

Minutes of the 7:00 pm Monday, May 1, 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 and Community Development
Darryl Kohse, Fire Chief
Heather Svensen, Corporate Administrator
Cam Purdon, Superintendent of Public Works, Parks and Buildings

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

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the May 1, 2017 regular Council meeting agenda as amended by reordering item 8(5) – Backyard Chickens to Business Arising from the Minutes.

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the:

- April 10, 2017 regular Council meeting minutes,
 - April 24, 2017 special Council meeting minutes, and
 - April 27, 2017 special Council meeting minutes,
- as corrected for spelling and grammar.

BUSINESS ARISING FROM THE MINUTES

- (1) **Notice of Motion from April 10, 2017 regular Council meeting** (Councillor Avis)
Councillor Avis MOVED and Councillor Skipsey SECONDED, THAT Council instructs staff to do the necessary notification to establish Yambury Park as an official Park.
CARRIED
- (2) **Notices of Motion from April 10, 2017 regular Council meeting** (Councillor Skipsey)
Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT Council instructs staff to work with the Qualicum Beach Chamber of Commerce on promoting the Town's excellent tap water supply through advertising on the Chamber of Commerce's tourist information board.
CARRIED

Councillor Skipsey MOVED and Councillor Luchtmeijer SECONDED, THAT staff be instructed to investigate options and costs to include presentation materials during the live streaming of Council and Advisory Planning Commission meetings; AND FURTHER

THAT, the number of people accessing the live streaming be provided to Council.
CARRIED

- (3) **Memorial Avenue Phase III** - requesting clarification on the proposed project
Notice of Motion (Councillor Skipsey)

THAT Council instructs staff to provide a presentation on the proposed Memorial Avenue Phase III project at an upcoming Committee of the Whole Meeting.

- (4) **Bylaw 580.92 & Bylaw 605.02 - Backyard Chickens**

Councillor Horner MOVED and Councillor Skipsey SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (Backyard Chickens) Bylaw No. 580.92, 2017" be adopted, as amended.
CARRIED

Councillor Skipsey MOVED and Councillor Luchtmeijer SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Development Application Procedures and Fees Bylaw No. 605, 2007, Amendment (Backyard Chickens) Bylaw No. 605.02, 2017" be adopted.
CARRIED

DELEGATIONS

- (1) **DG Blair, Stewardship Centre of BC**, presenting on the impacts of free roaming cats on wildlife and birds and giving an overview of resources for municipalities and pet owners to improve the health and welfare of both cats, birds and wildlife - For Information

CORRESPONDENCE

- (1) **Correspondence Log** – April 10, 2017 – For Information
- (2) **T. Lutz, Heart & Stroke Foundation of B.C & Yukon**, requesting permission to hold the Big Bike event in Qualicum Beach on Thursday, May 25, 2017.
Councillor Horner MOVED and Councillor Skipsey SECONDED, THAT Council grants permission to the Heart & Stroke Foundation of BC & Yukon to hold the Annual Heart & Stroke Big Bike event through the streets of Qualicum Beach to the destination of the parking lot at the Bus Garage, on Thursday, May 25, 2017 from 8:00am to 8:00 pm; AND FURTHER THAT Council directs staff to proceed with the placement of all necessary barricades and provision of traffic control as deemed necessary, and subject to the applicant working with Town staff to ensure all Town requirements of the Special Event Permit are met, including emergency services notification.
CARRIED

COMMITTEE & LIAISON REPORTS

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

- (a) **Abandoned Vessels Bill**

Mayor Westbroek MOVED and Councillor Horner SECONDED, WHEREAS:

1. Abandoned vessels pose an environmental risk and navigational hazard;
2. No regulations or programs have established effective measures for the removal and disposal of abandoned vessels;
3. Coastal communities in Canada have called on the government to act on abandoned vessels for decades;

THEREFORE BE IT RESOLVED THAT the Town of Qualicum Beach encourage the Federal Government to adopt Bill C-352 "An Act to amend the Canada Shipping Act, 2001 and to provide for the development of a national strategy (abandonment of vessels)", which would prevent abandoned vessels from becoming hazards in the first place, enable rapid Coast Guard response and encourage owners to remove end of life vessels using a vessel turn-in program, which will foster recycling markets; AND FURTHER THAT the Town of Qualicum Beach forward the motion regarding Bill C-352 to Transport Canada, Environment Canada, Ministry of Forests, Lands and Natural Resource Operations, and local MPs and MLAs.

