.5 m) Min. REAR: 14.76' (4.5 m) Min. INTERIOR SIDE: 14.76' (4.5 m) Min. EXTERIOR SIDE: 14.76' (4.5 m) Min.	Proposed Setback at Main floor FRONT: 14.76' (4.5 m) Min. REAR: 14.76' (4.5 m) Min. INTERIOR SIDE: 14.76' (4.5 m) Min. EXTERIOR SIDE: 14.76' (4.5 m) Min.
HEIGHT OF BUILDINGS	24.60' (7.5 m) Max.	48.6' (14.78 m) Max.
AMENITY AREAS		2000 S.F.
OFF-STREET PARKING	- 1,00 Stall per Residential unit x 50 = 50 Total =50	underground parking Large stalls 53 Small stalls 38 Total: 91 Surface parking Large stalls 15

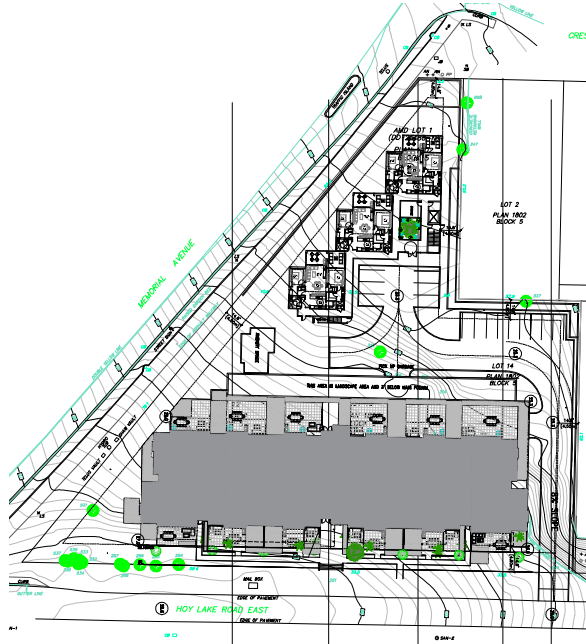
SITE PLAN CHANGES

ELEVATION REVISIONS

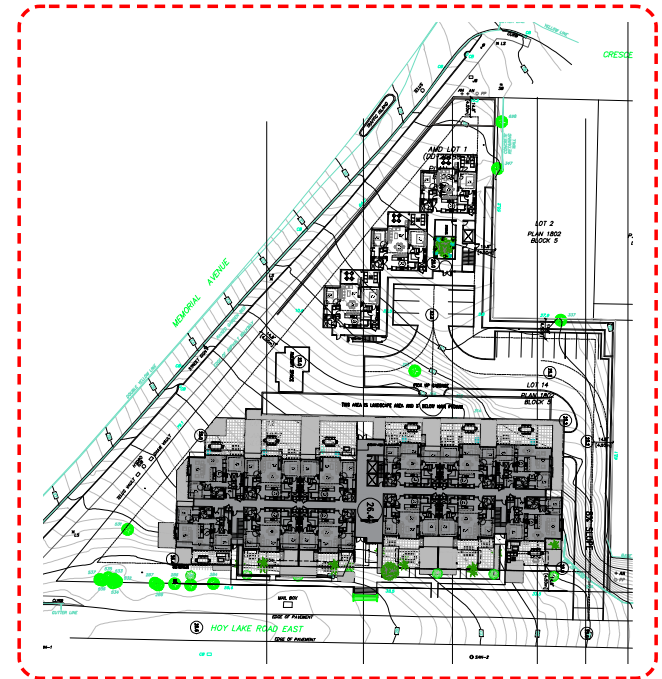
SUBMISSION #1

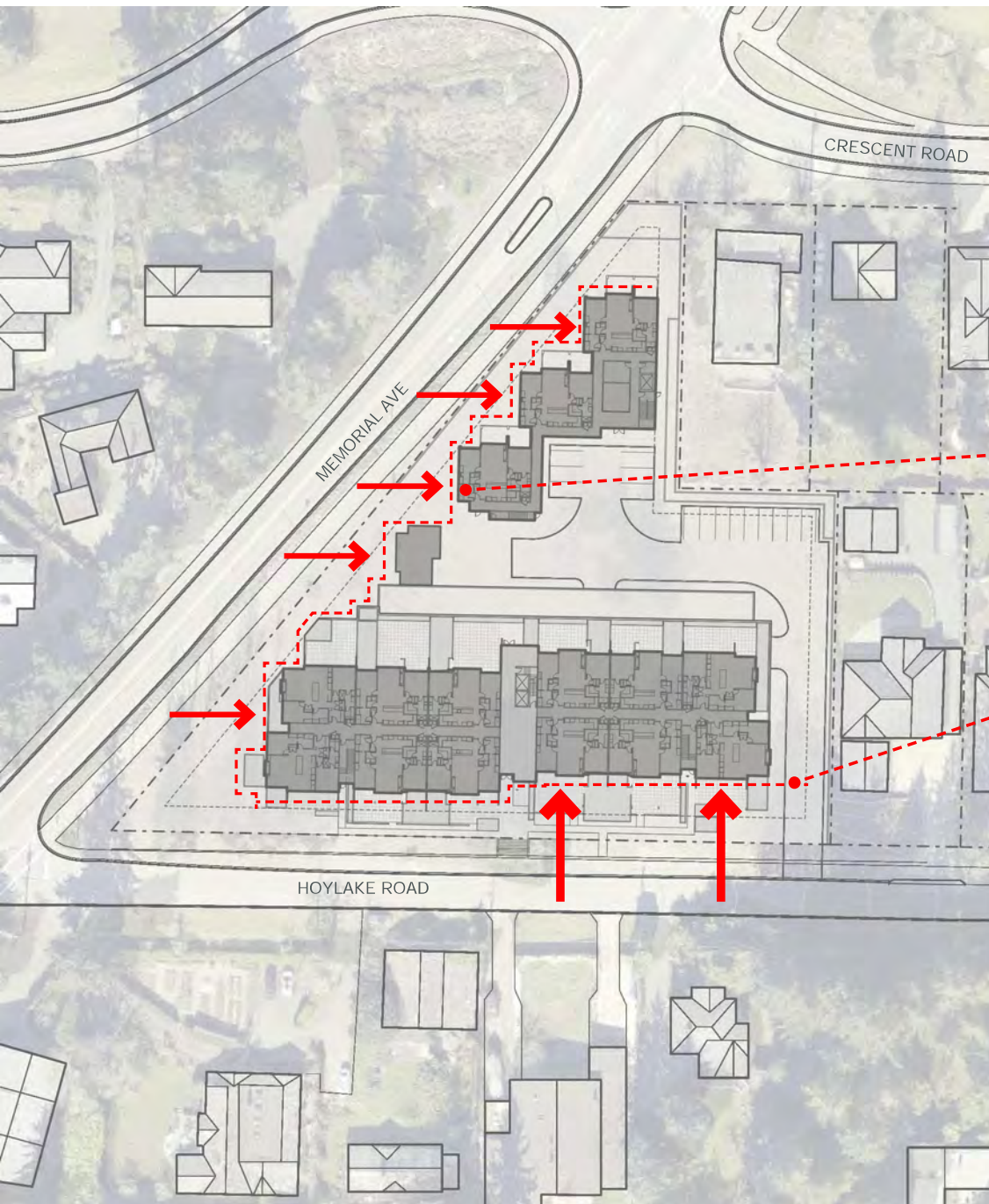


SUBMISSION #2



CURRENT SUBMISSION

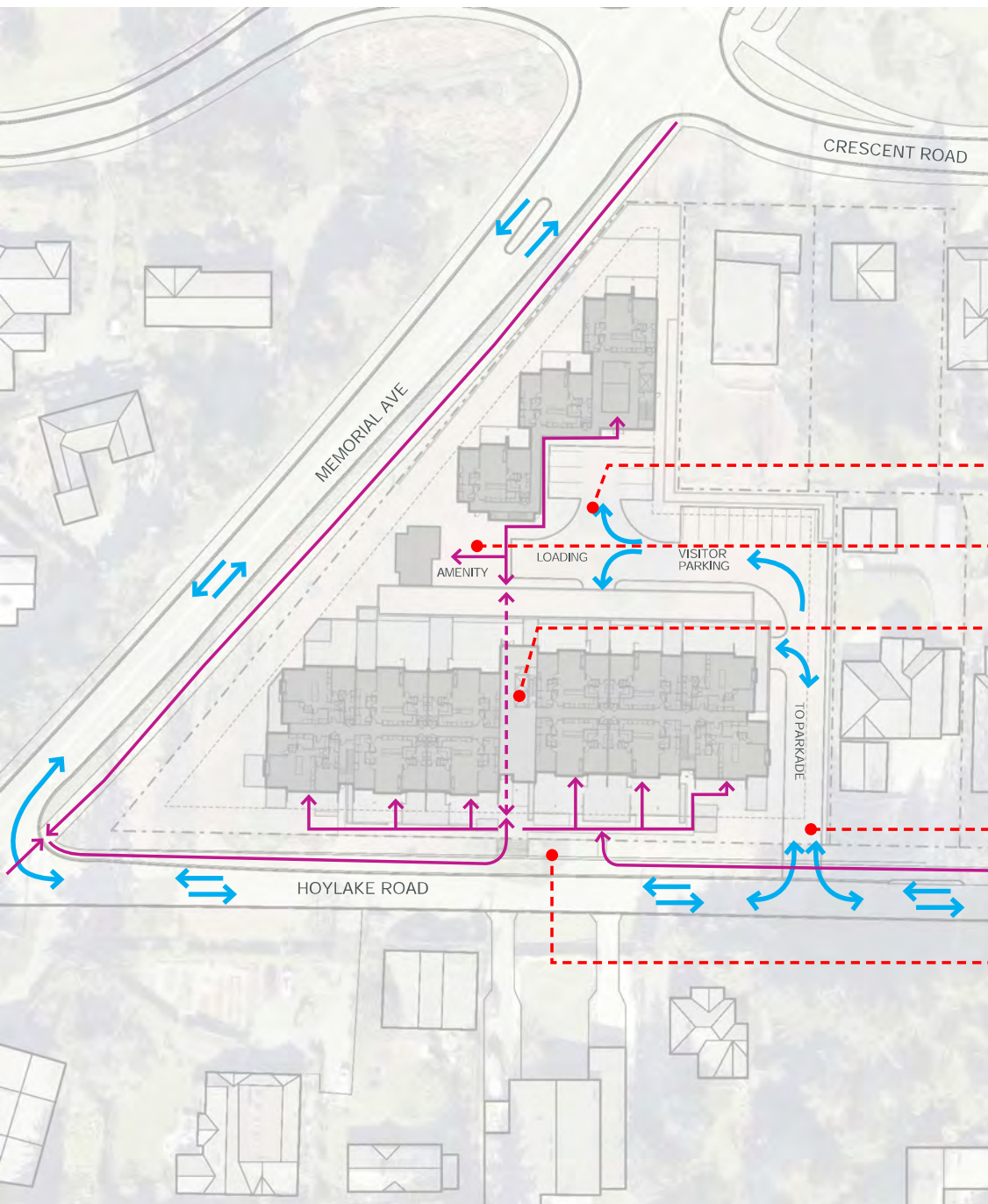




LEGEND

-  BUILDING FORM SHIFTS
-  VARIATION IN BUILDING FACE TO KEEP BUILDING AT HUMAN SCALE

BUILDING ELEVATION
PUSHED BACK TO CREATE
STEPPED MASSING AND
ALLEVIATE LONG FACADE



LEGEND

-  PEDESTRIAN PATH
-  PEDESTRIAN PATH THROUGH BUILDING
-  VEHICULAR PATH

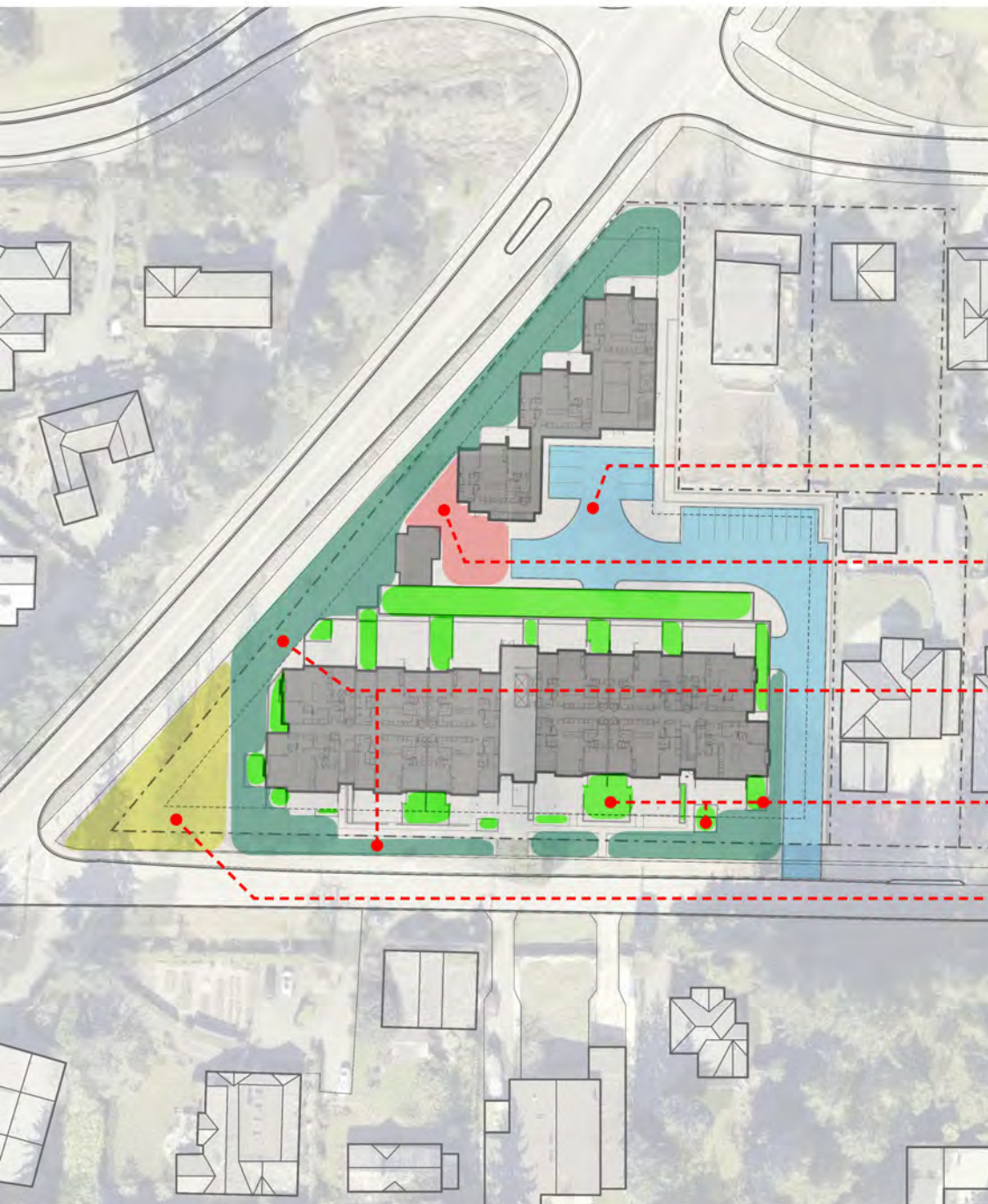
LOCATE VEHICLE PARKING INTERNALLY TO PROVIDE SCREENING FROM NEIGHBOURS

INTERNAL RESIDENT CONNECTION THROUGH SITE AND TO AMENITY BUILDING

CENTRAL LOBBY AND CIRCULATION

VEHICLE ACCESS IS LOCATED AWAY FROM MAIN INTERSECTIONS AND OTHER DRIVEWAYS TO REDUCE TRAFFIC BACK-UP

BUILDING LOWERED 2' TO MAKE STREET PRESENCE FEEL SMALLER



LEGEND

- SITE LANDSCAPING BUFFER
- BUILDING LANDSCAPING
- OUTDOOR TENANT AMENITY
- GATEWAY ENTRY FEATURE
- VEHICULAR PATH PAVING

LOCATE VEHICLE PARKING INTERNALLY TO PROVIDE SCREENING FROM NEIGHBOURS

SHARED TENANT AMENITY ADJACENT TO STREET TO ACTIVATE EDGE

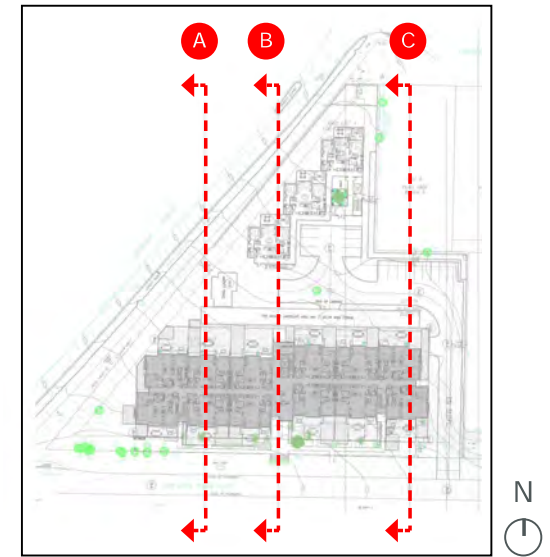
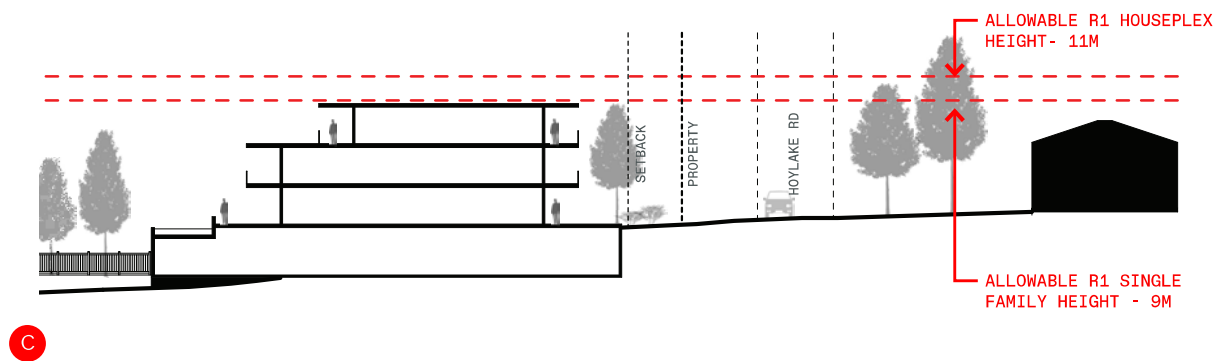
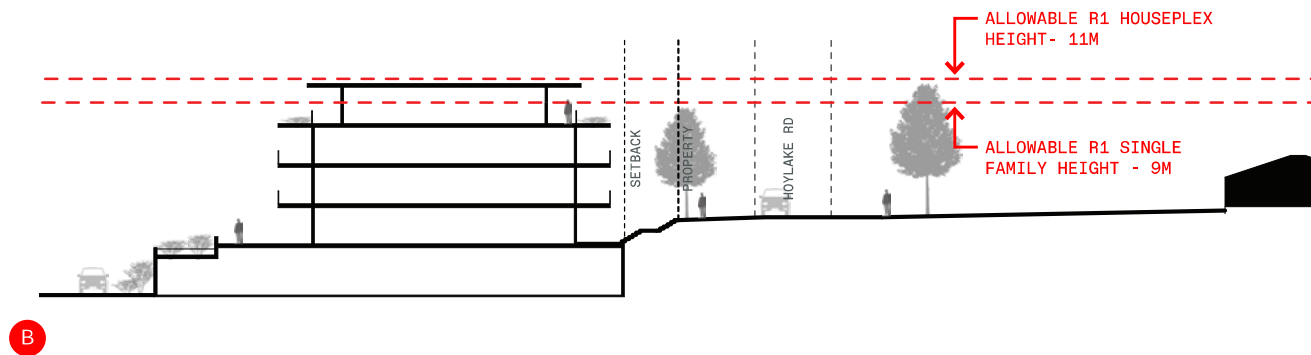
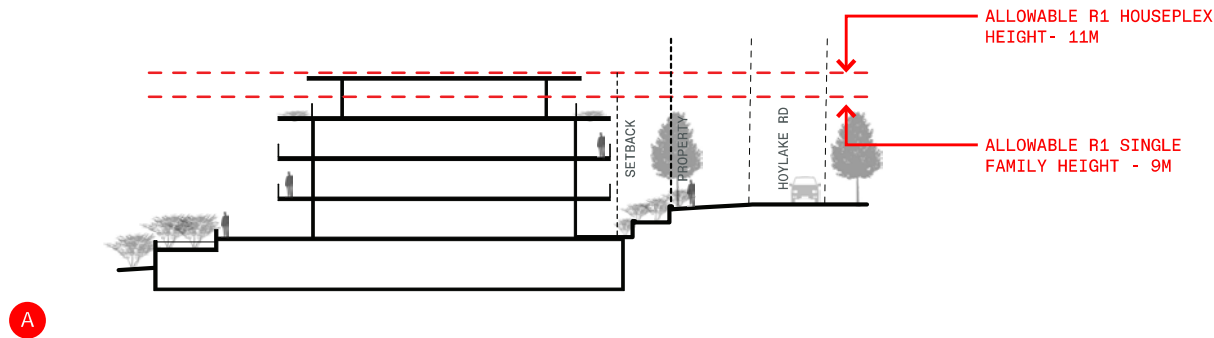
PROVIDE LANDSCAPE BUFFER BETWEEN MAIN ROADS AND SIDEWALKS

LAYERED BUILDING LANDSCAPED TO BREAK UP BUILDING FACE

PROPOSED LANDSCAPED GATEWAY WATER FEATURE AT PROMINENT INTERSECTION CORNER



CONTEXTUAL SITE SECTION



SECTION LOCATION

THE HEIGHT AND STEPPING OF THE BUILDING RESPONDS TO THE CORRESPONDING ALLOWABLE BUILDING HEIGHT IN THE R1 ZONING - REFER TO CHANGE FROM SECTIONS A, B AND C.

