

Minutes of the 7:00 pm Monday, January 29, 2018, 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
 Bob Weir, P. Eng., Director of Engineering and Operations
 Luke Sales, Director of Planning and Community Development
 Cam Purdon, Superintendent of Public Works, Parks and Buildings
 Dennis Trudeau, Director of Special Projects
 Heather Svensen, Corporate Administrator
 Haylee Gould, Deputy Corporate Administrator

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

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the January 29, 2018 regular Council meeting agenda, as amended by:

- (a) adding the late addition titled 'Remedial Action Order for 263 Buller Road' under the Business Arising from the Minutes section of the agenda;
- (b) adding a presentation under the Engineering portfolio; and
- (c) deferring the presentation by Rob Daman, Emergency Preparedness Coordinator, to a future meeting of Council.

CARRIED

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the January 8, 2018 regular Council meeting minutes.

CARRIED

BUSINESS ARISING FROM THE MINUTES

(1) LATE ADDITION - Remedial Action Order for 263 Buller Road

Staff Recommendation:

Councillor Horner MOVED and Mayor Westbroek SECONDED, THAT Council amend the November 20, 2017 resolution and remedial action order (the "Resolution") concerning the property legally described as Parcel Identifier No. 029-657-326, and municipally known as 263 Buller Road (the "Property") and Owner of the Property, Kurt A. Miller (the "Owner"), as follows:

- (a) The Owner's deadline to submit a complete building permit application is extended from January 15, 2018 to March 15, 2018 and, in the event the Owner fails to do so by that date, Council authorizes staff to instruct legal counsel to bring civil legal proceedings against the Owner to enforce compliance with, and restrain contravention of, the Resolution, Qualicum Beach Building Bylaw No. 643, 2009, and the *BC Building Code*.

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council amends the motion on the floor by deleting March 15, 2018 and inserting February 15, 2018.

CARRIED

MAIN MOTION AS AMENDED

THAT Council amend the November 20, 2017 resolution and remedial action order (the "Resolution") concerning the property legally described as Parcel Identifier No. 029-657-326, and municipally known as 263 Buller Road (the "Property") and Owner of the Property, Kurt A. Miller (the "Owner"), as follows:

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CARRIED

PUBLIC INPUT

(1) **Development Variance Permit: 2795 Island Highway West**

Mayor Westbroek asked for anyone wishing to speak on the development variance permit for 2795 Island Highway West to vary the maximum area of a projecting sign from 0.3m² to 1.1m².

No persons wished to speak regarding the development variance permit proposed for 2795 Island Highway West.

(2) **Road Closure Bylaw (Laneway adjacent to Beach Road) Bylaw No. 719, 2017**

Mayor Westbroek asked for anyone wishing to speak on the laneway dedication adjacent to Beach Road, noting that the Town had been approached by the neighbouring property owners to purchase the property and the Town is considering closing the road dedication and disposing of the land.

No persons wished to speak regarding the proposed Road Closure Bylaw No. 719, 2017 for the laneway adjacent to Beach Road.

DELEGATIONS

- (1) **Walter Sweet & Ben Villeneuve, Royal Canadian Legion Branch 76**, appeared before Council requesting funding for the 2018 Canada Day Celebrations in the amount of \$14,000 to host the Celebrations.

Mayor Westbroek presented the Legion with a framed photo of the ceremony held at the Holten Canadian War Cemetery in Holland.
- (2) **Oceanside RCMP** provided a presentation on Crime Prevention through Environmental Design.
- (3) **Jean Young** appeared before Council to discuss the creation of a reusable bag featuring local businesses for the Town of Qualicum Beach; merging of the Chamber of Commerce and the Qualicum Beach Downtown Business Association and requesting funding assistance up to \$2,000 to hold the Uptown Summer Market in 2018.

CORRESPONDENCE

- (1) **Correspondence Log** – January 29, 2018 – For Information
Council requested clarity on the requests made for traffic calming measures on Jones Street. Staff advised that consideration of an illuminated crossing is being reviewed along with additional signage options.
- (2) **One-day permit for food truck at the Civic Centre**
Councillor Skipsey MOVED and Councillor Horner SECONDED, THAT Council authorizes staff to issue a one-day permit for February 17, 2018 for Extreme Eats to operate their food truck out of the Civic Centre parking lot for the Kwalikum Secondary School dry grad fundraiser dance.
CARRIED