CARRIED

Mayor Westbroek reported on:

- Island Corridor Foundation –proposal for corridor conversion from rail to trail from Parksville to Courtenay
- Attending the Lawn Bowling Club's official season opener
- Attending the Qualicum Beach Memorial Golf course joint meeting
- Attending the Annual General Meeting of the Chartwell Residents' Association, noting that options to suggest changes to the new transit route are welcome

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

Councillor Avis discussed the Town of Qualicum Beach Sustainability Plan

Notice of Motion:

THAT Council requests staff to provide a report on the status of Appendix A of the 2012 - 2017 Qualicum Beach Sustainability Plan.

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

Motions for the Select Committee on Parks, Recreation and Culture from the March 15 committee meeting:

Councillor Horner MOVED and Mayor Westbroek SECONDED, THAT Council directs staff to prepare a feasibility analysis, including cost, for the design and construction for two (2) outdoor sand volleyball courts at the Qualicum Beach Community Park.

CARRIED

Councillor Horner MOVED and Councillor Skipsey SECONDED, THAT Council direct staff to begin a formal feasibility process to examine options for an Action Sport Facility (a surface for activities that includes bicycles, skateboards and scooters) in Qualicum Beach.

CARRIED

Councillor Horner reported on:

- Attending the Regional District of Nanaimo Island Economic Development meeting and grant funding provided
- Map to be placed in the Town Hall foyer to identify where broom is in bloom

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

Councillor Luchtmeijer reported on:

- Island Corridor Foundation continues to encourage freight transport on Vancouver Island. The Regional District of Nanaimo has backed out due to the lack of action. Federal application for funding has expired; new application is required.
- Attending the induction of our former MLA, Michelle Stilwell into the BC Sports Hall of Fame for her gold medals and world records in wheelchair athletics
- May 3 – Emergency Social Services Exercise
- May 7-12 – Emergency Preparedness Week
- May 27 – Emergency Preparedness Expo – Parksville

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

Councillor Skipsey reported on:

- Attending the Chamber of Commerce monthly meeting and member meeting – presentation by Jeannie Shaver, Farmers' Market manager
- Attending the Qualicum Community Education and Wellness Society meeting
- Hosting a tour and information session with 80 grade 4-5 students from Qualicum Beach Elementary School
- The issue of bicycle safety along Hoylake Road and Canyon Crescent Road and the pedestrian crossings at Arbutus Street and Canyon Crescent Road be referred to the Select Committee on Public Safety for consideration
- That a no parking zone along the first three residences along the beach just west of the bottom of Bay Street be referred to the Select Committee on Public Safety for consideration
- Attending meetings with young people about attaining affordable housing in Qualicum Beach

Notice of Motion:

THAT council directs staff to make the preparations necessary for the establishment of a Select Committee on Housing.

THAT Council directs staff to refer the presentation of DG Blair on the impacts of free roaming cats on wildlife and birds to the Select Committee on Environment and Sustainability for consideration and comment.

STAFF REPORTS

(1) **Chief Administrative Officer** (Daniel Sailland)

(a) **Brant Viewing Platform**

Councillor Horner MOVED and Councillor Skipsey SECONDED, THAT Council refers the Brant viewing platform on the waterfront and its replacement to the

Select Committee on Parks, Recreation and Culture agenda for discussion.

CARRIED

Council requested that the draft amended Outdoor Burning Bylaw be referred to Select Committee on Public Safety and the May 11th, 2017 Committee of the Whole Meeting.

(2) **Corporate Administrator** (Heather Svensen)

(a) **Announcement of Council Meeting Motions - Nil**

(b) **Policy 4004-14: Wireless Communication Devices**

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Policy 4004-14: Wireless Communication Devices be referred to the May 11, 2017 Committee of the Whole meeting for discussion.

CARRIED

(c) **Town Celebrates 75 Years - Saturday, May 6th at 12:30 pm in Glassford Square**

(3) **Fire Department** (Darryl Kohse)

(a) **Monthly Fire Department Report - For Information**

(4) **Planning** (Luke Sales, Director of Planning)

(a) **2016 - 2017 Official Community Plan Review Update: 2017 Quality of Life Survey - For Information**

(b) **Zoning Amendment: 174 & 180 First Avenue West**

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council refers the development application for 174 & 180 First Avenue West with Site Option "C" and "D" to the Advisory Planning Commission for comment as attached to the May 1, 2017 Planning Memo to Council, subject to the provision of additional information:

- o Updated building details for the townhomes and commercial space along First Avenue;
- o Building materials and colours,
- o Updated turning radiuses; and,
- o Confirmation of building height, including the ground floor elevation of Block 2 by 0.3m.