ELEVATION CHANGES

ELEVATION REVISIONS

SUBMISSION #1

SUBMISSION #2

CURRENT SUBMISSION



- 3.81M (12' - 6")
REDUCTION IN
HEIGHT FROM
SUBMISSION #2
- HEIGHT FROM
HOYLAK ROAD
8.53M (28'-0")

ELEVATION REVISIONS

SUBMISSION #1



SUBMISSION #2



CURRENT SUBMISSION



- 3.81M (12' - 6")
REDUCTION IN
HEIGHT FROM
SUBMISSION #2
- HEIGHT FROM
HOYLAKE ROAD
8.53M (28'-0")

VIEW FROM HOYLAKES ROAD

DASHED LINE INDICATES
ORIGINAL SUBMISSION

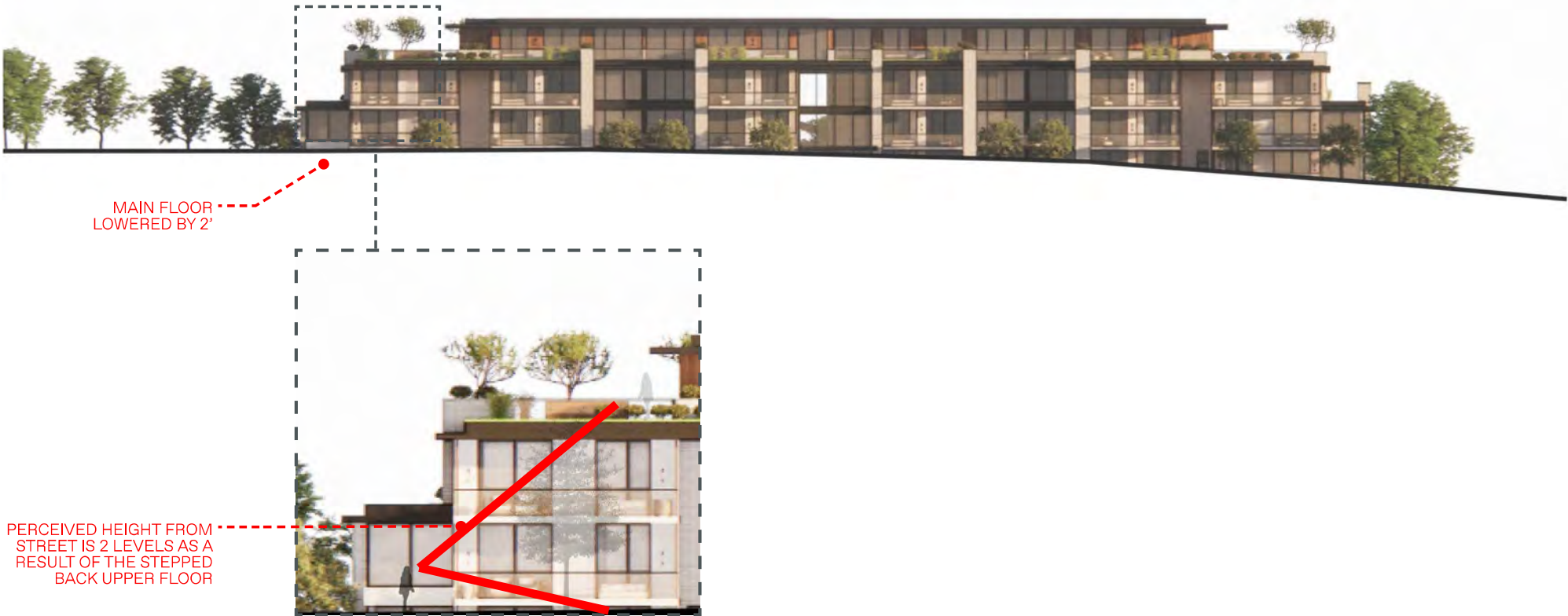


VIEW FROM HOYLAKE ROAD

STEPPED BACK UPPER
FLOOR WITH WOOD
CLADDING TO MINIMIZE SIZE
AND PRESENCE



VIEW FROM HOYLAK ROAD



VIEW FROM HOYLAKE ROAD

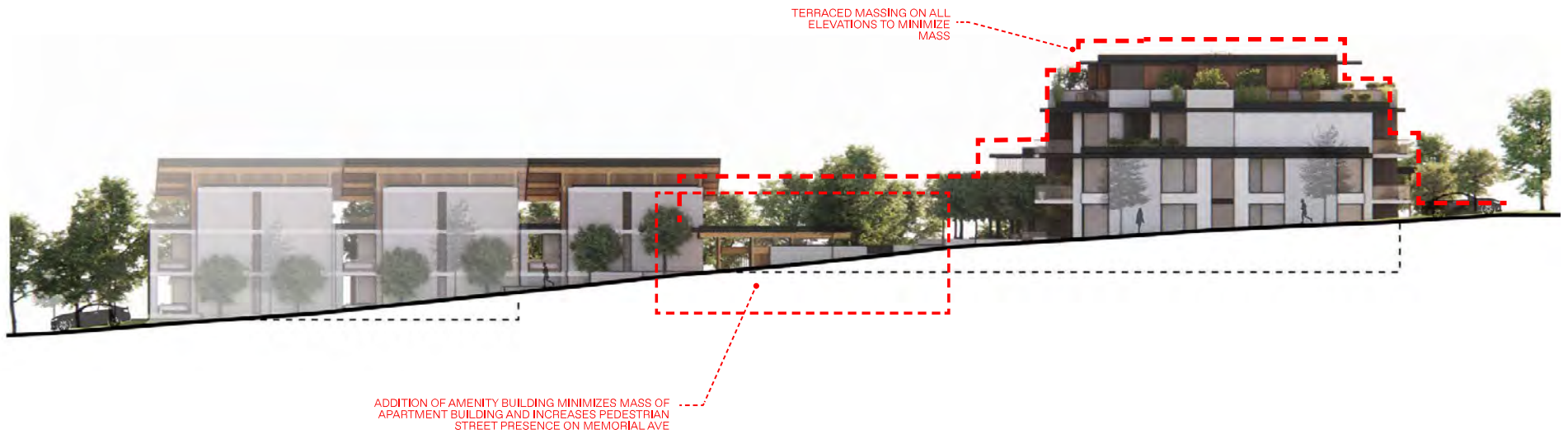


ELEVATION
CONTINUOUSLY
BROKEN UP
VERTICALLY PER
URBAN PLANNING
BEST PRACTICE TO
KEEP THE BUILDING
AT A HUMAN SCALE

VIEW FROM MEMORIAL AVE



VIEW FROM MEMORIAL AVE



VIEW FROM MEMORIAL AVE



AMENITY PRECEDENTS



OUTDOOR AMENITY SPACE WILL ACTIVATE
MEMORIAL AVENUE WITH EVENTS AND ACTIVE
ENGAGEMENT BY RESIDENTS



THE AMENITY BUILDING PROVIDES A HUMAN
SCALE ELEMENT AND TERRACED LANDSCAPING TO
ENHANCE THE EXPERIENCE OF MEMORIAL AVENUE

VIEW FROM MEMORIAL AVE



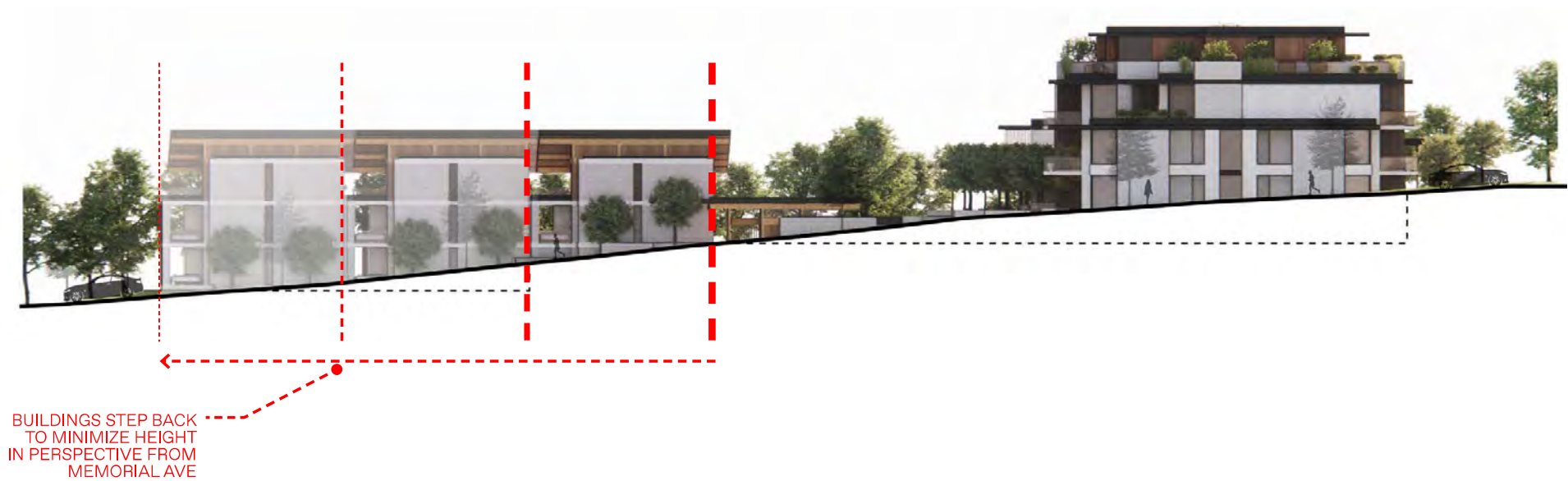
TIGHTENED GRADING TO TOP
OF LANDSCAPING WALLS AND
TERRACED LANDSCAPING TO
ELIMINATE LARGE RETAINING
WALL

VIEW FROM MEMORIAL AVE



ELEVATION CONTINUOUSLY
BROKEN UP VERTICALLY
PER URBAN PLANNING BEST
PRACTICE TO KEEP THE
BUILDING AT A HUMAN SCALE

VIEW FROM MEMORIAL AVE



RENDERED ELEVATIONS



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATIONS



SOUTH ELEVATIONS

MATERIALITY

TEXTURED STUCCO



WESTERN RED CEDAR



WHITEWASH BRICK



BLACK METAL PANEL



WESTERN RED CEDAR SCREENS



SOUTH ELEVATIONS

BEFORE AND AFTER
RENDERINGS

BEFORE COUNCIL
WEST ELEVATION



AFTER APC
WEST ELEVATION



BEFORE COUNCIL
NORTH ELEVATION



AFTER APC
NORTH ELEVATION



BEFORE APC
HOYLAKE/MEMORIAL INTERSECTION



AFTER APC
HOYLAKE/MEMORIAL INTERSECTION
GATEWAY LANDSCAPING



BEFORE APC
HOYLAK E NTRY



AFTER APC
HOYLAK E NTRY



NEW RENDERINGS

HOYLAKE
MAIN ENTRY



HOYLAKE
MAIN ENTRY



MEMORIAL AVE
AMENITY BUILDING



MEMORIAL AVE
AMENITY BUILDING



HOYLAK ROAD
VIEW OF STEPPED BUILDING



HOYLAKE ROAD
ELEVATION



HOYLAKES ROAD
VIEW OF STEPPED BUILDING



HOYLAKE ROAD
BUILDING ENTRY



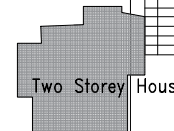
ARCHITECTURAL PACKAGE



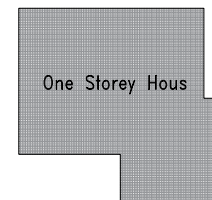
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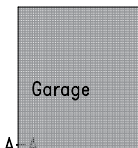
NO	DATE	REVISIONS



Two Storey Hous



One Storey Hous



Garage



ARCHITECT SEAL:

D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-9511, E: FROUZLI@D-ARCHITECTURE INC.
DARYOUSH FROUZLI ARCHITECTURE INC.

PROJECT
SUNSET

QUALICUM BEACH, BC

CLIENT
KELLAND PROPERTIES

PROJECT NO. 2389

SHEET TITLE
SITE PLAN

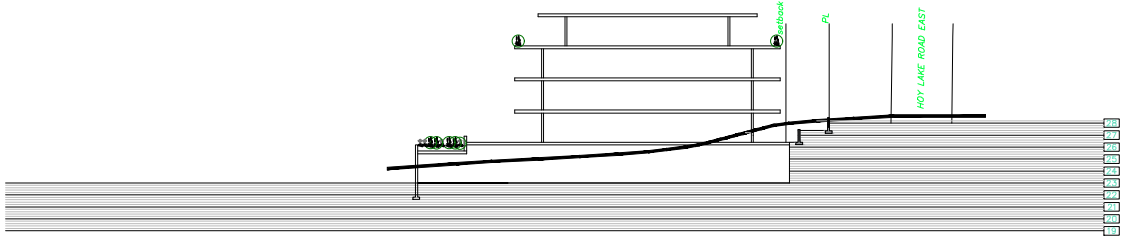
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DATE
OCT 29/25

SHEET NO.
A1.1
REVISION

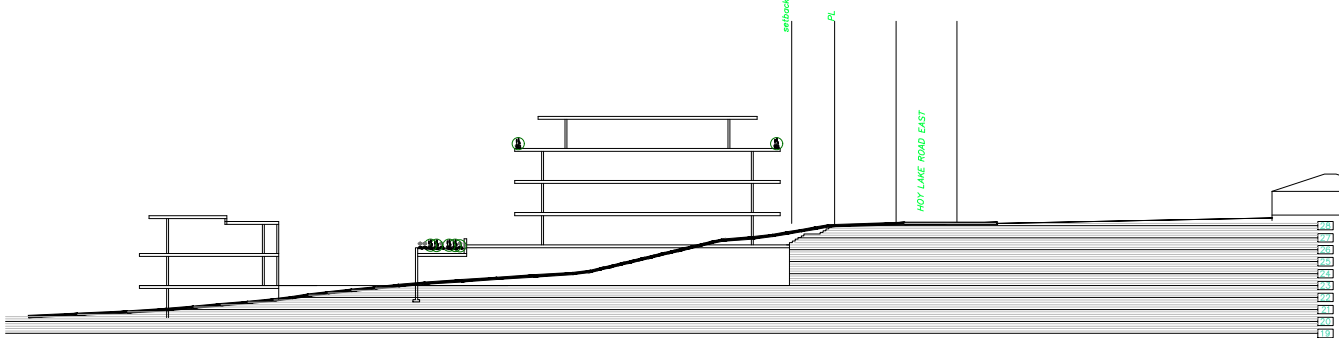
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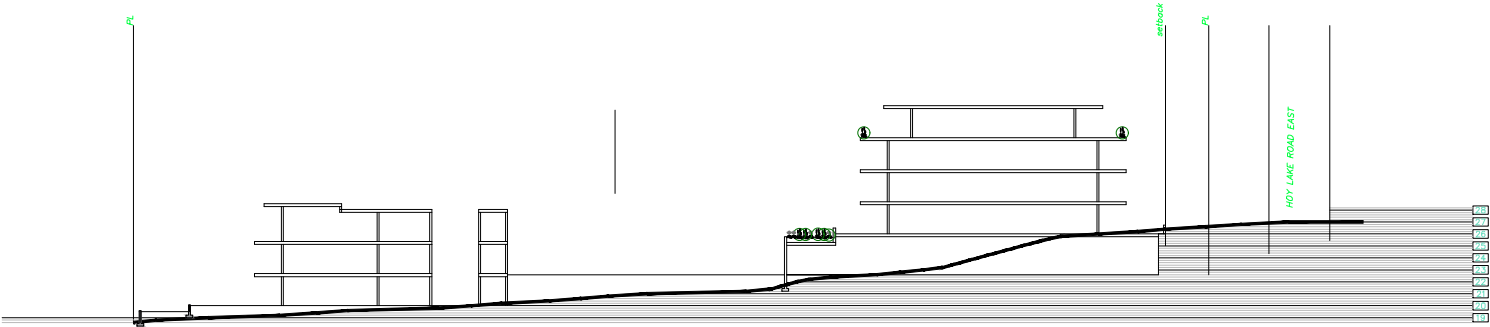
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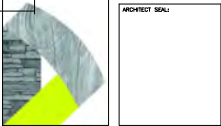
SECTION A-A



SECTION B-B



SECTION C-C



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 T: 250-933-1591, E: FIRDOLIZ@D-ARCHITECTURE.COM
 DARYDOUSH FIRDOLIZ ARCHITECTURE INC.

