

Minutes of the 7:00 pm Monday, August 21, 2017, 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 Barry Avis
Councillor Neil Horner
Councillor Bill Luchtmeijer
Councillor Anne Skipsey

ALSO PRESENT: Staff: Daniel Sailland, CAO
John Marsh, Director of Finance
Bob Weir, Director of Engineering and Operations
Luke Sales, Director of Planning
Darryl Kohse, Fire Chief
Cam Purdon, Superintendent of Public Works, Parks and Buildings
Heather Svensen, Corporate Administrator
Rebecca Augustyn, Special Projects Planner

The Mayor called the meeting to order at 7:00 pm.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the August 21, 2017 regular Council meeting agenda with the addition of request for letter of support.

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the July 17, 2017 special Council meeting minutes.

BUSINESS ARISING FROM THE MINUTES

Notice of Motion from the July 17, 2017 regular Council meeting (Councillor Horner)

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council directs Town staff to propose an amendment bylaw that would prohibit Strata Corporations' bylaws or rules referring to the age or family composition of persons who may reside in a dwelling unit without Council approval (this applies to new development only).

CARRIED

Notice of Motion from the July 17, 2017 regular Council meeting (Councillor Skipsey)

Councilor Skipsey MOVED and Councillor Horner SECONDED, THAT Council directs Town staff to work with community partners to develop an education program by the end of October in preparation for the implementation of a bylaw to eliminate the use of plastic bags at point-of-sale in the Town of Qualicum Beach.

CARRIED

PUBLIC AND STATUTORY HEARINGS

Councillor Luchtmeijer declared a conflict of interest noting the close proximity of the proposed development in relation to his business and personal residence. Councillor Luchtmeijer left the meeting at 7:15 pm.

Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (First Avenue & Beach Road Development) Bylaw No. 580.91, 2017

At 7:10 pm, the Mayor declared open the Public Hearing, convened pursuant to Section 464 of the *Local Government Act*, to allow the public to make representations to Council respecting matters contained in the proposed “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (First Avenue & Beach Road Development) Bylaw No. 580.91, 2017”.

Luke Sales, Director of Planning, introduced the bylaw noting the proposed development will amend the zoning for 201 First Avenue West, 207 First Avenue West, 211 First Avenue West, 637 Beach Road and 629 Beach Road to permit a 34-unit multi-residential development. The application proposes one 20-unit condominium, two 4-unit buildings, and two 3-unit buildings. The subject property consists of five parcels, which are currently zoned Residential 2 (R2), Residential 12 (R12) and Residential 14 (R14). The property is designated Transitional Commercial Residential and Mixed Residential 2 in the Official Community Plan. If approved, the zoning would be amended by changing the current zoning classification to a new, site-specific zone called Comprehensive Development Zone 12 (CD12). A tree management plan was provided, as requested.

The Mayor called for any person who deemed themselves affected who wished to be heard or present written submissions to come forward.

- Lola Cook, #2, 208 Mill Road, spoke in favour of the development noting the design of the buildings is in keeping with the style of the Town of Qualicum Beach buildings.
- Tya-Lynne Henschel, 548 Beach Road, spoke in favour of the development noting concern with increased traffic on Beach Road and requesting a review of traffic-calming options for safety reasons.
- Mr. Bosnich, spoke on behalf of the family and his mother who resides at 219 West First Avenue noting that while the development will impact the family home, the family is in favour of the development. Mr. Bosnich noted that discussions had taken place with the developer and an agreement has been reached for the developer to erect a fence along the property line. In closing, Mr. Bosnich suggested that the feedback process be reviewed by the Town, noting his family only became aware of the development with a short time frame leaving only 3 working days to consider the proposal.
- A member of Council questioned the speaker on the need for removal of trees on the laneway on the west side. Mr. Bosnich confirmed that the family was aware of the trees may need to be removed, and that the family was satisfied with this.

The Mayor called a second time for any persons who deemed themselves affected by Bylaw No. 580.91, 2017, who wished to be heard or present written submissions, to come forward.

