

Minutes of the 7:00 pm Monday, July 17, 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: Bob Weir, Director of Engineering and Operations
Luke Sales, Director of Planning
Darryl Kohse, Fire Chief
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 July 17, 2017 regular Council meeting agenda.

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the June 16, 2017 special Council meeting minutes.
Council approved, by unanimous consent, the June 19, 2017 regular Council meeting minutes.

BUSINESS ARISING FROM THE MINUTES

Notice of Motion from the June 19, 2017 regular Council meeting (Mayor Westbroek)

Mayor Westbroek MOVED and Councillor Luchtmeijer SECONDED, THAT Council directs staff to prepare a construction impact mitigation strategy for Council's consideration.

CARRIED

Notice of Motion from the June 19, 2017 regular Council meeting (Councillor Horner)

Councillor Horner MOVED and Mayor Westbroek SECONDED, THAT staff prepare a bylaw requiring any and all coffee-roasting operations within the Town boundaries to install an after burner in order to control their emissions.

MOTION FAILED

Councillor Avis MOVED and Councillor Luchtmeijer SECONDED, THAT Council defer consideration of any bylaws regulating coffee roasting until Island Health and Worksafe BC have evaluated the issue as it relates to coffee roasters in Qualicum Beach.

CARRIED

PUBLIC AND STATUTORY HEARINGS

Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (174 & 180 First Avenue West) Bylaw No. 580.90, 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 (Housekeeping) Bylaw No. 580.90, 2017".

Luke Sales, Director of Planning, introduced the bylaw noting the proposed development is seeking to amend the zoning for 174 and 180 First Avenue West to permit a 15-unit multi-residential development with 194m² of ground floor commercial, (commercial block on the East side of the development).

Patricia Bell, 175 Second Avenue West, Qualicum Beach, spoke in opposition of the proposed development noting issue with the removal of trees, demolition of current buildings and loss of the natural charm in the central core of the downtown. Leaving trees in place would create a natural scenic hedge and provide privacy for all concerned.

Graham Riches, 171 First Avenue West, expressed concern with the removal of trees for the proposed development noting clear cutting of the trees in the centre of town should be protected. Development should be designed around the existing trees to protect the beauty of the Town.

The Mayor called a second time for any persons who deemed themselves affected by Bylaw No. 580.90, 2017, who wished to be heard or present written submissions, to come forward.

C. Boshier, 230 Crescent Road West, commented on the Quality of Life Survey requesting where the survey questions the reader about clear cutting in the Town of Qualicum Beach.

Susan Stark, 238 Seacroft Road, suggested that Council look at the big picture rather than looking at the details. Ms. Stark further noted the importance of development for the entire community. Trees can be replaced and built up again. We have to look beyond our generation. The beauty will still be here. Focus on the big picture.

Diane Spendlove, 173 Fifth Avenue West, noted the fast growth of trees noting the land owner has the right to remove trees. Taxpayers pay a lot to have the Town-owned trees maintained.

Graham Riches, 171 First Avenue West, noted three points: (1) big picture is the environment; (2) not anti-development, build with the environment; (3) view of the streetscape – trees versus masonry blocks.

The Mayor called a third time for any persons who deemed themselves affected by Bylaw No. 580.90, 2017, who wished to be heard or present written submissions, to come forward and, hearing no one, declared the public hearing on Bylaw No. 580.90, 2017 closed at 7:25 pm. Council cannot accept further comments directly from the public. All comments must go through staff.

DELEGATIONS

Lois Eaton, 591 Tamarack Drive, Communities to Protect Our Coast, presenting on plastic bags in Qualicum Beach and plastics in the ocean - For Information.

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 7:40 pm.

Doug Foord, ICIC, presenting on the proposed development at Beach Avenue and First Avenue - For Information.

Councillor Luchtmeijer returned to the meeting at 7:48 pm.

CORRESPONDENCE

(1) **Correspondence Log** - July 17, 2017 - For Information

Council requested a letter be sent to A. Byrne in response to her July 4, 2017 correspondence regarding signage on the Dollymount Trail noting that the Town follows the standard signage guidelines on the direction of the recommendations from the traffic consultant, Richard Drudhl, noting there will be no signage changes at this time.

COMMITTEE & LIAISON REPORTS

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

Mayor Westbroek commented on:

Attending the following:

- June 28th - The Old School House Exhibition - 150 artist submissions "My Canada"
- July 1st - unveiling of the mural at Echo Players - congratulated the volunteers, fundraisers and Town staff
- July 1st - Canada Day Celebrations organized by the Qualicum Beach Legion and Canada 150 Committee and thanking the volunteers for the unforgettable day
- Opening of Bard to Broadway
- Airport Day- thanking Town staff; fire department and the volunteers.
Requesting a note of thanks be sent to Paul Connor and his volunteers

Commenting on the following:

- Review of the transit route noting the route change having the buses travelling East to West. Identification of the bus stop locations is ongoing
- Requesting the landscape plan for the Berwick Development to be included in the next agenda package
- Change to the Regional District of Nanaimo Committee of the Whole meeting: start time will be 3:00 pm commencing in September
- Draft of the "State of Recreation" is now complete and being reviewed by the Parks Commission (pools; arenas, etc.)