PROJECT
SUNSET
 *
QUALICUM BEACH, BC

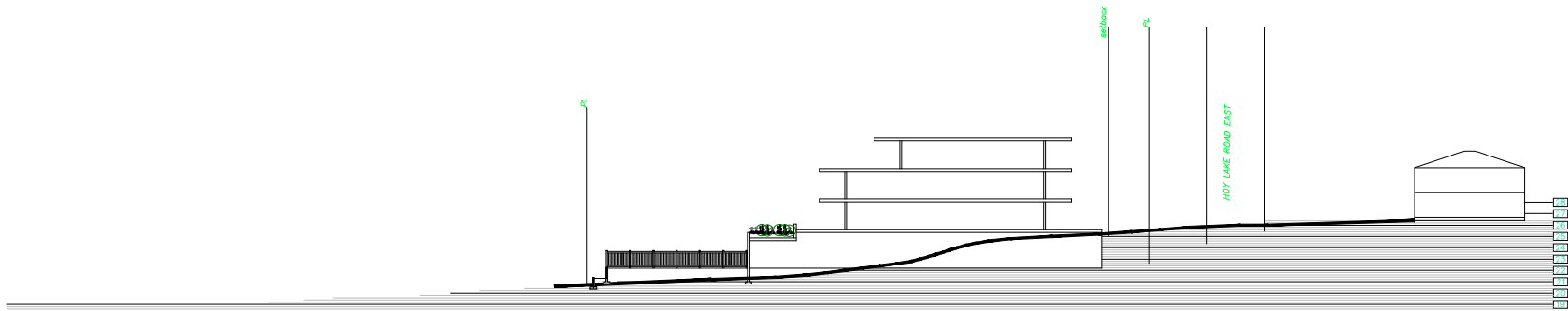
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KELLAND PROPERTIES

PROJECT NO. 2389

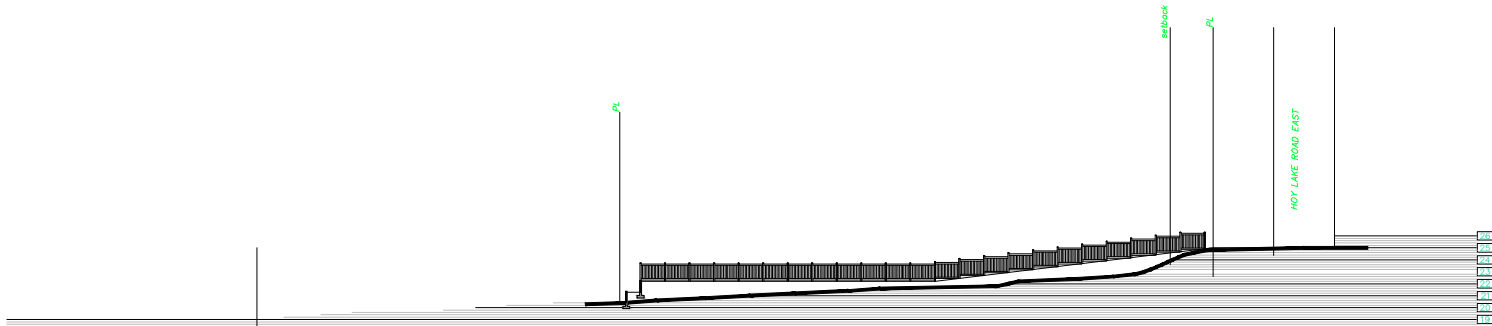
SHEET TITLE
SITE PLAN SECTIONS

SCALE
 DRAWN: *
 CHECKED: D.F.
 DATE: OCT 29/25

SHEET NO.
A1.2
 REVISION



SECTION D-D



SECTION E-E

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NO	DATE	REVISIONS



ARCHITECT SEAL:

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 DARYDUSH FIROUZLI ARCHITECTURE INC.

PROJECT
SUNSET
 *
QUALICUM BEACH, BC

CLIENT
KELLAND PROPERTIES

PROJECT NO. 2389

SHEET TITLE
SITE PLAN SECTIONS

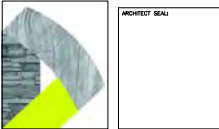
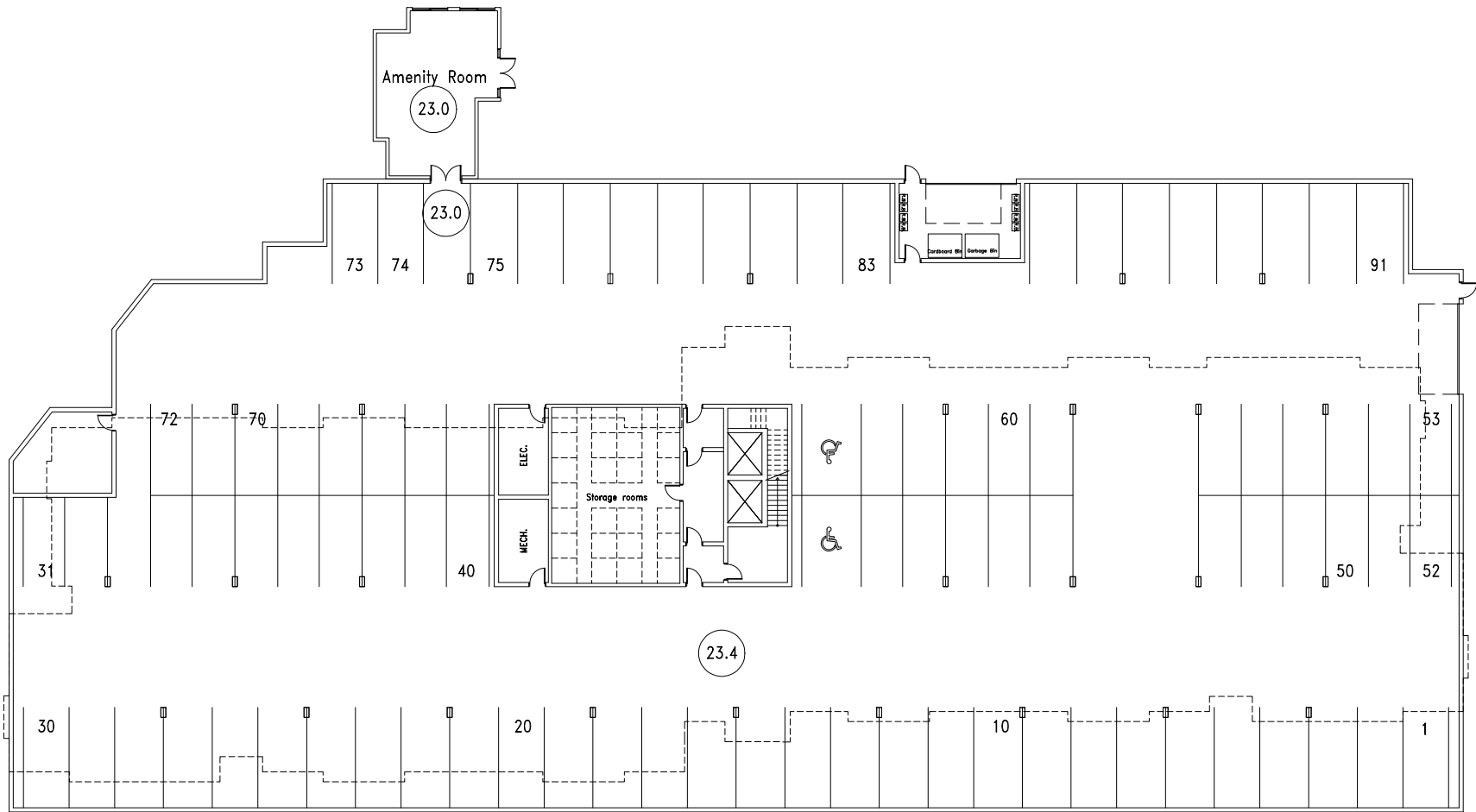
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DATE OCT 29/25

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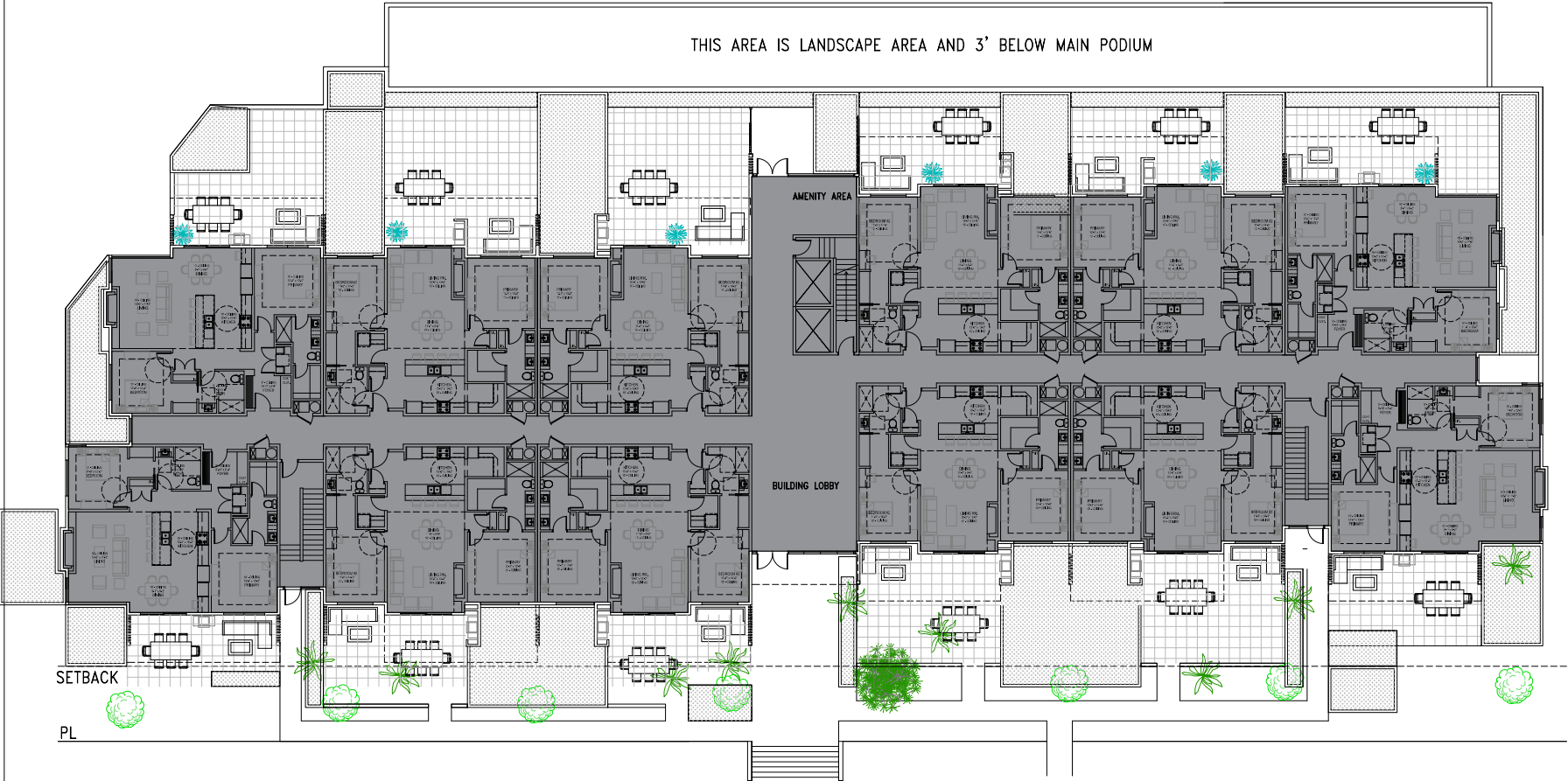
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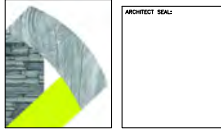


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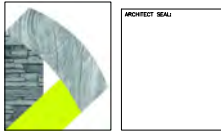


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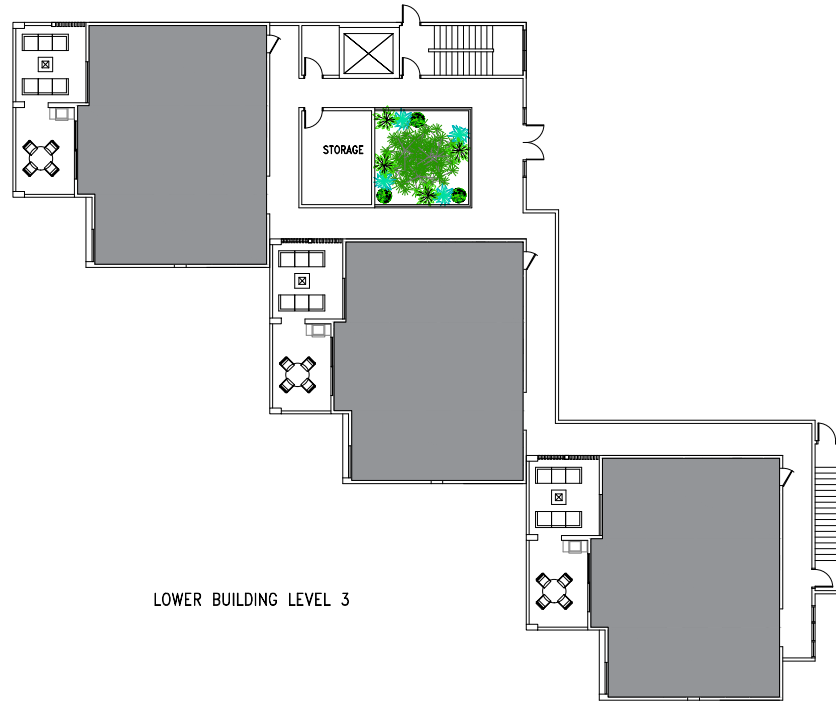
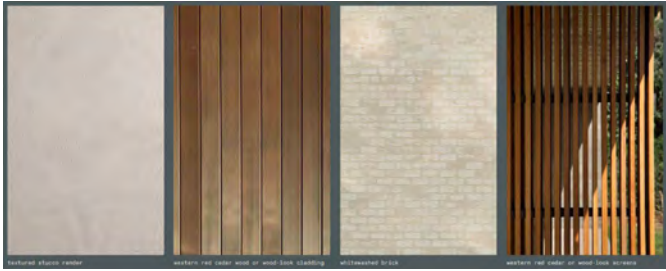
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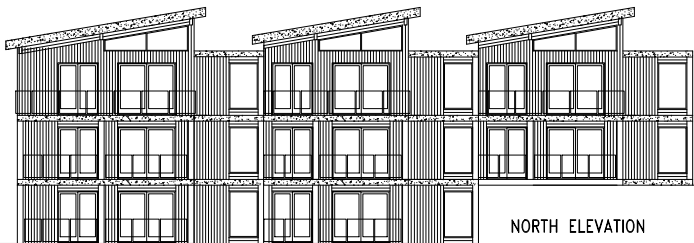
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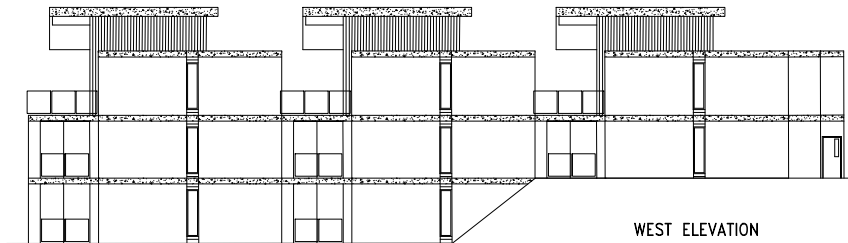
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LOWER BUILDING LEVEL 3



NORTH ELEVATION



WEST ELEVATION

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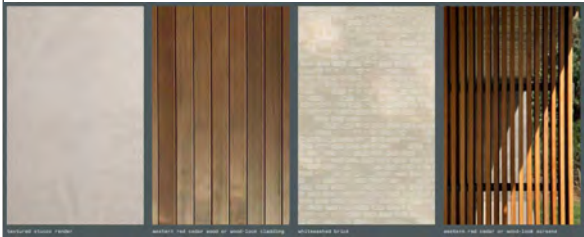
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SOUTH ELEVATION