CARRIED

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT Council directs staff to prepare a bylaw to establish a Local Area Service along the south side of First Avenue West from Primrose Street to Jones Street.

CARRIED

BYLAWS

Councillor Luchtmeijer declared a conflict of interest, noting the proximity of the proposed development in relation to his business and personal residence. Councillor Luchtmeijer left the meeting at 8:12 pm

(1) **Bylaw 580.84 - 210 First Avenue West**

Councillor Horner MOVED and Councillor Skipsey SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (210 First Avenue West) Bylaw No. 580.84, 2017" be introduced and given first reading.

CARRIED

Councillor Horner MOVED and Councillor Avis SECONDED, THAT Council refers the development application for 210 First Avenue West to the Advisory Planning Commission for comment, subject to the provision of additional information:

- o A functional commercial façade for the three commercial units fronting First Avenue West;
- o Front, side, and rear building setbacks; and
- o Detailed storm water management plan.

CARRIED

Councillor Luchtmeijer returned to the meeting at 8:20 pm

(2) **Bylaw 580.87 & 700.13 - 560/570 Laburnum Road - Land Use Bylaw and Official Community Plan Bylaw Amendments**

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Official Community Plan Bylaw No. 700, 2011, Amendment (560/570 Laburnum Road) Bylaw No. 700.13, 2016" be given third reading.

CARRIED

RECORDED VOTE REQUESTED

IN FAVOUR: Mayor Westbroek; Councillors Horner, Luchtmeijer

OPPOSITION: Councillors Avis, Skipsey

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (560/570 Laburnum) Bylaw No. 580.87, 2016" be given third reading.

CARRIED

RECORDED VOTE REQUESTED

IN FAVOUR: Mayor Westbroek; Councillors Horner, Luchtmeijer

OPPOSITION: Councillors Avis, Skipsey

(3) Bylaw No. 580.88 – 120 First Avenue West (Berwick Retirement Facility)

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT the bylaw entitled “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (120 First Avenue West - Berwick Facility) Bylaw No. 580.88, 2016” be adopted.

CARRIED

RECORDED VOTE REQUESTED

IN FAVOUR: Mayor Westbroek; Councillors Horner, Luchtmeijer

OPPOSITION: Councillors Avis, Skipsey

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council authorizes staff to issue Development Permit No. 1326 for 120 First Avenue West, as attached to the May 1, 2017 Planning Memo.

CARRIED

RECORDED VOTE REQUESTED

IN FAVOUR: Mayor Westbroek; Councillors Horner, Luchtmeijer

OPPOSITION: Councillors Avis, Skipsey

(4) Bylaw 580.89 - Sand Pebbles Inn

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT the bylaw entitled “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (2751 Island Hwy West - Sand Pebbles Inn) Bylaw No. 580.89, 2016” be given third reading.

CARRIED

Council suggested that prior to issuance of a Development Permit to 2751 Island Highway West, the applicant be invited to present to the Advisory Planning Commission.

(5) Bylaw 580.93 - Housekeeping

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT the bylaw entitled “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (Housekeeping) Bylaw No. 580.93, 2017” be given second reading.

CARRIED

Councillor Horner MOVED and Councillor Avis SECONDED, THAT a public hearing be held on Monday, May 29, 2017 at 7:00 pm at the Qualicum Beach Town Hall, 660 Primrose Street, Qualicum Beach in regard to “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (Housekeeping) Bylaw No. 580.93, 2017”.

CARRIED

(6) Bylaw 713 - Water Works

Councillor Avis MOVED and Councillor Horner SECONDED, THAT the bylaw

entitled "Town of Qualicum Beach Waterworks Rate and Regulation Bylaw No. 713, 2017" be adopted.

CARRIED

RECORDED VOTE REQUESTED:

IN FAVOUR: Mayor Westbroek; Councillors Avis; Horner; Luchtmeijer and Skipsey

(8) Bylaw 714 - Property Tax Rates Bylaw

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Tax Rates (2017) Bylaw No. 714, 2017" be adopted.

CARRIED

RECORDED VOTE REQUESTED:

IN FAVOUR: Mayor Westbroek; Councillors Avis; Horner; Luchtmeijer and Skipsey

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED at 9:15 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbroek
Mayor