COMMITTEE & LIAISON REPORTS

- (1) **General Government** (Mayor Teunis Westbroek)
Mayor Westbroek commented on the following:
 - Working with the Beaufort Squadron Cadets, together with Chief Kohse and a Captain in the air force, conducting interviews of cadets. Facility currently has 35 cadet members
 - Attending the Pacific Salmon Foundation event speaking and honouring Faye Smith on behalf of the Town and Streamkeepers. The Pacific Salmon Foundation made a donation to the Faye Smith Memorial Park/Brant Viewing Committee in the amount of \$20,000, with the committee raising over \$60,000 to date. Faye Smith started the Streamkeepers in 1994 often working behind the scenes teaching, promoting and raising funds for projects in Qualicum Beach and surrounding area.

(2) Arts & Culture (Councillor Barry Avis)

Councillor Avis commented on the following:

- Fortunate to work with David Kloff and joining Streamkeepers in 1995
- Elected as chair to Vancouver Island Regional Library Board working with 39 branches
- Requesting an update on the Notice of Motion presented to recognize our First Nations in the area
- Daniel Sailland noted that staff have attempted to solidify a meeting date; a letter will be sent this week
- Attending the Beach Day Committee meeting
- Noting Minister of Agriculture forming a new advisory committee to increase public awareness to preserve ALR land and promote farming.

(3) Parks & Recreation (Councillor Neil Horner)

Councillor Horner MOVED and Councillor Avis SECONDED, THAT Council directs the Parks, Recreation and Culture Committee to proceed with general support for the approach presented by Lanarc Consulting and the Qualicum Beach Streamkeepers for the Brant Viewing Area/Faye Smith Memorial Project.

CARRIED

Councillor Horner MOVED and Councillor Avis SECONDED, THAT a follow-up meeting of the Committee be scheduled when conceptual signage is approved in early February 2018.

CARRIED

Councillor Horner commented on the following:

- Promoting the Homelessness Task Force Coldest Night of the Year Fundraiser to be held February 24th
- Announcing that the Kiwanis Club is back up and running; travelling to Courtenay to give a presentation on mushrooms
- Announcing Saturday, February 3rd Seedy Saturday at the Qualicum Beach Civic Centre
- Universal Access BC is looking for a space to hold their equipment
- Mayor Westbroek congratulated Councillor Horner for stepping forward to help save the Qualicum Beach Kiwanis Club.

(4) Protective Services (Councillor Bill Luchtmeijer)

Councillor Luchtmeijer MOVED and Mayor Westbroek SECONDED, THAT staff explore options for methods to increase traffic policing in the community, including cost sharing with the Town's municipal partners.

CARRIED

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

Councillor Skipsey commented on the following:

- Qualicum Community Education and Wellness Society – noting recent work including: improving the quality of life for residents; fundraising for the acquisition of equipment; working with students to grow vegetables; providing music lessons to less fortunate; preparing for when the Province announces a new model for child care
- Nominations for Chamber of Commerce Business Awards – winners will be announced February 21st at their annual banquet held at the Civic Centre.

STAFF REPORTS

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

(a) **Announcement from January 12, 2018 Special Council Meeting**

THAT Council appoints Judy Southern to the Select Committee on Public Safety for a one-year term ending October 31, 2018 as the member representing the Qualicum Beach Seniors and Activity Centre.

(b) **2018 Qualicum Beach Ocean Mile Swim Event**

Councillor Avis MOVED and Councillor Horner SECONDED, THAT the Town of Qualicum Beach supports the 2018 Qualicum Beach Ocean Mile Swim event to be held on Sunday, August 19, 2018 from 1:00 pm to 3:00 pm.

CARRIED

(c) **Policy 3004-5, Local Government Status and Council Size**

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Town of Qualicum Beach Policy 3004-5, Local Government Status and Council Size, which defines the number of Council members and class of the municipality as a 'Town', be adopted.

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT Council refer Policy 3004-5 back to staff for further amendments including the addition of Section 10 of the *Community Charter* to the Policy.

CARRIED

(2) **Fire Department (Darryl Kohse, Fire Chief)**

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

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

(a) **Monthly Building Report** - For Information

(b) **Monthly Bylaw Report, December 2017** - For Information

(c) **Retail Gap Analysis**

Councillor Skipsey MOVED and Councillor Horner SECONDED, THAT staff be directed to commission and update the 2009 Tourism and Retail Gap Analysis.