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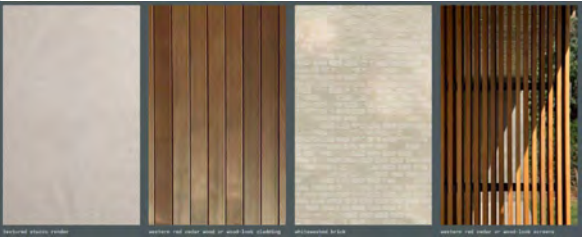
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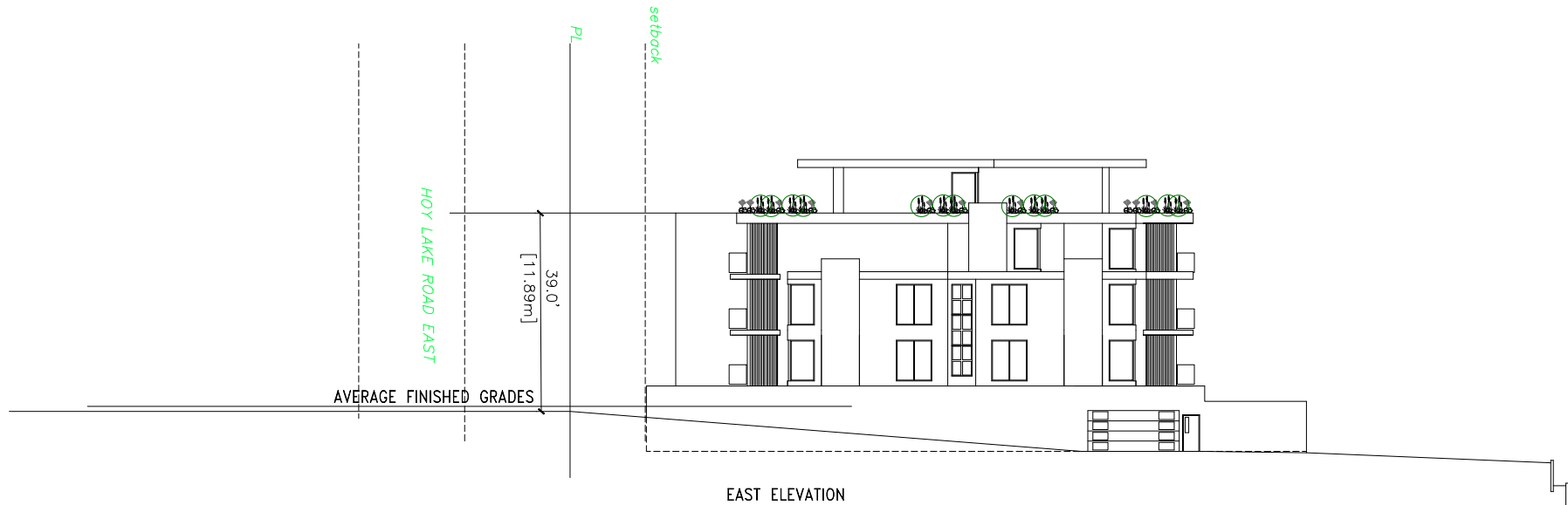
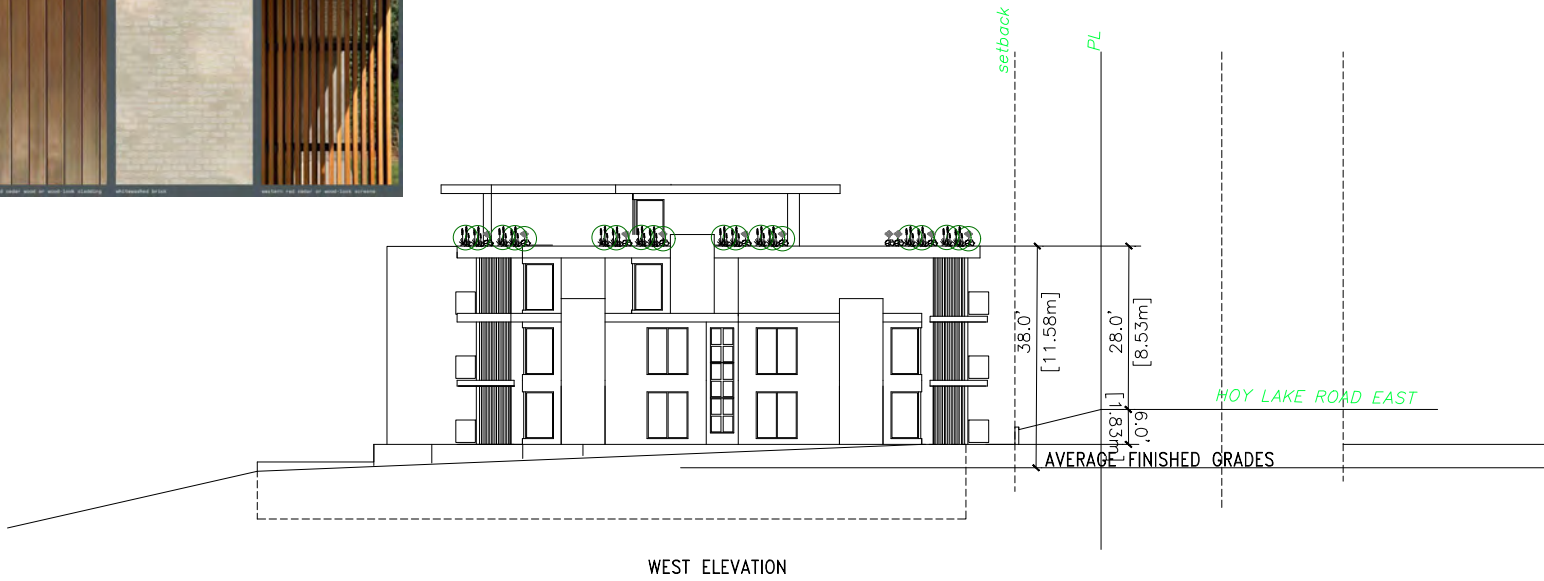
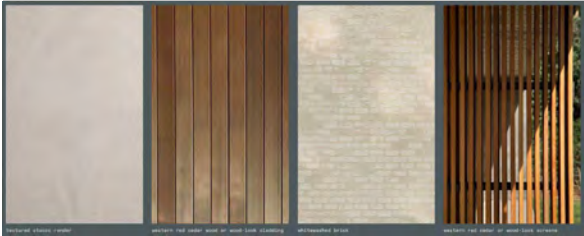
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LANDSCAPE PACKAGE

SUNSET MULTI-FAMILY

532 MEMORIAL AVENUE, QUALICUM BEACH, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

REISSUED FOR DEVELOPMENT PERMIT - JANUARY 16, 2026



LANDSCAPE KEY PLAN

SCALE 1:400

1 GATEWAY MONUMENT

The intersection of Memorial Ave. and Hoy Lake Road is an important gateway to the waterfront. A sculptural feature surrounded by a small plaza for gathering announces this entry point, seizes an opportunity for placemaking and strengthens the Town's visual identity.



2 FORESTED CORNER

To reference the local environment, add privacy for residents and screening for the building, and to provide a strong backdrop to the Gateway Monument, a forested corner anchors the intersection of Memorial Ave. and Hoy Lake Road without compromising ocean views.



3 RAINGARDENS

Green infrastructure creates a strong identity for the site and references existing raingardens nearby. Water flows through a bioswale along the street and cascades across terraces through rainwater scuppers to celebrate seasonal flows.



4 TERRACED PLANTERS

Terraced planters step down to the street moderating the scale of development. Terraces create a pedestal for the townhouse units (Buildings B1-B3), as well as plantings and cascading raingardens that integrate human and natural systems on the site.



5 PLANTING

Lush layers of indigenous and complementary ornamental groundcovers, perennials, ferns and shrubs create year-round visual interest, provide habitat for local biodiversity, and offer screening for residents. Green roots blur the boundary between landscape and architecture.



6 PAVING

Hardscape features respond to and simplify surrounding natural elements. Pavers and paving patterns define gathering spaces and circulation routes and bridge connections from residences to a central Amenity Room and Memorial Ave. ex.



7 SITE FURNISHING

Clean, simple, contemporary site furnishings contrast the organic, ecological planting character. Timber benches shape gathering spaces, black fencing disappears in to the landscape and downward directed, high-efficiency bollard lighting offer safety and comfort.



NOT FOR CONSTRUCTION



Little Giant
536 Senanus Drive
Saanichton, BC
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D-ARCHITECTURE



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532 MEMORIAL AVENUE

Traffic Impact Assessment

MJ Oh – Transportation Technologist

Author

Nadine King, P.Eng., PTOE

VP, Transportation & Sr Transportation Engineer
Reviewer

Prepared For: Kelland Ventures
Date: October 29, 2025
Our File No: 4076.B01

WATT VICTORIA
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1.0 INTRODUCTION

WATT Consulting Group is retained by Kelland Ventures to prepare a Traffic Impact Assessment (TIA) for a proposed development (either a 52-unit multi-family building or an 80-room hotel/motel) at 532 Memorial Avenue in the Town of Qualicum Beach.

The study is to identify any impacts to the surrounding transportation network due to the proposed development plan and recommend on any mitigation strategies for both the short and long-term horizons. The study also reviews existing safety issues at Hoylake Road / Memorial Avenue and active transportation within the site vicinity.

1.1 Study Area

The study area for this project includes the following intersections:

- Crescent Road / Memorial Avenue
- Hoylake Road / Memorial Avenue
- Memorial Avenue Site Access

Figure 1 shows the study area and site location.

1.2 The Site Today

The site is currently vacant. The site is bound by Memorial Avenue to the west, Crescent Road East to the north, Hoylake Road to the south, and single-family homes to the east. The surrounding land use is mostly residential with single family lots, a church, and a golf course to the north. There is a B&B house across Hoylake Road to the south.



Figure 1 – Site Location and Study Intersections

1.3 This Report

This report is provided as part of the application being submitted to the Town of Qualicum Beach.

This report provides the following:

- An overview of the existing road network
- A projection of the site's trip generation, distribution, and assignment potential
- An assessment of existing traffic patterns and volumes in the study area
- An operational assessment of vehicular traffic operations in the study area under existing, background, and post-development conditions
- An assessment of existing sight distance issues at the intersection of Hoylake Road / Memorial Avenue



- Review of active transportation facilities in the area
- Recommendations for mitigation measures to address existing issues and due to the development traffic

2.0 TRANSPORTATION CONTEXT

2.1 Road Network

2.1.1 Existing Road Network

The existing road network, lane configuration, and intersection control within the study area is illustrated in **Figure 2**.

Memorial Avenue (Highway 4) provides a connection between Island Highway (Highway 19A) and Tofino and runs directly through the Town of Qualicum Beach; the segment within the study area runs north-south. It is an arterial road with a two-way, two-lane cross section with a multi-use pathway on the east side. This roadway is under the jurisdiction of the Town of Qualicum Beach within its municipal boundaries.

Crescent Road is a rural local road that runs east / west roughly parallel to Island Highway and is connected to Island Highway at both ends. The intersection of Crescent Road / Memorial Avenue has a left turn lane (10m storage) for the northbound approach and raised medians on Memorial Avenue. On the north leg of Memorial Avenue, there is a zebra marked crosswalk with pedestrian push buttons and signs. This crosswalk is located on a golf course route (Qualicum Beach Memorial Golf Club). At the crosswalk, crossing volumes were measured at 30/36 pedestrians (including golf cart riders) for the AM/PM peak hour (August 26, 2025).

Hoylake Road is also a rural local road that runs east / west from Alder Street to Saint Andrew Road. At the intersection of Hoylake Road / Memorial Ave, there exist safety concerns due to the vertical grade and horizontal curve. The sight distance assessment is described in **Section 4.0**. The speed limit is 50 km/h for all roads within the study area.

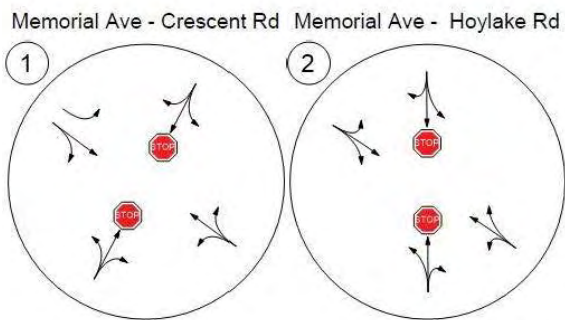


Figure 2 – Existing Road Network / Traffic Control



2.2 Traffic Counts

Turning movement counts were completed for study intersections on weekdays during the AM and PM peak periods as per **Table 1**.

Table 1 – Existing Turning Movement Counts

Intersection	Count Date	Time Period
Crescent Road / Memorial Avenue	Tuesday August 26, 2025	8:00 – 9:00 AM
	Tuesday August 26, 2025	4:00 – 5:00 PM
Hoylake Road / Memorial Avenue	Tuesday August 26, 2025	8:00 – 9:00 AM
	Tuesday August 26, 2025	4:00 – 5:00 PM

3.0 TRAFFIC OPERATIONS ANALYSIS

3.1 Traffic Analysis Scenarios and Time Periods

Traffic operations analysis has been undertaken during the weekday AM and PM peak periods under the following scenarios:

- Existing Conditions (Section 3.4)
- Opening Day (2027) Background Conditions (Section 3.5)
- Opening Day (2027) Post-Development Conditions (Section 3.6)
- 10 Year Post-Buildout (2037) Background Conditions (Section 3.5)
- 10 Year Post-Buildout (2037) Post-Development Conditions (Section 3.6)

The proposed development is expected to be completed in the year 2027, hereafter referred to as Opening Day. The horizon year is 10 years after the opening day, in this case the year 2037.

3.2 Methodology

Intersection capacity analysis for the existing and proposed conditions was completed using the Vistro software package, which uses the Highway Capacity Manual (HCM) 7 evaluation methodology.

Results are measured in volume-to-capacity ratio, delay (seconds), level of service (LOS), and 95th percentile queue lengths (metres).



The volume-to-capacity ratio (v/c) is an indicator of the capacity utilization for the key movements in the intersection. A v/c of 1.0 indicates that a specific traffic movement is operating at maximum capacity.

The LOS for unsignalized (stop-controlled and roundabout) intersections is determined by the calculated delay for each critical movement. The LOS for a signalized intersection includes additional factors such as geometry, traffic and pedestrian volumes, and signal phasing / timing. LOS is broken down into six letter grades, with LOS A being excellent operation, and LOS F being unstable / failing operations.

3.3 Input and Calibration Parameters

Heavy Vehicle Percentage

The percentage of heavy vehicles for each movement was based on the information provided as part of the turning movement counts.

Peak Hour Factor

The Peak Hour Factor (PHF) was based on the information provided as part of the turning movement counts. PHFs were calculated for each intersection using the overall intersection volumes. Where not available, a default PHF of 0.90 was used.

Thresholds

Maximum thresholds, if exceeded, may not allow efficient functioning of the intersection/movement and can be used to see if intersection upgrades are necessary. LOS E or F (i.e. 35 seconds or more of delay) is the delay threshold. The v/c ratio threshold is generally considered to be 0.80 in rural areas due to the lower tolerance for congestion in these areas.

The threshold for queues is when the 95th percentile queue lengths exceed the available storage.



Figure 4

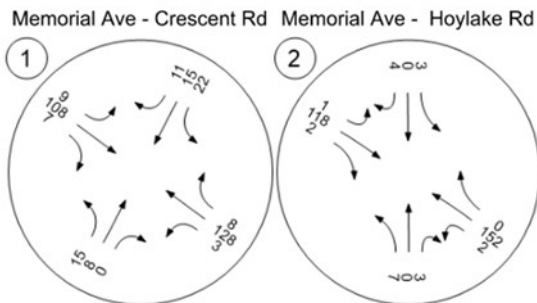


Figure 3 – Existing Traffic Volumes – AM Peak Hour



Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd

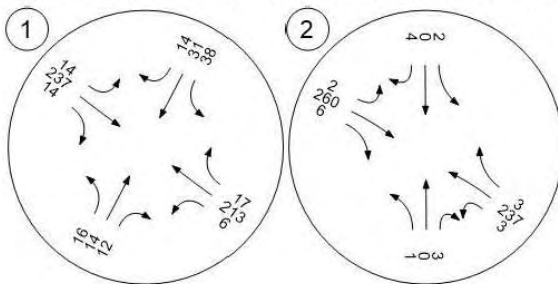


Figure 4 - Existing Traffic Volumes – PM Peak Hour

3.4.2 Existing Traffic Operations

Intersection analysis results for existing conditions are summarized in **Table 2**. The two study intersections are currently operating at acceptable levels of service. The intersection of Crescent Road / Memorial Avenue is operating at LOS C or better (delays from side streets: 18 seconds) for all movements in both the AM and PM peak hours. At Hoylake Road / Memorial Avenue, all movements are operating at LOS A/B (delays from side streets: 14 seconds). The v/c ratios for all movements are acceptable and there are no queuing issues at all existing turn lanes for both intersections.



Table 2 – Existing Conditions: AM / PM Peak Hour

Movement		v/c	LOS	Delay (s)	95 th Percentile Queue (m)	Storage (m)
(1) Crescent Rd / Memorial Ave						
NBL	AM	0.02	A	7.8	0.4	10
	PM	0.02	A	7.8	0.4	
NBTR	AM	0.00	A	0	0	N/A
	PM	0.00	A	0	0	
SBLTR	AM	0.01	A	7.5	0.1	N/A
	PM	0.01	A	7.8	0.2	
EBLTR	AM	0.07	B	13	3.6	N/A
	PM	0.17	C	18	11	
WBLTR	AM	0.06	B	14	2.1	N/A
	PM	0.10	C	18	5	
(2) Hoylake Rd / Memorial Ave						
NBLTR	AM	0.00	A	7.6	0.1	N/A
	PM	0.00	A	7.8	0.1	
SBLTR	AM	0.00	A	7.5	0.1	N/A
	PM	0.01	A	7.8	0.1	
EBLTR	AM	0.01	B	11	0.5	N/A
	PM	0.01	B	14	0.5	
WBLTR	AM	0.02	B	12	0.7	N/A
	PM	0.01	B	14	0.5	

Notes: ## = Value exceeding threshold

3.5 Background Conditions

3.5.1 Corridor Growth

From MoTT Traffic Data Program, a growth rate of 1.4% per year was applied to existing traffic volumes to estimate future traffic volumes based on the UTVS historical growth factor (10 year) for the Highway 4 section south of Highway 19 (TM Site: 14-062EW).



3.5.2 Background Traffic Volumes

Background traffic volumes are the sum of existing traffic volumes and corridor growth. Background traffic volumes for the opening day (2027) and 10-year post-development (2037) horizon are illustrated in **Figure 5** through **Figure 8**.

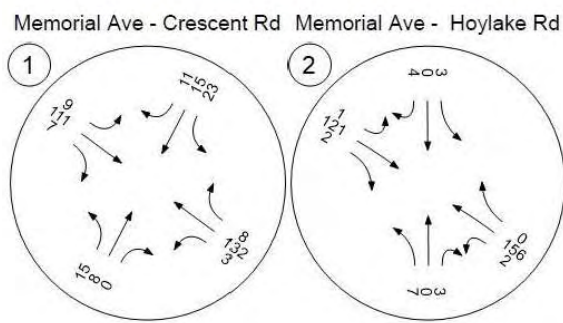


Figure 5 – 2027 Opening Day Background Volumes – AM Peak Hour



Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd

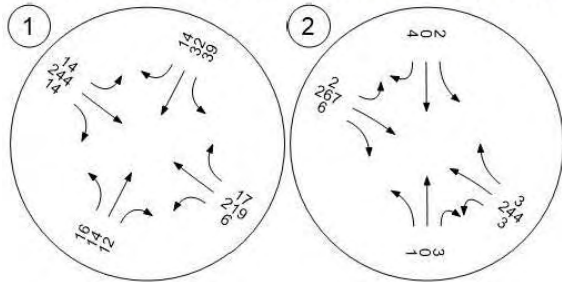


Figure 6 – 2027 Opening Day Background Volumes - PM Peak Hour



Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd

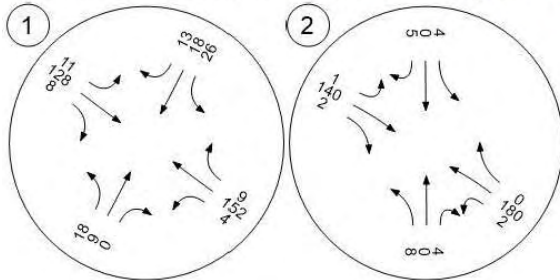


Figure 7 - 2037 Horizon Year Background Volumes – AM Peak Hour



Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd

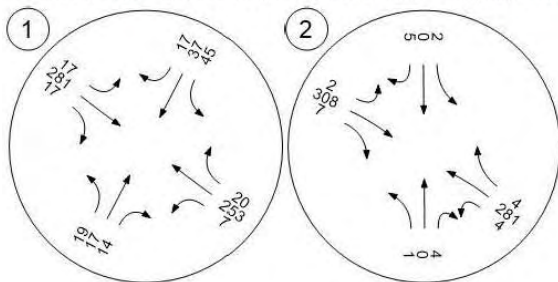


Figure 8 - 2037 Horizon Year Background Volumes – PM Peak Hour

3.5.3 Background Traffic Operations – 2027 Opening Day

Intersection analysis results for the 2027 background conditions are summarized in **Table 3**. The opening day background conditions for the two study intersections do not change from existing conditions with the LOS remaining at LOS C or better, and all delays are acceptable for all movements with low v/c ratios.