The Mayor called a third time for any persons who deemed themselves affected by Bylaw No. 580.91, 2017, who wished to be heard or present written submissions, to come forward and, hearing no one, declared the public hearing on Bylaw No. 580.91, 2017 closed at 7:25 pm. Council cannot accept further comments directly from the public. All comments must go through staff.

Councillor Luchtmeijer returned to the meeting at 7:25 pm.

DELEGATIONS

- (1) **Dr. Hasselback**, Island Health, presenting on Local Health Area Profiles – For Information.
- (2) **Brenda Kent**, Oceanside Health and Wellness Network, presenting on activities of OHWN including the top priorities for collective action.
- (3) **John Larson**, 184C West Second Avenue, CA Design, presenting on information relating to a Development Variance Permit application for 184 Harlech Road.

CORRESPONDENCE

- (1) **Correspondence Log** – August 21, 2017 - For Information

COMMITTEE & LIAISON REPORTS

- (1) **General Government** (Mayor Teunis Westbroek)

Mayor Westbroek commented on:

Attending the following:

- 59th Ocean Mile Swim noting the volunteer work from Streamkeepers and the Coast Guard and event organizers. Appreciation to staff for their assistance with the event
- Museum Family Day
- August 3, 2017 - Perfect Storm Meeting, noting discussion points on attraction of doctors or retaining doctors and the option to allow nurse practitioners to have a billing number/system
- Tribal Journey hosted by the Qualicum First Nations noting the use of Town equipment to assist with the event
- Regional District of Nanaimo – Bowser Village Centre Waste Water Project – construction of a \$4.2 million treatment plant which will include the installation of UV disinfection. New system will service 600 to 650 people
- Federal Government – 1/3 of Council stipend is currently tax free; Federal Government is proposing to change this in 2018; Council will be advising FCM and UBCM that we are opposed to this initiative

- (2) **Arts & Culture** (Councillor Barry Avis)

Councillor Avis commented on:

- Attending the opening of the Vancouver Island Regional Library Wellington branch. Summer reading event in Qualicum Beach branch

- UBCM – Library Board – personal initiative for the board to try to advance and improve the funding for less downloading to communities on the Island

Motions from the Select Committee on Environment & Sustainability – August 2, 2017

Staff Recommendation:

Councillor Avis MOVED and Councillor Luchtmeijer SECONDED, THAT Council makes note of the Select Committee on Environment & Sustainability's endorsement of the draft copy of the Town of Qualicum Beach Outdoor Burning Bylaw No. 715, 2017 as presented at the August 2, 2017 meeting.

CARRIED

Councillor Avis MOVED and Councillor Luchtmeijer SECONDED, THAT Council endorses the Select Committee on Environment & Sustainability that the Committee will research the cat and bird strategy with an aim to enhance cat welfare and mitigate the loss of wildlife and birds, by inviting DG Blair to be a delegate at a future meeting and by consultation with community stakeholders, such as the Parksville Qualicum branch of the SPCA and the Qualicum Beach Cat Rescue.

CARRIED

Councillor Avis MOVED and Councillor Horner SECONDED, THAT Council directs staff to provide a letter of support to the Nature/Canada Stewardship Centre of BC to engage both pet owners and bird/wildlife advocates to keep cats safe and save bird lives.

CARRIED

Motion from the Select Committee on Beach Day – August 16, 2017

Staff Recommendation:

Councillor Avis MOVED and Councillor Horner SECONDED, THAT Council authorizes the Town of Qualicum Beach to hold the 7th annual "Beach Day" on the waterfront of Qualicum Beach between Bay Street and the Qualicum Beach Visitor Centre on July 15, 2018, from Noon to 5pm, AND FURTHER endorses Town staff to work with the Select Committee on Beach Day Celebration to prepare for Beach Day 2018, subject to the Select Committee Terms of Reference and the Financial Plan.