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

Commented on upcoming events:

- July 22nd – St. Mark's Fair / Grand Prix d' Art / Farmers' Market relocated to bus garage site / curling club-organized sale in the curling club/ museum organized-sale
- July 23rd – Beach Day event – all day activities – shuttle service

(3) **Parks & Recreation** (Councillor Neil Horner)

Councillor Horner commented on:

- Tribal journey event (August 1st) - the Qualicum Band is looking for volunteers – call 757-9337 to volunteer

Notice of Motion

THAT Council directs 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.

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

Councillor Luchtmeijer commented on:

- Fire support to the wildfires burning in BC
- Emergency Management Oceanside involvement – special shout out for those who helped, including our own fire department members, with the July 6th event in Parksville. Thirty suites were provided for emergency support services for accommodation; 44 residents, 7 cats and 3 birds with the help of the SPCA; responded to any call for displaced residents totalling 112 hours of volunteer time.

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

Attending the following:

- Unveiling of the mural at the Echo Players Theatre – acknowledged and thanked everyone who worked on the project
- Canada 150 Celebration - thanking the organizers
- Dementia-friendly training – with knowledge comes better understanding – communication strategy “Connection not correction” Does it really matter? – just connect with them. Town staff, RDN and the City of Parksville were in attendance. Thanked staff for organizing

Commenting on the following:

- Presentation on free-roaming cats - referral to the Select Committee on Environment and Sustainability
- Chamber of Commerce – ad to be installed at the visitor pull-out – staff to provide an update at the next meeting

STAFF REPORTS

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

- (a) **Announcement of Council Meeting Motions - Nil**
- (b) **Qualicum and District Recreation Club (Curling Club) Temporary Change to a Liquor Licence**

Councillor Luchtmeijer MOVED and Councillor Skipsey SECONDED, THAT Council authorizes staff to provide a letter of consent to the Qualicum and District Recreation Club (Curling Club) to submit their Temporary Change to a Liquor Licence application for a licensed establishment on Town-owned property located at 641 Memorial Avenue, Qualicum Beach; AND FURTHER THAT the Council of Qualicum Beach does not wish to provide comment on the applications from the Qualicum and District Recreation Club to the Liquor Control and Licensing Branch for a temporary change to Liquor Licence No. 035075 for a temporary extension of their licensed area on October 21 & 22, 2017; November 11 & 12, 2017; January 7 & 8, 2018; February 10 & 11, 2018; February 24 & 25, 2018; and March 24 & 25, 2018.
CARRIED

- (2) **Fire Department** (D. Kohse, Fire Chief)
 - (a) **Monthly Fire Department Report** – For Information
- (3) **Planning** (Luke Sales, Director)
 - (a) **2016-2017 Official Community Plan Review Update: 2017 Quality of Life Survey** – For Information – Public engagement – September 13th at the Civic Centre

Council provided the following comments:

- Councillor Skipsey expressed appreciation to the Committee members for their time and commitment to the process
- Councillor Luchtmeijer suggested that staff make a valiant effort to promote the Quality of Life Survey with the deadline of July 31st approaching. Also suggested that the discussion papers be in an easy-reading format.
- Councillor Avis noted that the July 31st deadline could be extended.

- (4) **Engineering and Operations** (Bob Weir, P. Eng., Director)
 - (a) **Proposal to Operate a Flight Training Unit at the Qualicum Beach Airport**
Councillor Luchtmeijer MOVED and Councillor Avis SECONDED, THAT Council not approve a flight training unit at the Qualicum Beach Airport at this time.
CARRIED

BYLAWS

- (1) **Bylaw No. 457.10 – Airport Lease Rates**
Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT the bylaw entitled “Town of Qualicum Beach Airport Establishment and Operations Bylaw No. 457.05, 1998 Amendment (Beaufort) Bylaw No. 457.10, 2017” be given second reading.
CARRIED

(2) **Bylaw No. 580.91 – First Avenue West and Beach Road Development**

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 8:25 pm.

Councillor Horner MOVED and Councillor Avis 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 second reading subject to:

- o Provision of a tree-management plan.

CARRIED

Councillor Avis MOVED and Councillor Horner SECONDED, THAT Council hold a public hearing on Monday, August 21, 2017 at 7:00 pm at the Qualicum Beach Town Hall, Council Chambers 660 Primrose Street, Qualicum Beach in regard to “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (First Avenue and Beach Road Redevelopment) Bylaw No. 580.91, 2017”.

CARRIED

Councillor Luchtmeijer returned to the meeting at 8:40 pm.

(3) **Bylaw No. 580.90, 2017 – 174 & 180 First Avenue West**

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT the bylaw entitled “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (174 & 180 First Avenue West) Bylaw No. 580.90, 2017” be given third reading.

CARRIED

Councillor Skipsey MOVED and Councillor Horner SECONDED, THAT Council instructs staff to have a restrictive covenant placed on the property at 174 and 180 First Avenue West that would prohibit rules referring to the age of persons who may reside in the dwelling units without Council approval.

CARRIED

Councillor Skipsey MOVED and Councillor Horner SECONDED, THAT staff be instructed to notify the developer of 174 and 180 First Avenue West that the Town will accept a contribution to the Town’s off-street parking fund in lieu of the required commercial parking.

CARRIED

COMMENTS FROM THE GALLERY

- Kevin Monahan, spoke in favour of the presentation done by Lois Eaton on plastic bags in our community.

MOTION TO CLOSE

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

- 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.

CARRIED

MEETING CLOSED TO THE PUBLIC AT: 8:57 pm

MEETING REOPENED TO THE PUBLIC AT: 9:55 pm

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 9:55 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbroek
Mayor