Table 3 – 2027 Opening Day Background Conditions: AM / PM Peak Hour

Movement	v/c	LOS	Delay (s)	95 th Percentile Queue (m)	Storage (m)
(1) Crescent Rd / Memorial Ave					



Movement		v/c	LOS	Delay (s)	95 th Percentile Queue (m)	Storage (m)
NBL	AM	0.02	A	7.8	0.4	10
	PM	0.02	A	7.8	0.4	
NBTR	AM	0.00	A	0	0	N/A
	PM	0.00	A	0	0	
SBLTR	AM	0.01	A	7.6	0.1	N/A
	PM	0.01	A	7.8	0.2	
EBLTR	AM	0.07	B	13	3.8	N/A
	PM	0.18	C	19	11	
WBLTR	AM	0.06	B	14	2.1	N/A
	PM	0.11	C	19	5	
(2) Hoylake Rd / Memorial Ave						
NBLTR	AM	0.00	A	7.6	0.1	N/A
	PM	0.00	A	7.8	0.1	
SBLTR	AM	0.00	A	7.5	0.1	N/A
	PM	0.01	A	7.8	0.1	
EBLTR	AM	0.01	B	12	0.5	N/A
	PM	0.01	B	14	0.5	
WBLTR	AM	0.02	B	12	0.8	N/A
	PM	0.01	B	14	0.5	

Notes: ## = Value exceeding threshold



3.5.4 Background Traffic Operations – 2037 10-Year Horizon

Intersection analysis results for the 2037 background conditions are summarized in **Table 4**. The opening day background conditions for the two study intersections do not significantly change from existing conditions with the LOS remaining at LOS C or less, and all delays are acceptable for all movements with low v/c ratios. At the intersection of Crescent Road / Memorial Avenue, movements from the side streets will have 5 – 7 seconds of more delays than existing conditions in the PM peak hour.

Table 4 – 2037 Horizon Year Background Conditions: AM / PM Peak Hour

Movement		v/c	LOS	Delay (s)	95 th Percentile Queue (m)	Storage (m)
(1) Crescent Rd / Memorial Ave						
NBL	AM	0.02	A	7.8	0.5	10
	PM	0.02	A	7.9	0.5	
NBTR	AM	0.00	A	0	0	N/A
	PM	0.00	A	0	0	
SBLTR	AM	0.01	A	7.6	0.2	N/A
	PM	0.01	A	7.9	0.2	
EBLTR	AM	0.09	B	14	5.1	N/A
	PM	0.24	C	25	18	
WBLTR	AM	0.08	C	15	2.8	N/A
	PM	0.11	C	23	7	
(2) Hoylake Rd / Memorial Ave						
NBLTR	AM	0.00	A	7.7	0.1	N/A
	PM	0.00	A	7.9	0.1	
SBLTR	AM	0.00	A	7.6	0.1	N/A
	PM	0.01	A	7.9	0.2	
EBLTR	AM	0.02	B	12	0.7	N/A
	PM	0.01	C	16	0.6	
WBLTR	AM	0.03	B	12	1.0	N/A
	PM	0.01	C	15	0.7	

Notes: ## = Value exceeding threshold



3.6 Post-Development Conditions

3.6.1 New Site Trip Generation

The proposed development is either a 52-unit multi-family building or an 80-room hotel/motel. Trip generation for two different land uses were reviewed and the higher peak hour traffic is used for the analysis which is the hotel.

Vehicular trip generation rates for the proposed multi-family residential or hotel development are based on the *ITE Trip Generation Manual (11th Edition)*. The trip generation forecast for the site is provided in **Table 5** and **Table 6**. The hotel land use generates more trips than multi-family. Based on the proposed hotel (80 rooms) land use, the proposed development is forecast to generate up to 37 vehicles in AM peak hour and 47 vehicles in the PM peak hour.

Table 5 – New Site Trip Generation Option 1 (Multi-family)

Use	AM Peak Hour			PM Peak Hour		
	In	Out	2-Way	In	Out	2-Way
ITE Trip Generation Manual 11th Edition Rates						
Residential – Multifamily (Mid-Rise) (ITE LU 221) ^[1]	0.09	0.28	0.37	0.24	0.15	0.39
Vehicular Trip Generation						
Residential – 52 units	5	14	19	12	8	20

Notes:

1. Trip rates are per dwelling unit



Table 6 – New Site Trip Generation Option 2 (Hotel)

Use	AM Peak Hour			PM Peak Hour		
	In	Out	2-Way	In	Out	2-Way
ITE Trip Generation Manual 11th Edition Rates						
Hotel ^[1]	0.26	0.20	0.46	0.30	0.29	0.59
Vehicular Trip Generation						
Hotel – 80 rooms	21	16	37	24	23	47

Notes:

1. Trip rates are per room

3.6.2 Trip Distribution and Assignment

The trip distribution pattern for new site traffic was established based on existing traffic patterns and key origin/destinations in the region. The distribution of inbound and outbound traffic adopted for the proposed development is outlined in **Table 7**.

Table 7 – Site Traffic Distribution

Street	Direction	AM		PM	
		In	Out	In	Out
Memorial Avenue Access					
Memorial Avenue	North	40%	35%	39%	44%
	South	60%	65%	55%	50%
Crescent Avenue	East	0%	0%	3%	3%
	West	0%	0%	3%	3%



The new site traffic volumes assigned to the area road network are illustrated in
 Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd Hoylake Road E / Site Acces

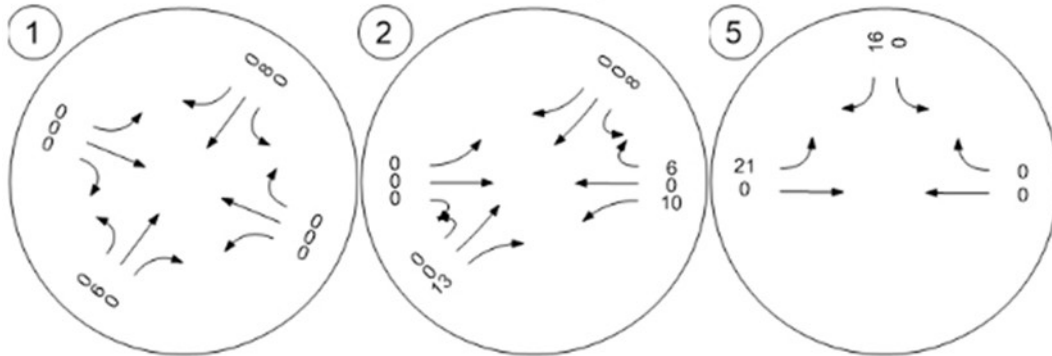


Figure 9 and **Figure 10**, respectively.





Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd Hoylake Road E / Site Acces

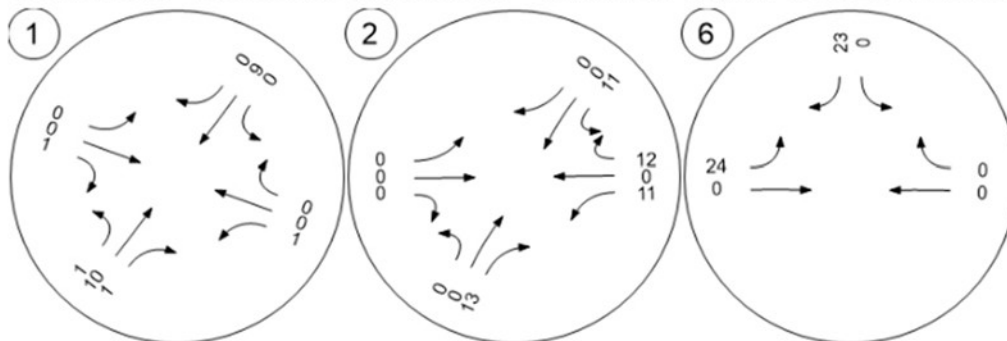


Figure 10 - New Site Trips – PM Peak Hour



3.6.3 Post-Development Traffic Volumes

Post-development traffic volumes are the sum of background traffic volumes and site traffic volumes. Post-development traffic volumes for the opening day (2027) and 10-year post-development (2037) horizon years are illustrated in **Figure 11** through **Figure 14**.

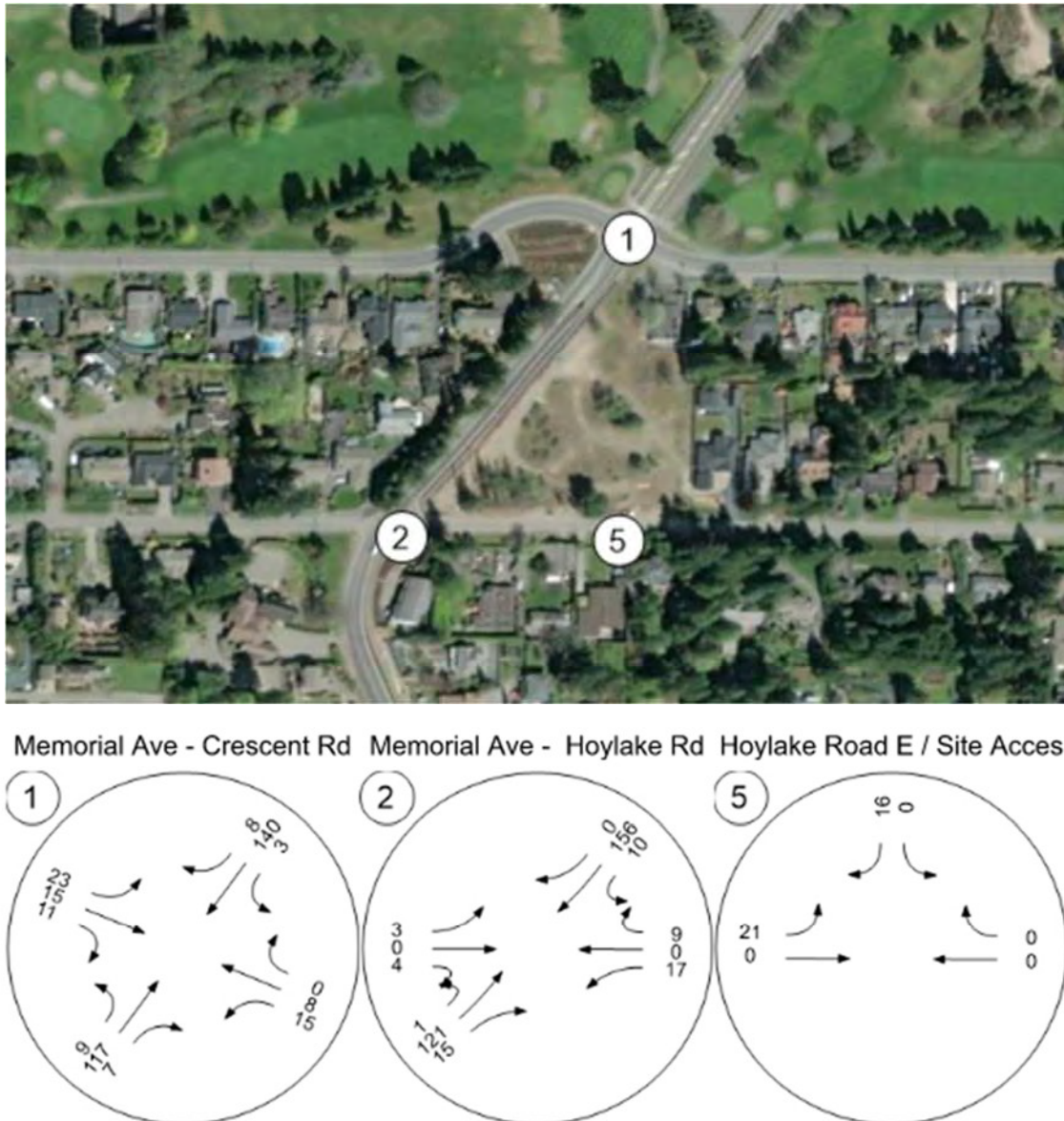


Figure 11 – 2027 Opening Day Post Development Volumes – AM Peak Hour



Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd Hoylake Road E / Site Acces

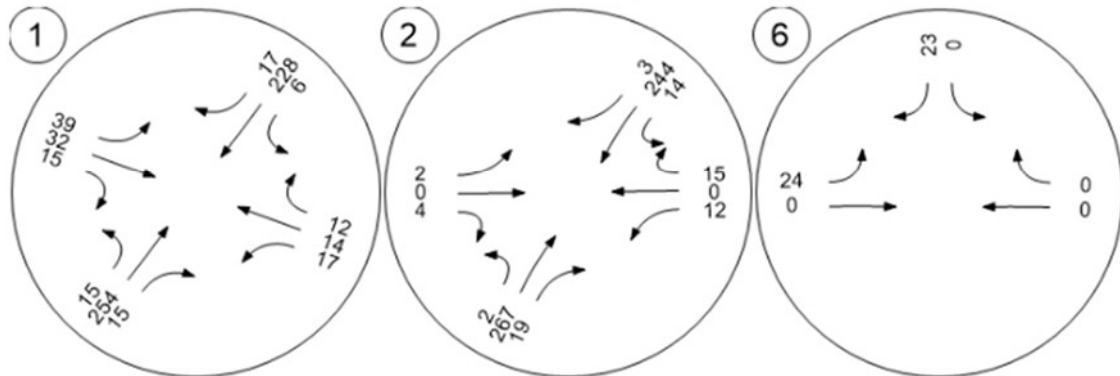


Figure 12 – 2027 Opening Day Post Development Volumes – PM Peak Hour



Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd Hoylake Road E / Site Acces

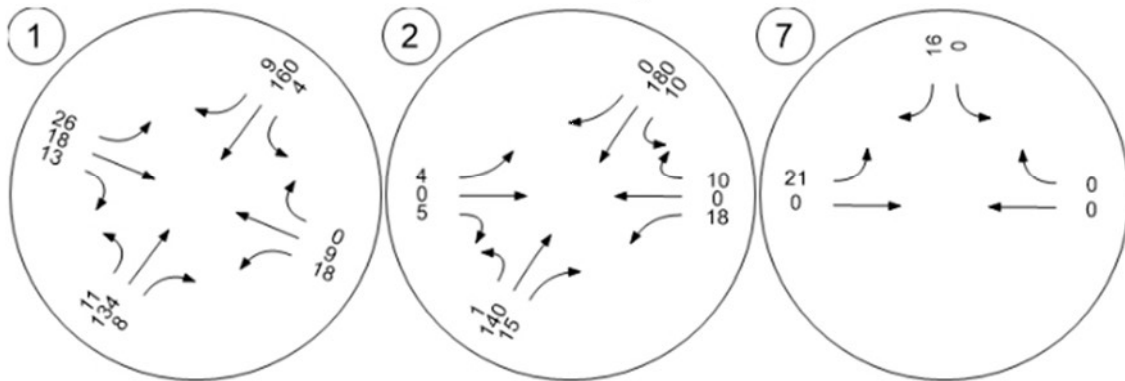


Figure 13 - 2037 Horizon Year Post Development Volumes – AM Peak Hour



Memorial Ave - Crescent Rd Memorial Ave - Hoylake Rd Hoylake Road E / Site Acces

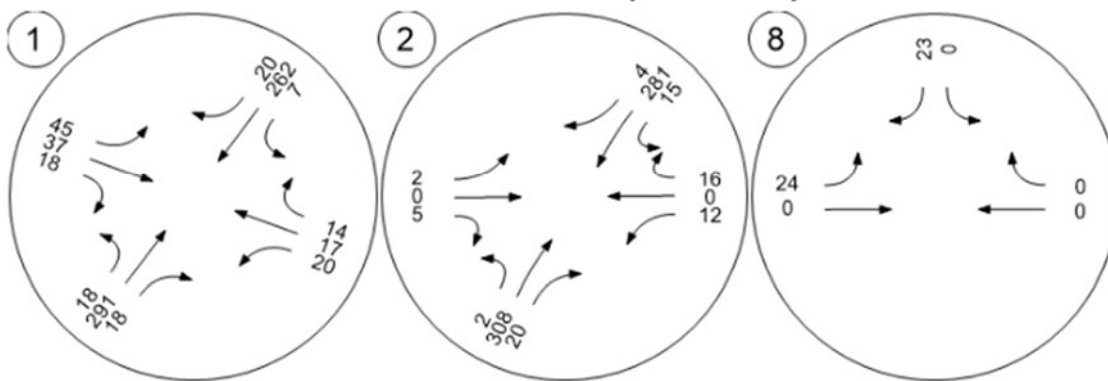


Figure 14 - 2037 Horizon Year Post-Development Volumes – PM Peak Hour

3.6.4 Post-Development Traffic Operations – 2027 Opening Day

Intersection analysis results for the 2027 post-development conditions are summarized in **Table 8**. The introduction of development traffic, on opening day, does not significantly change the operations of the intersections, with all measures of effectiveness remaining within acceptable thresholds.



At the two study intersections, all movements will continue to operate at the same levels of service (LOS C or better). Additional delays from the side street movements will be minor with one second or less due to the development.

Table 8 – 2027 Opening Day Post Development Conditions: AM / PM Peak Hour

Movement		v/c	LOS	Delay (s)	95 th Percentile Queue (m)	Storage (m)
(1) Crescent Rd / Memorial Ave						
NBL	AM	0.02	A	7.8	0.4	10
	PM	0.02	A	7.8	0.1	
NBTR	AM	0.00	A	0	0	N/A
	PM	0.00	A	0	0	
SBLTR	AM	0.01	A	7.6	0.1	N/A
	PM	0.01	A	7.8	0.2	
EBLTR	AM	0.07	B	13	3.8	N/A
	PM	0.18	C	20	12	
WBLTR	AM	0.06	B	13	2.1	N/A
	PM	0.12	C	19	5	
(2) Hoylake Rd / Memorial Ave						
NBLTR	AM	0.00	A	7.6	0	N/A
	PM	0.00	A	7.8	0.1	
SBLTR	AM	0.01	A	7.6	0	N/A
	PM	0.03	A	7.9	0.1	
EBLTR	AM	0.01	B	12	0.1	N/A
	PM	0.01	C	16	0.	
WBLTR	AM	0.06	B	12	0.3	N/A
	PM	0.013	C	17	0.7	

3.6.5 Post-Development Traffic Operations - 2037

Intersection analysis results for the 2037 post-development conditions are summarized in **Table 9**. In the 2037 horizon year the two study intersections do not see significant changes with the addition of the development traffic, with all measures of effectiveness remaining within acceptable thresholds.



At the intersection of Crescent Road / Memorial Avenue, the eastbound movement will be operating at LOS D (delay: 26 seconds) with less than one second of additional delay compared with 2037 background conditions in the PM peak hour and all other movements continue to operate at the same levels of service. At Hoylake Road / Memorial Avenue, all movements will continue to operate at LOS C or better (delays from side streets: 15 - 16 seconds). The v/c ratios for all movements are acceptable and no queuing issues were found at all existing lanes for both intersections. Therefore, no mitigation measures would be required for the two study intersections in the long term with the development.

Table 9 – 2037 Horizon Year Post Development Conditions: AM / PM Peak Hour

Movement		v/c	LOS	Delay (s)	95 th Percentile Queue (m)	Storage (m)
(1) Crescent Rd / Memorial Ave						
NBL	AM	0.02	A	7.9	0.5	10
	PM	0.02	A	7.9	0.5	
NBTR	AM	0.00	A	0	0	N/A
	PM	0.00	A	0	0	
SBLTR	AM	0.01	A	7.6	0.2	N/A
	PM	0.01	A	7.9	0.2	
EBLTR	AM	0.09	B	14	5.1	N/A
	PM	0.25	D	26	19	
WBLTR	AM	0.08	C	15	2.8	N/A
	PM	0.17	C	24	8	
(2) Hoylake Rd / Memorial Ave						
NBLTR	AM	0.00	A	7.7	0.1	N/A
	PM	0.00	A	7.9	0.1	
SBLTR	AM	0.00	A	0	0.1	N/A
	PM	0.01	A	8.0	0.5	
EBLTR	AM	0.02	B	13	0.7	N/A
	PM	0.01	C	18	0.7	
WBLTR	AM	0.07	B	13	2.5	N/A
	PM	0.15	C	19	6.5	



3.6.6 Site Access Traffic Operations – 2037 Post Development

Access to the proposed development site is a full movement access on Hoylake Road East. Intersection analysis results for the site access are summarized in **Table 10**. In the 2037 post development peak hours, the site access / Hoylake Road East intersection operates at LOS A, with delays of 8 seconds or less. No operational issues are anticipated at the site access in the long term.