CARRIED

(3) Parks & Recreation (Councillor Neil Horner)

Councillor Horner commented on:

- Tribal Journey hosted by the Qualicum First Nations noting the collaboration of the two communities and the work of Chief Recalma
- Concern with the backyard chicken program requesting an update on the program
 - Luke Sales, Director of Planning noted complaint letters have been received and that staff are working with the property owners to deal with the concerns

Notice of Motion:

THAT staff implement an incremental tree replacement program, focusing on the worst hazard trees in the uptown core; AND FURTHER THAT, trees that are removed be replaced using planters or utilizing other available techniques or use of species that do not rip up the pavement.

(4) **Protective Services** (Councillor Bill Luchtmeijer)

Councillor Luchtmeijer commented on:

- August 9 Emergency Operations Appreciation BBQ - attendance wasn't as large because several people were in the interior helping displaced people due to the wildfires

(5) **Community Development** (Councillor Skipsey) - Nil

STAFF REPORTS

(1) **Corporate Administrator** (Heather Svensen)

(a) **2018 Regular Council Meeting Schedule**

Councillor Luchtmeijer MOVED and Councilor Skipsey SECONDED, THAT Council establishes the following schedule for the 2018 regular Council meetings to be held on Mondays at 7:00 pm in the Council Chamber, Town Hall, 660 Primrose Street, on:

January 8, 2018	May 7, 2018	September 17, 2018
January 29, 2018	May 28, 2018	October 15, 2018
February 19, 2018	June 18, 2018	November 5, 2018**
March 19, 2018	July 16, 2018	December 10, 2018
April 16, 2018	August 20, 2018	

***Inaugural Meeting – Civic Centre 7:00 pm*

AND FURTHER THAT Council establishes the following schedule for the 2018 Committee of the Whole meetings (if required) to be held on Wednesdays (Thursdays when required) at 10:00 am in the Council Chamber, Town Hall, 660 Primrose Street, on:

Committee of the Whole meetings - 10:00 am (if required) - following dates:

Wednesday, January 17, 2018	Wednesday, July 4, 2018
Thursday, February 15, 2018	Wednesday, August 1, 2018
Wednesday, March 7, 2018	Thursday, September 6, 2018
Wednesday, April 4, 2018	Wednesday, October 3, 2018
Wednesday, May 16, 2018	Wednesday, November 21, 2018
Wednesday, June 6, 2018	

CARRIED

- (2) Financial Administration (John Marsh)
 - (a) **Memorial Avenue Upgrades – Phase 3: Beach Creek Enhancement, Highway 19A Roundabout & Bike Path Completion – Request for Proposal Award**
Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council of the Town of Qualicum Beach awards the Request for Proposal Engineering Services Contract for Memorial Avenue Completion Phase 3: Beach Creek Enhancement, Highway 19A Roundabout & Bike Path Completion, to Koers & Associates Engineering Ltd.
CARRIED
 - (b) **Monthly Finance Report – For Information**
- (3) **Fire Department** (Darryl Kohse, Fire Chief)
 - (a) **Monthly Fire Department Report – For Information**
- (4) **Planning** (Luke Sales, Director)
 - (a) **3D Model of Commercial Core – For Information**
 - (b) **Development Variance Permit – 222 Garden Road West**
Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT Council directs staff to fulfill statutory notification requirements so that Council can consider issuance of a Development Variance Permit for 222 Garden Road West at their meeting on September 11, 2017.
CARRIED
 - (c) **Development Variance Permit – 184 Harlech Road**
Councillor Skipsey MOVED and Councillor Luchtmeijer SECONDED, THAT Council directs staff to fulfill statutory notification requirements so that Council can consider issuance of a Development Variance Permit for 184 Harlech Road at their meeting on September 11, 2017.
CARRIED
 - (d) **Official Community Plan Update**
Councillor Skipsey MOVED and Councillor Luchtmeijer SECONDED, THAT Council receives the updated timeline for the 2017 OCP Review as attached to the August 21, 2017 Planning Memo to Council.
CARRIED
 - (e) **Temporary Use Permit Application – Medical Marijuana**
Councillor Horner MOVED and Councillor Avis SECONDED, THAT Council directs staff to fulfill statutory notification requirements so that Council can consider, at the September 11, 2017 Regular Council meeting, issuance of a Temporary Use Permit for VanIsle Wellness Centre Ltd that would permit a medical marijuana dispensary at #1-675 Fir Street subject to the conditions identified in the August 21, 2017 Planning memo to Council.
CARRIED