CARRIED

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT Council directs staff to begin the Development Cost Charges Review prior to the completion of the OCP Review by issuing the Request for Proposals for consultant services.
CARRIED

(d) **Official Community Plan Review Update - For Information**

(e) **Cycling Infrastructure Partnership Program Grant**

Mayor Westbroek MOVED and Councillor Luchtmeijer SECONDED, THAT Council directs staff to apply for a grant from the 2018/2019 BikeBC Program in the amount of \$693,708.60 to fund the completion of a separated cycling path on upper Memorial Avenue.

CARRIED

(f) **Development Variance Permit – 2795 Island Highway**

Councillor Avis MOVED and Councillor Horner SECONDED, THAT Council directs staff to issue a Development Variance Permit for 2795 Island Highway West as attached to the January 29, 2018 Planning memo to Council.

CARRIED

(g) **Zoning Amendment: 577 Rye Road**

Councilor Skipsey declared a conflict of interest noting her close friendship to the applicant. Councillor Skipsey left the meeting at 8:23 pm.

Mayor Westbroek MOVED and Councillor Avis SECONDED, THAT Council requests that the proposed development at 577 Rye Road be referred back to staff to work with the developer to provide a revised proposal that fits with the character of the neighbourhood.

CARRIED

(h) **Beach Washrooms Update**

Mayor Westbroek MOVED and Councillor Horner SECONDED, THAT Council awards the tender for the beach washrooms renovation to Don May Construction with the removal of the stone work and the exterior cladding, as detailed in the January 29, 2018 Planning memo to Council.

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT the beach washroom renovation proposal be referred back to staff to obtain quotes to complete the project within a budget of \$125,000.

CARRIED

Councillor Skipsey returned to the meeting at 8:55 pm.

(4) Engineering & Operations (Bob Weir, P.Eng., Director of Engineering and Operations)

Bob Weir provided an update on the following items:

- Slide activity with the heavy rain fall on Butterball and Seacrest, noting the vulnerability of the area. Prevent discharge of water onto the slope; encouraging residents to inspect and maintain the integrity of their pipes to properly discharge the water away from the base of the slopes. Requesting that no debris is discharged onto the slope
- Eaglecrest Drive – Whitmee Road outflow project and drainage improvements undertaken by the Town.

BYLAWS

(1) Unrestricted Residential Zoning Amendment

Councillor Horner MOVED and Mayor Westbroek SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (Unrestricted Residential) Bylaw No. 580.96, 2017" be adopted.

MOTION FAILED

Councillor Horner MOVED and Mayor Westbroek SECONDED, THAT Council rescind 3rd reading of "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (Unrestricted Residential) Bylaw No. 580.96, 2017"; AND FURTHER THAT a public hearing be scheduled for Monday, February 19th, 2018 at 7:00pm in the Council Chambers.

CARRIED

(2) Town of Qualicum Beach Road Closure Bylaw (Laneway adjacent to Beach Road) Bylaw No. 719, 2017

Councillor Skipsey MOVED and Councillor Horner SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Road Closure Bylaw (Laneway adjacent to Beach Rd) Bylaw No. 719, 2017" be adopted.

CARRIED

(3) Property Maintenance and Noxious Weeds Bylaw No. 720, 2018

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Property Maintenance and Noxious Weeds Bylaw No. 720, 2018" be introduced and given first reading.

CARRIED

COMMENTS FROM THE GALLERY

- Lori Olsen, 180 Fern Road West, spoke on the Beach Washrooms and the proposed development on Rye Road.
- Lance Nater, 996 Royal Dornoch, commented on the proposed bylaw on age restrictions for strata complexes and the survey process.

- Bill Adkins, 827 Primrose Street, commented on laneways throughout Qualicum Beach.
- Tim Pritchard, 663 Windward Way, commented on the retail gap analysis.
- Peter Enslen, 996 Royal Dornoch Drive, complimented Bob Weir on his presentation on the slope work in the Eaglecrest subdivision.
- Zweitse de Wit, 760 Berwick Road South, commented on the proposed development at Rye 577 Road and the beach washroom renovations.
- Jean Young, suggested sidewalks be installed on Jones Road and Beach Road.
- Honey Johnston, 593 Rye Road commented on the proposed development at 577 Rye Road.
- Paulette Batt, 621 Rye Road commented on the proposed development at 577 Rye Road.
- Charna Macfie, Maple Street, commented on the proposed Rye Road development.
- B. Evoy, 180 Fern Road West, commented on the proposed development at 577 Rye Road.

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 10:00 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbroek
Mayor