Table 10 – Site Access / Hoylake Road: 2037 Post Development

Movement		v/c	LOS	Delay (s)	95 th Percentile Queue (m)	Storage (m)
Hoylake Road East / Site Access						
SBLR	AM	0.01	A	8.4	0.3	N/A
	PM	0.02	A	8.4	0.5	
EBLT	AM	0.01	A	7.3	0.3	N/A
	PM	0.01	A	7.3	0.3	
WBTR	AM	0.00	A	0	0	N/A
	PM	0.00	A	0	0	

4.0 SIGHT DISTANCE ASSESSMENT

There are safety concerns for the intersection of Hoylake Road / Memorial Avenue. Sightlines are a key safety factor when a side street intersects a horizontal and vertical curve. Around the Hoylake Road intersection, Memorial Avenue has a horizontal curve with significant vertical grades (5 – 8% downgrade) from the intersection to the south. Also, Hoylake Road (side street) is positioned with skewed angles to Memorial Avenue and two side streets are slightly offset (approximately half the width of the road). There is a multi-use path with a raised buffer (landscaped) along the east side of Memorial Avenue.

A sightline assessment was performed to measure the available sight distances through the site visit (infield sight distances measured on August 26, 2025) plus aerial maps (2024 image) downloaded from the Town website.



4.1 Sight Distances

The TAC Geometric Design Guide for Canadian Roads (2017) identifies the intersection sight distance when turning left from a major road, stopping sight distance, and intersection sight distance for turning from a stop from a minor road. For a vehicle turning left out of an access (from a stop) the turning sight distance for a design speed of 50 km/h is 105m, looking left and right. For a vehicle turning right, the required turning sight distance is 95m, looking left. Also, the required intersection sight distance for turning from a stop from a major road into a minor road is 80m for a design speed of 50 km/h. The required stopping sight distance is 72m for a design speed of 50 km/h with a 6% downgrade (1.1 adjustment factor applied; 65m for approach grades with less than 3%).

4.2 Sightline Assessment at Hoylake Road East Location

At Hoylake Road East / Memorial Avenue intersection, a sightline assessment was performed based on the measured sight distances. Intersection sight distance (ISD) was measured both from the stop bar and from 2.5m back from the edge of pavement on Memorial Avenue. The 2.5m setback location is approximately 4-5m closer to the Memorial Road than the stop bar, providing better sightlines for turning vehicles. Infield it was observed that most drivers turning onto Memorial Avenue from Hoylake Road East stopped at approximately 2.5m back from the edge of pavement, obstructing the trail crossing. **Table 12** provides TAC's required minimum ISD for the 50 km/h speed limit and measured sight distances at the location.

Table 11 – Intersection Sight Distances at Hoylake Road East Exit

Turn Type	Direction	Required ISD	Measured ISD
Left	Looking Left	105m	73 – 77m (ISD Not Met) *
	Looking Right	105m	120m+ (ISD Met)
Right	Looking Left	95m	73 – 77m (ISD Not Met) *
Through Traffic	Northbound	72m (Stopping SD)	75m (Stopping SD Met)
	Southbound	65m (Stopping SD)	120m+ (Stopping SD Met)

* Sight distances vary by observed locations.



Figure 15 – Sightlines at Hoylake Road East Location

The measured sight distance looking to the right (north) exceeds the requirement (95m/105m). However, there is a sag vertical curve on Memorial Avenue when looking towards the north (towards Crescent Road), which creates a potential short hidden section. The landscape along the multi-use path should be maintained with low profiles (maximum 0.6m height or less) to provide better sightlines (See **Figure 15** Right). The measured sight distance looking to the left (south) is limited with 73-77m looking through/over the metal fence (See **Figure 15** Left), which is much lower than the sight distance for a turning vehicle to not impact a vehicle on Memorial Avenue to have to reduce their speed by more than 70%. For the through traffic on Memorial Avenue, the measured sight distance for the northbound traffic is 75m which satisfies TAC's recommended minimum stopping sight distance (72m on 6% downhill) for 50 km/h. The sight distance travelling southbound is greater than 120m and exceeds the minimum stopping sight distance.

Due to the existing safety concerns with limited sight distance at Memorial Avenue and Hoylake Road E for both vehicular traffic and users of the multi-use pathway, restrictions are necessary to avoid conflicts. Fully closing the east leg of Hoylake Road E at Memorial Avenue would eliminate any safety concerns with respect to the limited sight distances. Traffic (existing and development) will have to use Berwick Road North (major collector) and either Crescent Avenue E (major collector) or Village Way E (arterial) to access the site. Existing volumes entering/exiting Hoylake Road E at Memorial Avenue are less than 14 vehicles per hour which indicates that vehicles maybe avoiding these movements due to the challenging sight lines. The re-routed traffic will not impact the overall traffic operations of the area.



An alternative option would be to restrict this leg to a left in / right in only. This would allow traffic to access Hoylake Road E from Memorial Avenue but traffic from Hoylake Road E would have to use Berwick Road and Crescent Avenue or Village Way. This option reduces the amount of traffic that is re-routed.

4.3 Sightline Assessment at Hoylake Road West Location

On Hoylake Road West at Memorial Avenue the measured sightlines exceed the intersection turning sight distance and the stopping sight distance on Memorial Avenue. **Table 13** provides TAC's required minimum ISD for the 50 km/h speed limit and measured sight distances at the location. See **Figure 16** for sightlines to Memorial Avenue at Hoylake Road West.

Table 12 – Intersection Sight Distances at Hoylake Road West Exit

Turn Type	Direction	Required ISD	Measured ISD
Left	Looking Left	105m	120m+ (ISD Met)
	Looking Right	105m	110m+ (ISD Met)
Right	Looking Left	95m	120m+ (ISD Met)
Through Traffic	Northbound	72m (Stopping SD)	105m+ (Stopping SD Met)
	Southbound	65m (Stopping SD)	120m+ (Stopping SD Met)



Figure 16 – Sightlines at Hoylake Road West Location



4.4 Sightline Assessment for Left Turn from Memorial Avenue

Sight distances for left turns from Memorial Avenue onto Hoylake Road were reviewed. The measured sight distances are 85m for the southbound left turn vehicles on Memorial Avenue and 120m+ for the northbound left turn vehicles. Therefore, available sight distances exceeds the requirement of 80m for 50km/h corridors.

5.0 ACTIVE TRANSPORTATION

5.1 Pedestrian Facility



According to the Recreational Greenways Plan (OCP Map Schedule 2.8 Map) of Town of Qualicum Beach, Memorial Avenue and Crescent Road are designated as Greenway Street with sidewalk and bikeway. There is a multi-use pathway along the east side of Memorial Avenue to the north until the Crescent Road intersection. A new sidewalk connection from the multi-use path to the site should be provided to facilitate access for pedestrians. There are no sidewalks along Crescent Road and Hoylake Road; however, sidewalks should be provided on all frontages where there are gaps.

5.2 Cycling Facility



There is a multi-use pathway along the development frontage of Memorial Avenue, which is used by pedestrians and cyclists. Crescent Road is designated as Greenway Street with sidewalk and bikeway. It is expected that pedestrians/bike facilities along Crescent Road would be implemented in the long term. No cycling facility is required along Hoylake Road.

5.3 Transit Facility



The proposed development is located approximately 400m from an existing bus stop on Memorial Avenue at Veterans Way. The existing bus stop has a shelter with a bench. Route 9 (Intercity Line) provides services two times per hour on weekdays from Ravensong Exchange (Town Centre) to Woodgrove Exchange (Nanaimo) via Parksville. Route 99 (Deep Bay) provides services two times a day from Town Centre to Deep Bay via Bowser.



6.0 CONCLUSIONS

The addition of post development traffic has minimal impact on the study intersections on Memorial Avenue in the peak hours. The two study intersections will continue to operate at good levels of service and have no capacity issues in the long term. The proposed access onto Hoylake Road E has no operational issues. A connection from the site to multi-use pathway should be provided.

There are existing safety concerns at the intersection of Hoylake Road / Memorial Avenue. The offset nature of the intersection with the vertical and horizontal curve on Memorial Avenue and the addition of the multi-use pathway is causing challenges which adding traffic from the development will increase. For vehicles turning out of the west side of Hoylake Road there are no sight distance issues; however, on the east side the sight distances are limited to less than recommended distances for vehicles turning out. The less than recommended distances makes drivers hesitate or make turns that cause vehicles on Memorial Avenue to have to slow substantially. Since this is an existing issue that will be further impacted by development traffic it is recommended that the east leg of Hoylake Road / Memorial Avenue be, at a minimum restricted to left in/right in only. This would re-route traffic to Berwick Road, Crescent Road and/or Village Way which are all major collector or arterial roads.

7.0 RECOMMENDATIONS

The developer is recommended to provide:

- Sidewalks along the site frontages where there are gaps.
- Work with the Town to restrict Hoylake Road E at Memorial to left in/right in only.



WATT VICTORIA
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Victoria, BC V8T 1Z4
(250) 388-9877

Kelland Ventures
3711 Shenton Road
Nanaimo, BC V9T 2H1
Email: jeff@windleycontracting.com

January 12, 2026
File: 4076.B01

Attention: Jeff Windley

RE: ACCESS FOR 532 MEMORIAL AVENUE DEVELOPMENT

Watt Consulting Group (WATT) was retained by Kelland Ventures to prepare a Traffic Impact Assessment (TIA) for the development at 532 Memorial Avenue. The TIA was completed in October 2025 with the access off Hoylake Road. Since the completion of the TIA a request was made to understand the impacts of the access for the development being off Memorial Avenue. This letter reviews both access options and provides a recommendation on the preferred option.

Operationally both access options operate with good to excellent conditions and have minimal impact on the surrounding road network. For an access on Memorial Avenue to have sufficient sight distance for drivers to make left and right turns from the access it would need to be located at least 60m from Hoylake Road. However, the design of the site prevents the access from being located more than 60m from Hoylake Road. The Memorial Avenue access also requires vehicles to cross the multi-use (bi-directional) facility. The proposed access onto Hoylake Road E does not have any sight distance issues.

In either case, the intersection of Hoylake Road E/Memorial Avenue has an existing sight distance issue where vehicles turning out of Hoylake Road E do not have sufficient sight distance to turn without significantly slowing traffic on Memorial Avenue. This sight distance issue is due to the horizontal and vertical curvature of Memorial Avenue which limits the ability of Hoylake Road E drivers to see approaching vehicles. The multi-use facility on the east side of Memorial Avenue also adds to the complexity at the intersection. The Town of Qualicum Beach should review the safety of this intersection and consider measures to

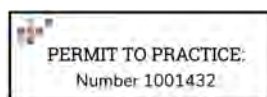
restrict turns. However, changes to Hoylake Road / Memorial Avenue are not required due to the development.

CONCLUSION

The access on Hoylake Road operates at better or similar conditions to the Memorial Avenue access option with both options having limited impact on the surrounding network. The Hoylake Road access is the preferred option for the site as the Memorial Avenue option proximity to vertical and horizontal curve on Memorial Avenue limits the sight distance and requires drivers to cross the multi-use pathway.

Sincerely,

Watt Consulting Group



Nadine King, P.Eng., PTOE

Sr Transportation Engineer / VP, Transportation

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#WEAREWATT

Development Permit Area C6 – Memorial Avenue

Justification	This commercial/multi-family residential site is prominently located on Memorial Avenue, a major arterial road linking the waterfront and the uptown area.
Guidelines	Development Permits issued for this site shall be in accordance with the following guidelines: ✓ Designs shall recognize the importance of the site as a gateway to the uptown commercial area. In order to promote the charm of Qualicum Beach, buildings shall avoid massive building components in favour of smaller village-scale character and design. ✓ Designs may experience difficulty in meeting the maximum height regulations throughout the site because of the sloping topography; therefore, height variances will be entertained, particularly if the portion of a building that is the subject of the variance assists in enhancing the village character and architectural interest of the building.

32



TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 3090-20-372JudgesRow

TO: Luke Sales, Director of Planning

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Rebecca Augustyn, Senior Planner

SUBJECT: Development Variance Permit | 372 Judges Row

GOVERNANCE DECISION

Council is asked to decide whether to direct staff to fulfill statutory notification requirements for Council consideration of a Development Variance Permit for 372 Judges Row at a future meeting of Council.

RECOMMENDATIONS:

THAT Council directs staff to fulfill statutory notification requirements to allow the Development Variance Permit application for 372 Judges Row to be considered by Council at a future regular meeting.

PURPOSE

For Council to consider a Development Variance Permit for 372 Judges Row.

BACKGROUND

A Development Variance Permit has been requested for 372 Judges Row. The subject property is currently zoned Residential 1(R1) and is located on the waterfront. The property is divided by Judges Row, with the larger portion of the parcel to the south of Judges Row and the smaller portion of the parcel to the north of Judges Row. The approximate size of the subject property is 2,575m², with the portion of the property to the north of Judges Row, which is adjacent to the waterfront and where the structure is proposed to be located, being approximately 512m².

The applicant is proposing to replace the existing structure that is being used to house recreation equipment due to the structure nearing the end of its life and needing significant repairs. The existing structure has a front lot line setback of 3.3m and a natural boundary setback of 8.8m. The new structure is proposed to be approximately 25.7m², with a front lot line setback of 2.8m to the overhang and a natural boundary setback of 7.6m to the overhang. The R1 zone requires a minimum front lot line setback of 6.0m and a minimum setback from the natural boundary of 15.0m, with an overhang being permitted to project up to a maximum of 1.0m into all setback areas, except for the natural boundary setback. As such, a variance is required for the front lot line setback, from the required 6.0m setback to the proposed 2.8m, and the natural boundary setback, from the required 15.0m setback to 7.6m.

The subject property falls within two Development Permit Areas and is designated as Marine Shoreline under the Ecological Development Permit Area and Ocean Flood Plain under the Hazardous Lands Development Permit Area. Since the property falls within a Development Permit Area, a Development Permit would be required; however, because the proposed work falls within the “Actions Exempt from Requiring an Ecological or Hazardous Lands Development Permit”, a separate Development Permit is not required. Instead, the Development Permit requirements are addressed in the Building Permit process, which authorizes the Building Official to require all necessary reports, including Geotechnical and other professional reports. This would also include reports required by the *Heritage Conservation Act* and *Wildlife Act*. In the case of this application, a Development Permit is not required.



Figure 1: Subject Property

DISCUSSION

The owner of 372 Judges Row has applied for a Development Variance Permit to vary the minimum front lot line setback and the minimum natural boundary setback. The parcel is approximately 2,575m² and is split by Judges Row, with the waterfront portion of the parcel having an approximate area of 512m². The proposal is to replace an existing structure on the portion of the property adjacent to the water, which houses recreation equipment. A variance is required to the front lot line and the natural boundary.

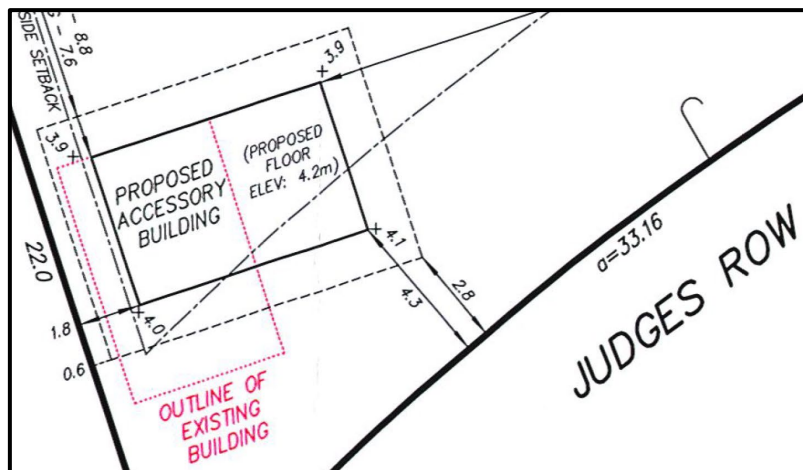


Figure 2: Outline of Existing and Proposed Building

Minor Variance to be Included with Development Permit			
	Permitted	Proposed	Required Variance
Front lot line setback	6.0m	2.8m	3.2m
Natural boundary setback	15.0m	7.6m	7.4m

FINANCIAL IMPLICATIONS

There are no financial implications anticipated from this report.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
• Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions	• Obtain feedback on analysis, alternatives, and/or decisions	• Work directly with stakeholders to ensure concerns and aspirations are understood and considered	• Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions	• Final decision making in the hands of the stakeholders

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM:

- Consideration of a Development Variance Permit requires that property owners within a 100m radius be notified and afforded an opportunity to share their opinions for the DVP with Council in advance of Council issuing a Development Variance Permit.
- The property owner will be notified of Council's decision.

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area(s) supported by this initiative:

- Good Governance: *To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values*

SUMMARY

The Development Variance Permit application for 372 Judges Row proposes a variance to the front lot line setback and natural boundary setback. The front lot line setback is proposed to be varied by 3.2m, from 6.0 to 2.8m and the natural boundary setback is proposed to be varied by 7.4m, from 15.0m to 7.5m. Staff recommend that Council authorize staff to issue statutory notification for future consideration of the Development Variance Permit at a regular meeting of Council.

ALTERNATIVE OPTIONS

1. THAT the Development Variance Permit Application for 372 Judges Row be refused;
2. THAT Council provides alternate direction to staff.

APPROVALS

Report respectfully submitted by Rebecca Augustyn, MCIP, RPP, Senior Planner



Rebecca Augustyn, MCIP,
RPP
Senior Planner
Report Author



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Luke Sales, MCIP, RPP
Director of Planning and
Community Development
Concurrence

REFERENCES

Attachment 1: Submitted Plans for 372 Judges Row

2025-11-17

Town of Qualicum Beach
201-660 Primrose Street
Qualicum Beach, B.C. V9K 1S4

Attention: Luke Sales

Dear Luke:

**Re: Development Variance Permit Application for Lot A, District Lot 64, Newcastle District,
Plan EPP141772 – 372 Judges Row, Qualicum Beach (Gurd)**

As a property owner, I am submitting a Development Variance Permit Application to reduce the required setbacks from the **front lot line** and **Present Natural Boundary (PNB)** in order to rebuild an existing boatshed.

The variances requested are as follows:

1. Front lot line setback: 6.0m to 2.8m.
2. PNB setback: 15.0m to 8.8m to building, 7.6m to overhang.

SITE DESCRIPTION

The property is zoned Residential 1 (R1) and is bordered by the Salish Sea to the north and other R1 properties in all other directions. The property is bisected by Judges Row, which runs east to west, leaving a portion of the lot located north of Judges Row along the foreshore.

There is an existing, end-of-life boatshed located on the northern (oceanside) portion of the property, which is the subject of this variance application. Attached is a Site Plan prepared by Prism Land Surveying Ltd. showing the location of the existing and proposed boatshed.

The existing structure does not conform to the required setbacks from the front lot line, interior side lot line, and Present Natural Boundary. The boatshed is used to store kayaks and beach supplies.