BYLAWS

Councillor Luchtmeijer declared a conflict of interest noting the close proximity of the proposed development in relation to his business and personal residence. Councillor Luchtmeijer left the meeting at 9:19 pm.

(1) Bylaw No. 580.91, 2017 (First Avenue and Beach Road Redevelopment)

Councillor Avis MOVED and Councillor Horner SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (First Avenue and Beach Road Redevelopment) Bylaw No. 580.91, 2017" be given third reading.

CARRIED

(2) Bylaw No. 674.01, 2017 Council Procedure Bylaw

Councillor Luchtmeijer MOVED and Councillor Skipsey SECONDED, THAT the bylaw entitled Town of Qualicum Beach Council Procedure Bylaw No. 674, 2013, Amendment (Inaugural Meeting) Bylaw No. 674.01, 2017" be introduced and read a first time.

CARRIED

Councillor Avis MOVED and Councillor Horner SECONDED, THAT the bylaw entitled Town of Qualicum Beach Council Procedure Bylaw No. 674, 2013, Amendment (Inaugural Meeting) Bylaw No. 674.01, 2017" be read a second time.

CARRIED

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT the bylaw entitled Town of Qualicum Beach Council Procedure Bylaw No. 674, 2013, Amendment (Inaugural Meeting) Bylaw No. 674.01, 2017" be read a third time.

CARRIED

Councillor Avis MOVED and Councillor Horner SECONDED, THAT following public notice in accordance with the requirements of Section 94 of the *Community Charter*, Council consider the adoption of Bylaw No. 674.01, 2017 at the 7:00 pm October 2, 2017 Regular Council meeting in the Council Chamber, 660 Primrose Street, Qualicum Beach, BC.

CARRIED

(3) Bylaw No. 716, 2017 and Bylaw No. 717, 2017 Permissive Tax Exemption Bylaws

Councillor Skipsey MOVED and Councillor Horner SECONDED, THAT the bylaw entitled "Town of Qualicum Beach 2018 Taxation Exemption Bylaw No. 716, 2017" be introduced and read a first time.

CARRIED

Councillor Luchtmeijer MOVED and Councillor Skipsey SECONDED THAT the bylaw entitled "Town of Qualicum Beach 2018 Taxation Exemption (Places of Worship) Bylaw No. 717, 2017" be introduced and read a first time.

CARRIED

COMMENTS FROM THE GALLERY

- Robert Filmer, 501 Tyee Crescent, suggested that Council close the Town's forested parks during the fire ban;
- Kevin Monahan, 586 Alder Street, spoke in support of Councillor Horner's Notice of Motion regarding prohibiting age restrictions to future developments;
- Art Skipsey, 383 Crescent Road West, spoke on the Town's zero run-off policy; Poplar Avenue improvements; roundabout on Memorial Avenue at the waterfront.

MOTION TO CLOSE

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT the meeting be closed to the public for the purposes of considering:

- (a) Labour relations or other employee relations; and
- (b) Litigation or potential litigation affecting the municipality.

CARRIED

MEETING CLOSED TO THE PUBLIC AT: 9:40 pm

MEETING REOPENED TO THE PUBLIC AT: 10:10 pm

ADJOURNMENT

Councillor Luchtmeijer MOVED and Councillor Avis SECONDED, THAT Council adjourns the meeting.

CARRIED

MEETING ADJOURNED: 10:10 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbroek
Mayor