PROPOSAL

I am requesting variances in order to rebuild the existing boatshed, which has been designed by Little Giant. The proposed accessory building has a slightly smaller footprint than the existing structure, and rotating the boatshed will reduce the extent of the variances required.

The following points summarize the rationale for the requested variances:

- The existing boatshed is structurally unsound and poses a significant safety hazard to myself, my family, and visitors. The foundation is deteriorating beyond repair, and my contractor has advised that the only feasible option is to rebuild.
- The existing boatshed is located only 0.8 m from my neighbour's property line to the west, which does not meet the required side yard setback. The proposed location will conform to the interior side lot line setback permitted in the R1 zone, thereby improving compliance.
- Relocating the structure slightly eastward will increase separation from the neighbouring property and reduce potential fire risk.
- The height of the new boatshed will comply with the R1 zone height allowances.
- I am currently building a new home on the south (inland) side of the property. I will be the only property owner directly affected by the sightlines of the relocated boatshed. The proposed location will not impact my neighbours' views or enjoyment of their properties. A hedge along Judges Row will further screen the structure from the road.
- The new roof structure will be a Dutch hip roof, finished in a gray color to naturally integrate with the surrounding landscape.
- The proposed design includes 1.2 m roof overhangs on all sides to provide shade and protection from the elements. The requested setbacks are measured to the overhangs; the footprint of the proposed boatshed is slightly smaller than the existing structure. The area of the existing accessory building is 30.5m² and the proposed building is 29.0m².
- The boatshed will remain an accessory building. There will be no plumbing, or occupancy within the structure. There will be no interior partitions.
- I intend to reuse materials (such as existing siding) from the current boatshed wherever possible, supporting a sustainable approach and maintaining a consistent aesthetic.
- It is noteworthy that the RS1 zone does not prescribe a front lot line setback. In comparison, an ancillary dwelling unit or houseplex could be as close as 2.0 m from the front lot line, whereas staff have indicated that an accessory building must meet a 6.0 m setback.
- I am pleased to provide two letters of support from adjacent property owners in support of this application.

The proposal will result in a safer, smaller, and a more compliant accessory building that better integrates with the site and neighbourhood. The new structure will enhance safety, reduce fire risk, and maintain the character of the waterfront area along Judges Row.

I respectfully request that Mayor and Council consider and approve this Development Variance Permit Application to allow my family and me to safely rebuild and enjoy our boatshed.

We understand a Marine Shoreline Development Permit will be required and this application would follow the approved variance.

ENCLOSURES

In support of this application, I enclose:

- Development Variance Application Form
- Development Applications Information Table
- Title search
- Documents listed on title: 81985G and CB2352616
- Proposed Site Plan prepared by Prism
- Proposed Building Plan prepared by Little Giant
- Photographs of the existing boatshed
- Letters of Support from neighbouring property owners

Please do not hesitate to contact me if you have any questions or require any additional information.

Yours truly,



Margaret Gurd
Enclosures

PLAN OF PART OF LOT A, DISTRICT LOT 64, NEWCASTLE DISTRICT, PLAN EPP141772.
SHOWING PROPOSED BUILDING THEREON (FOR DEVELOPMENT PERMIT APPLICATION WITH VARIANCE).

Attachment 1

SCALE 1:200

THE INTENDED PLOT SIZE IS 432mm IN WIDTH AND 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200.

NOTE:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF THEREOF AND ARE DERIVED FROM PLAN EPP141772. ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD2013 DATUM, DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS POST-PROCESSED USING NATURAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

THIS PLAN SHOWS THE NATURAL BOUNDARY ACCORDING TO PLAN EPP141772 AND AN OPINION OF THE LOCATION OF THE PRESENT NATURAL BOUNDARY BASED ON FIELD SURVEY. DIMENSIONS OF THE LOT UNDER SURVEY AS SHOWN ON PLAN EPP141772 MAY NOT REFLECT THE CURRENT EXTENT OF TITLE.

FOR BUILDING INSPECTION ONLY.
AS PER BUILDING PLANS RECEIVED SEPTEMBER 16, 2025.

JURISDICTION: TOWN OF QUALICUM BEACH

PARCEL ZONING: RESIDENTIAL 1 (R1)

PID NO: 032-528-493

THIS LOT IS SUBJECT TO LTO CHARGE NUMBERS: M76300, 81985G AND EX164979.

CIVIC ADDRESS: 372 JUDGES ROW,
QUALICUM BEACH, BC

LEGEND

----- DENOTES EAVE AND RIDGE LINES.
+4.0 DENOTES NATURAL GRADE AT BUILDING CORNER.

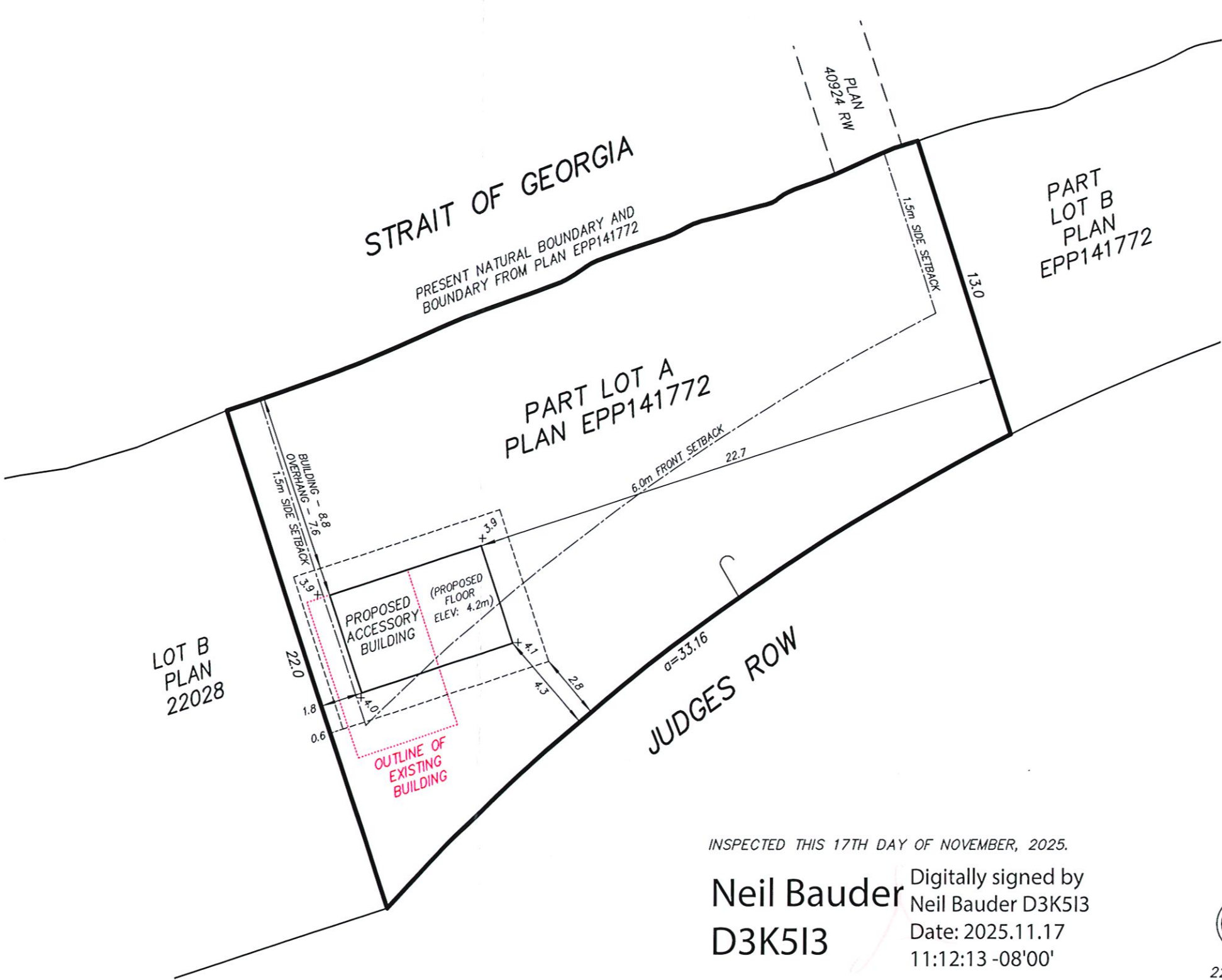
BUILDING AREAS

EXISTING: 30.5 m²
PROPOSED: 29.0 m²

GROSS FLOOR AREAS

EXISTING: 27.2 m²
PROPOSED: 25.7 m²

HEIGHTS	HIGHEST RIDGE
TOP OF SLAB ELEVATION:	4.20
HEIGHT FROM TOP OF SLAB TO HIGHEST RIDGE:	3.43
ELEVATION OF HIGHEST RIDGE:	7.63
MAXIMUM BUILDING ELEVATION ALLOWED ACCORDING TO BYLAW 900:	8.48
VARIANCE REQUIRED:	N/A



INSPECTED THIS 17TH DAY OF NOVEMBER, 2025.

Neil Bauder
D3K5I3

Digitally signed by
Neil Bauder D3K5I3
Date: 2025.11.17
11:12:13 -08'00'



223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
EMAIL: info@prismlandsurveying.ca
FILE NUMBER: 25-106-BL
DRAWING FILE: 25-106 BL5.dwg
DATE: 2025-11-17

PRIME CONSULTANT

LITTLE GIANT

403-671-2826
418 - 12 avenue SW
calgary alberta
T2G 0B4

NOTES

DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE CLARK ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.

KEY PLAN  PROJECT NORTH  TRUE NORTH

ISSUED

NO	ISSUE / REVISION	DATE
----	------------------	------

SEAL

CLIENT

MARGARET GURD

382 Judges Row
Qualicum Beach, BC V9K 2G8

CONSULTANT

PROJECT

JUDGES ROW RESIDENCE

MUNICIPAL ADDRESS:	LEGAL ADDRESS:
382 Judges Row	Part A,
Qualicum Beach, BC	Lots 2 To 6, District lot 64.
	Plan V1P00648

DRAWING TITLE

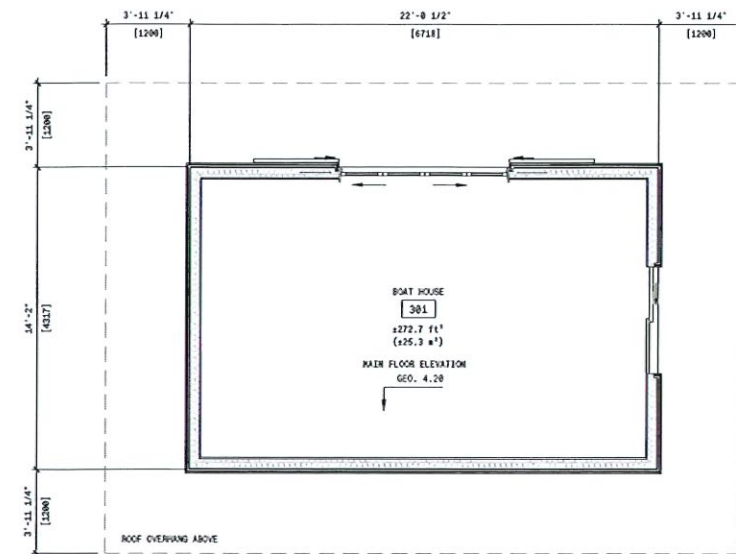
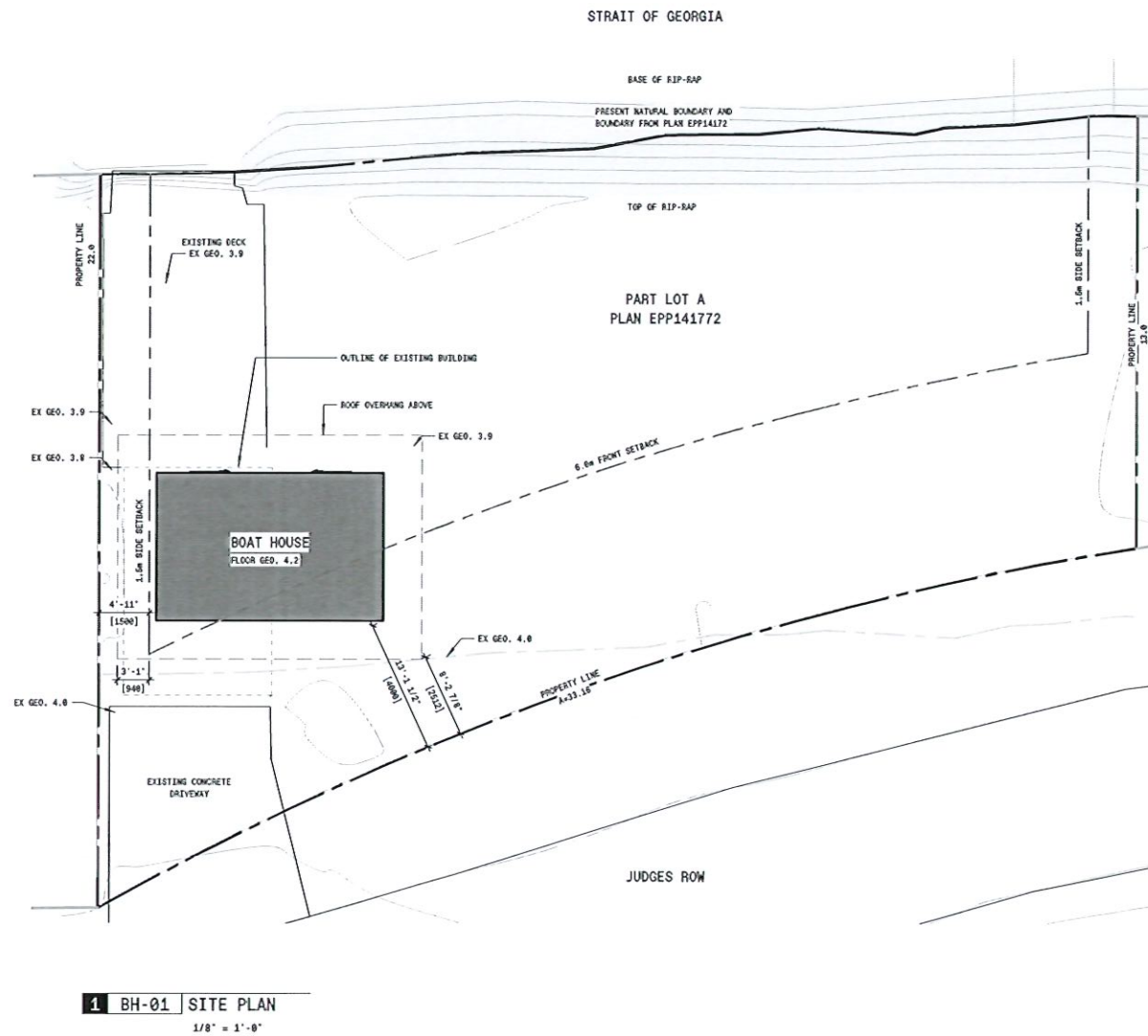
PLANS

DRAWING INFORMATION

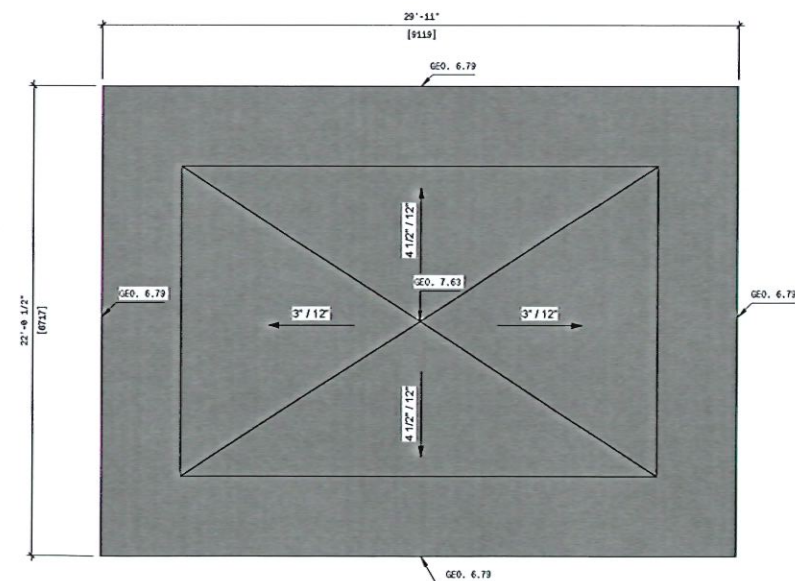
PROJECT NO	24814
STARTED	July 2025
SCALE	As Indicated
DRAWN	SK
CHECKED	PG

REVISION SHEET

 BH-01



2 BH-01 FLOOR PLAN
1/4" = 1'-0"



3 BH-01 BH - ROOF PLAN
1/4" = 1'-0"



Existing boat shed





EXISTING Boatshed.:
Roof overhang - 5' high.


Boatshed
(382)
372 Judge's Row
Page 318



Town of Qualicum Beach
201 – 660 Primrose Street
Box 130
Qualicum Beach, BC
V9K 1S7

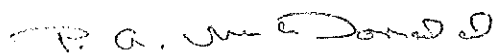
Dear Mayor and Council,

**RE: Lot A, District Lot 64, Newcastle District, Plan EPP141772
372 Judges Row, Qualicum Beach**

Please be advised that I have reviewed the Development Variance Permit Application regarding the proposed relocation of the boathouse on the above-noted property.

As a nearby resident, I have no objection to the proposed construction and am in support of Mayor and Council approving this application.

Yours truly,



NAME: P. McDonald

ADDRESS: 360 Judges Row

DATE: Nov. 14 / 25

Town of Qualicum Beach
201 – 660 Primrose Street
Box 130
Qualicum Beach, BC
V9K 1S7

Dear Mayor and Council,

**RE: Lot A, District Lot 64, Newcastle District, Plan EPP141772
372 Judges Row, Qualicum Beach**

Please be advised that I have reviewed the Development Variance Permit Application regarding the proposed relocation of the boathouse on the above-noted property.

As a nearby resident, I have no objection to the proposed construction and am in support of Mayor and Council approving this application.

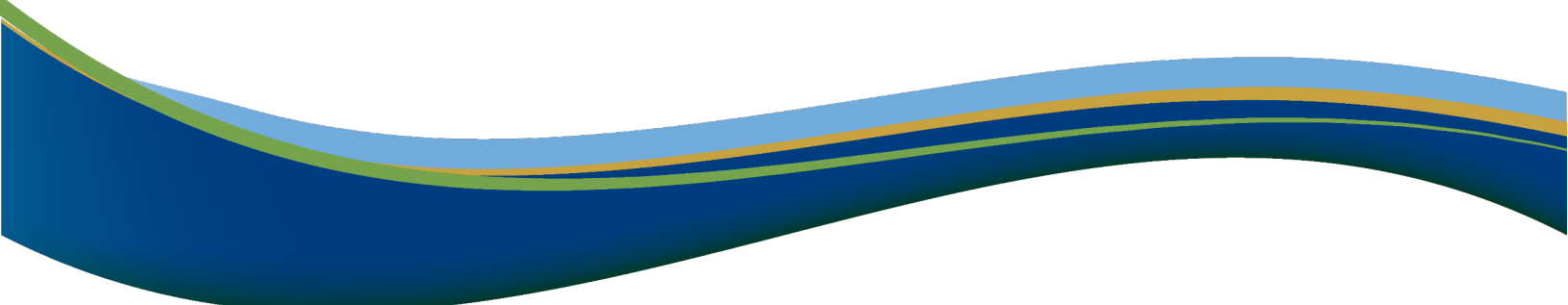
Yours truly,

NAME: Carolynne Craig

ADDRESS: 366 Judges Row

Qualicum Beach, BC.

DATE: November 5, 2025.



TOWN OF QUALICUM BEACH

STAFF REPORT

File No: 7710-20-PB

TO: Lou Varela, Chief Administrative Officer

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Oliver Watson, Capital Projects Manager

SUBJECT: **Garden Road Dog Park: Class D Estimate for Four Pickleball Courts (with Parking)**

GOVERNANCE DECISION:

For Council to consider directing staff to engage a third party to undertake a Class D cost estimate for four pickleball courts and a gravel parking area near the Garden Road Dog Park.

RECOMMENDATIONS:

THAT Council directs staff to engage Victoria Playco to prepare a Class D cost estimate with an expense of \$1,275 excluding GST, to provide construction costs for the potential installation of four pickleball courts and a gravel parking area (for up to 29 vehicles) near the Garden Road Dog Park;

AND FURTHER, THAT staff report back to Council with the results of the Class D cost estimate for Council's subsequent decision making on a location and next steps for installation of pickleball courts in consideration of budget.

PURPOSE

To obtain Council direction to engage the services of Victoria Playco to prepare a Class D cost estimate for the potential construction of four new pickleball courts and a gravel parking area (for up to 29 vehicles) at the Garden Road Dog Park. The cost estimate would provide an order of magnitude budget for funding and siting decisions and is intended to support Council in their decision making. Fiscal 2026 has a budget amount of \$170,000 for the construction of pickleball courts, with the Town funding \$85,000 and the Qualicum Beach Pickleball Club funding \$85,000. Once a Class D estimate has been provided, Council will be asked to consider potential next steps in consideration of budget.

BACKGROUND

- In 2024, Council designated “Potential Pickleball Site #1” (south of the Qualicum Beach Skatepark) as the future location for four pickleball courts (Resolution R24-024).
- On September 17, 2025, Council passed Resolution R25-207 directing staff to investigate converting the third tennis court (Veterans Way/Berwick Road) into four pickleball courts, with findings to be considered during 2026 Strategic Planning.
- Through the 2026 Strategic Planning process, staff identified a preliminary capital framework for a tennis-court conversion option; an estimated \$20,000 design phase (proposed 50/50 split with the Qualicum Beach Pickleball Club (QBPC)) and a preliminary, unverified construction estimate of \$150,000. The Town’s total contribution (design + construction) was capped at \$85,000. QBPC reported \$5,000 cash on hand and access to an additional \$65,000 in raised funds contingent on a defined plan being committed to by May 2026. The QBPC would be responsible for funding any shortfall in their 50% contribution.
- As part of Strategic Planning, staff also noted that early budget approval would be required to maintain the proposed schedule; the findings were brought forward to the November 12, 2025, Committee of the Whole (CoTW) for consideration.
- Subsequent to the delegation from Arrowsmith Tennis Club, on January 21, 2026, a member of Council, staff and representatives from the QBPC met to evaluate alternative pickleball court locations including the Garden Road Dog Park and the Middle Ballfields at the Qualicum Beach Community Park.

DISCUSSION

Staff propose obtaining a Class D cost estimate from Victoria Playco for four new pickleball courts near the Garden Road Dog Park as illustrated in Appendix A, with the cost estimate to include a gravel parking area sized to accommodate up to 29 vehicles. The \$1,275 fee is for preparing the cost estimate only. This approach gives Council an order-of-magnitude budget for funding and siting decisions.

Site comparison and rationale

Garden Road Dog Park:

- **Benefits:** minimal risk of noise complaints; site already cleared and relatively level; avoids displacement of existing sports assets; space for washroom access (portable washroom now, potential permanent toilet later) and space for other undefined recreational amenities in the future.
- **Considerations:** The QBPC has advised that it is unlikely to raise additional funds in the short term. Should project costs exceed the initial budget amount of \$170,000, the QBPC would look to the Town to fund the shortfall. The QBPC did express concerns regarding the site being remote and not visible.

Community Park Middle Ballfield:

- Impacts: relocation of the ball diamond, fencing, storage kiosk, and irrigation would increase costs and complexity, and there is insufficient available space.

Tennis court conversion:

- Tennis Club opposition and potential user group conflicts.

Scope for the Class D estimate

Request that the estimator price the following works to produce a complete order-of-magnitude figure:

1. Four pickleball courts in a single pod: subgrade preparation, drainage, asphalt base, acrylic surfacing, linework, perimeter fencing (10 – 12 ft typical), gates, and nets/posts.
2. Civil works: grading, stormwater management, accessible routes to the courts and basic site restoration.
3. Gravel parking area for up to 29 vehicles, including base preparation, and drainage measures.

Note: A washroom has not been included in this project. The short-term rental (portable toilet) may be feasible. A future single-stall concrete unit with a 1,000 gallon holding tank, estimated at approximately \$40,000, could also be considered in a future budget year.

FINANCIAL IMPLICATIONS

Victoria Playco quoted \$1,275, exclusive of GST, to prepare a Class D cost estimate for the construction of four pickleball courts and a parking area at the Garden Road Dog Park.

The funding source for the cost estimate would be an operating expense through the Parks and Recreation Department's budget.

Resulting budget implications of the Cost D estimate, would require future Council decision making.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
• Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions	• Obtain feedback on analysis, alternatives, and/or decisions	• Work directly with stakeholders to ensure concerns and aspirations are understood and considered	• Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions	• Final decision making in the hands of the stakeholders

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

CONSULT:

- QBPC has been consulted on the newly proposed location and are generally in support, while noting funding constraints.

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area(s) supported by this initiative:

- Good Governance: *To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values.*
- Community Health & Wellbeing: *To improve the health and wellbeing of people who live, work, and play in the Town.*

SUMMARY

Council previously granted early budget approval for construction of four pickleball courts, with the final location to be confirmed. Recent feedback from the Tennis Club opposes the removal of a resurfaced tennis court. Following site visits on January 16, 2026, staff recommend obtaining a Class D estimate (Victoria Playco, \$1,275 exclusive of GST) for four new pickleball courts near the Garden Road Dog Park, including a gravel parking area sized for up to 29 vehicles. Washroom facilities are excluded at this stage, noting that a short-term rental or a future permanent washroom unit can be considered separately.

ALTERNATIVE OPTIONS

- 1) That Council directs staff to proceed with a design to convert the third tennis court to four pickleball courts, to obtain a Class B estimate and, if the Class B construction estimate and design costs are within the \$170K budget, to proceed with posting the project for construction.
- 2) Other as per Council discussion.

APPROVALS

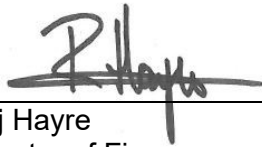
Report respectfully submitted by Oliver Watson, Capital Projects Manager



Oliver Watson
Capital Projects Manager
Report Author



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Raj Hayre
Director of Finance
Concurrence



Amro Kotb
Director of Infrastructure
Services
Concurrence

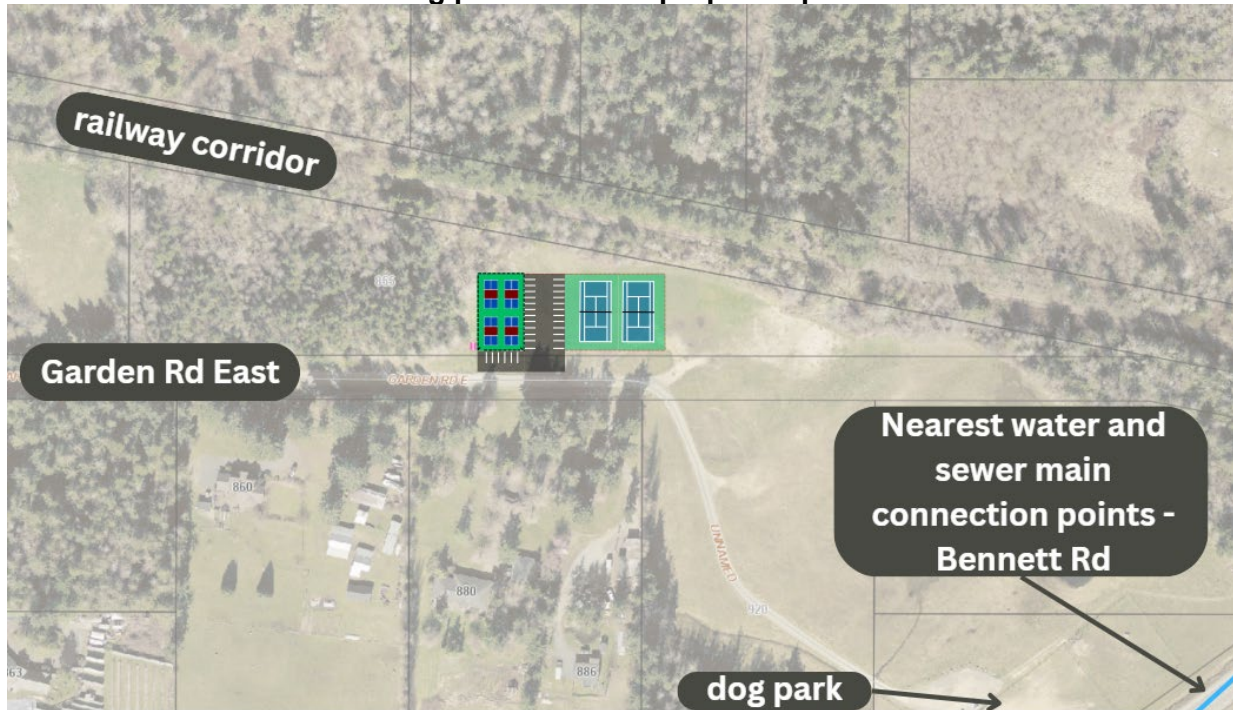
REFERENCES

Appendix A: Illustrations of Pickleball Courts near the Garden Road Dog Park

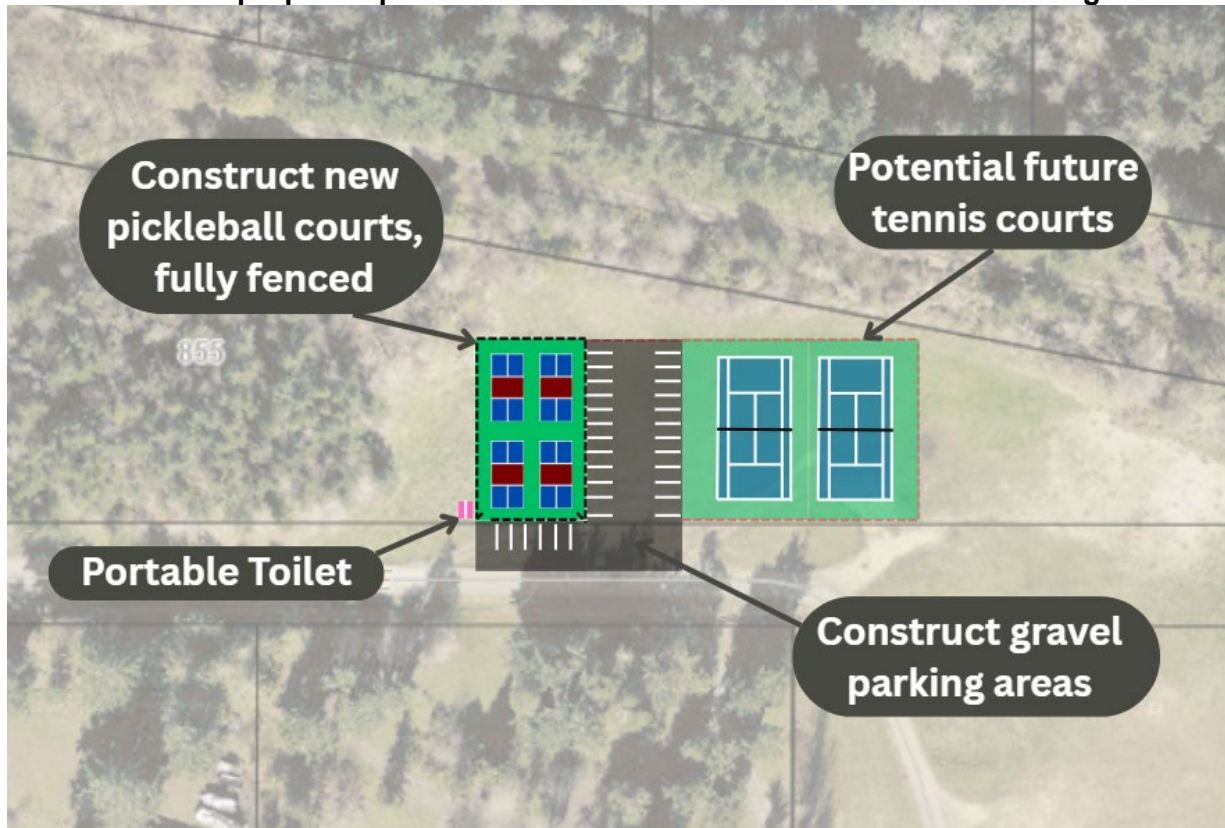
N:\0100-0699 ADMINISTRATION\0550 COUNCIL MEETINGS\0550-20 MEETINGS\2026\02 11 RCM\1. DRAFTS FOR CORPORATE ADMIN REVIEW\Garden Road Dog Park Class D Estimate for Four Pickleball Courts (with Parking).docx

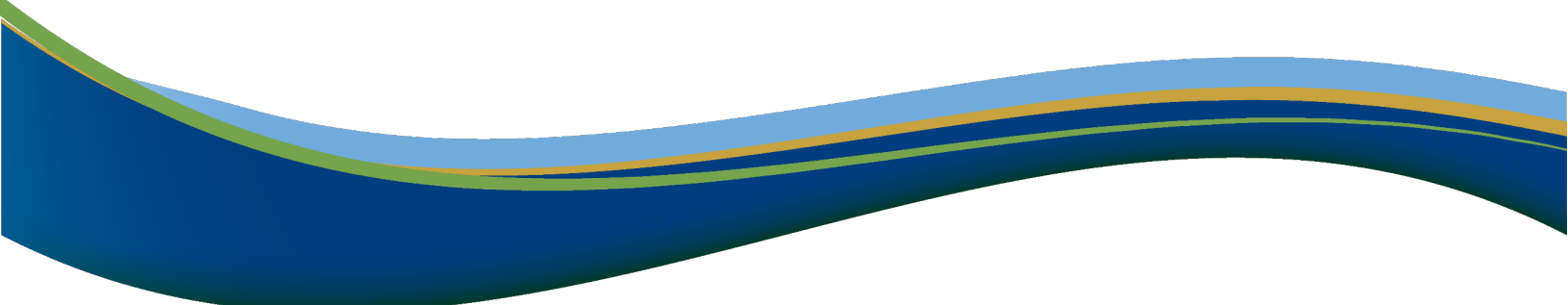
Appendix A – Illustrations of Pickleball Courts near the Garden Road Dog Park

Overview illustration of the dog park area with proposed pickleball courts



Detailed view of proposed pickleball courts located near the Garden Road Dog Park





TOWN OF QUALICUM BEACH

MEMORANDUM

TO: Mayor and Council

FOR: Regular Council Meeting

DATE: February 11, 2026

FROM: Lou Varela, Chief Administrative Officer

SUBJECT: Further Expansion of Noise Sensitive Areas and VTPC

GOVERNANCE DECISION

For Council to consider expanding the Noise Sensitive Areas (NSAs) and to create a Visual Flight Rules Terminal Procedures Chart (VTPC) by directing staff to make application to Nav Canada. Nav Canada supports this approach.

RECOMMENDATIONS:

1. **THAT** Council directs staff to make an application to NAV Canada to create a Visual Flight Rules Terminal Procedures Chart (VTPC) in the Qualicum Beach CAT4 Canadian Flight Supplement (CFS) entry, to include language of “RWY 11 Preferred Departure” and “RWY 29 Preferred Arrival” and to include recommended circuit procedures, as shown on Appendix 1 of the Staff Report dated February 11, 2026.
 2. **THAT** Council directs staff to make an application to NAV Canada to create new additional Noise Sensitive Areas (NSAs) in the Qualicum Beach CAT4 Canadian Flight Supplement (CFS) entry, to include recommended Noise Sensitive Areas on the north side of the Qualicum Beach Runway 11-29 (RWY) and the south side of the Qualicum Beach Runway 11-29 (RWY), Aldous Road, Cottonwood Drive, Hemsworth Road and Rupert Road as shown on Appendix 1 of the Staff Report dated February 11, 2026.
-

PURPOSE

The purpose of this Report is to advance efforts to further mitigate noise concerns associated with the Qualicum Beach Airport. Discussion of expanded Noise Sensitive Areas (NSAs) has occurred since 2024, and establishment of a VTPC have been discussed since September 2025.

Staff are seeking Council’s direction to implement these changes now, with review to occur in one year to determine the effectiveness of these measures. At that time, Council may choose

to retain the status quo or provide additional direction to staff. This one-year period will also allow staff to determine the effectiveness of data collection intended to assess the volume of landings and touch-and-goes for aircraft equipped with ADS-B, given Council's decision making at the January 21, 2026, meeting as follows:

Resolution No. 26-018

THAT staff be instructed to enter into a one-year agreement with ALFA Aero Solutions for a trial period for data collection technology for landings, touch-and-go operations, and other movements such as circuits to a maximum contract amount of \$5500 plus applicable taxes.

BACKGROUND

In response to the extensive number of public inquiries/concerns received in 2024 that staff were unable to act on, and in consideration of the Airport Manager's available working hours in a week, Council provided the following resolution (24-298) in December 2024:

***"THAT** Council directs staff to only investigate inquiries/complaints related to Noise Abatement Procedure (NAP) and curfew violations at the Airport, given the Airport Authority's inability to enforce NSAs."*

Council has deferred decision making on expansion of the NSAs and the establishment of a VTPC to allow for public input and informed decision making. Staff are now requesting direction to proceed or to stand down on the issues, or to be provided with alternative direction on another course of action.

DISCUSSION

It should be noted that while NSAs are not enforceable, they do provide clear guidance to pilots and can be an effective tool to address noise exposure concerns. The approach of coupling the expansion of NSAs with establishment of a Visual Flight Rules Terminal Procedure Chart (VTPC), offers the Town a clear opportunity to assess the effectiveness of these tools in the context of the Qualicum Beach Airport. Staff are proposing this approach with a one-year review period that would be scheduled in 2027.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this Report.

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area(s) supported by this initiative:

- Good Governance: *To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values.*

ALTERNATIVE OPTIONS

1. Direct staff to take no action.
2. Direct consideration of a Noise Abatement Procedure for turns to the South to the 2027 Strategic Planning process.
3. Other as per Council discussion.

APPROVALS

Report respectfully submitted by Lou Varela, Chief Administrative Officer



Lou Varela, MCIP, RPP
Chief Administrative Officer
Report Author



Kevin Goldfuss
Airport Manager
Concurrence



Heather Svensen
Director of Corporate Services
Concurrence

REFERENCES

Appendix 1: Proposed NSAs and VTPC, February 11, 2026

