

Minutes of the 7:00 pm Monday, September 17, 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, Director of Engineering and Operations
Luke Sales, Director of Planning
Dennis Trudeau, Director of Special Projects
Darryl Kohse, Fire Chief
Oliver Watson, Superintendent of Public Works
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 September 17, 2018 regular Council meeting agenda, with the addition of four late items:

- Additional information for Item 5(2)(a), Financial Administration Reserve Listing Memo;
- Replacement page for page 54 of the agenda;
- Late Item 5(4)(g) – Development Permits: 420 Judges Row and 414 Judges Row;
- Late Item 5(5)(c) – Eaglecrest Drive Water Service Upgrades & Mill Road Storm Sewer – Tender Award.

CARRIED

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the August 20, 2018 regular Council meeting minutes.

CARRIED

CORRESPONDENCE

(1) **Correspondence Log** – September 17, 2018 – For Information

(2) **Green Communities Committee** – August 15, 2018 – Level 3 Recognition, ‘Accelerating Progress on Charter Commitments’.

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT, in respect of achieving Level 3 Recognition by the Green Communities Committee, staff be directed to add the “Climate Leader BC Climate Action Community 2017” logo to the Town’s letterhead, future promotional materials, and website.

CARRIED

- (3) **Carol Dowe** – August 17, 2018 – Installing a traffic light at Qualicum Road and Village Way.

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT the correspondence dated August 17, 2018 from Carol Dowe be referred to staff for response, and that staff identify in the response the discussions that have already taken place with any Town Committees, including the Select Committee on Public Safety, Accessibility and Emergency Preparedness, regarding traffic options for the intersection at Qualicum Road and Village Way.

CARRIED

- (4) **Denise Foster and Peter Giesen** – August 21, 2018 – request for letter of support to preserve 23 acres of forest adjacent to the Qualicum side of French Creek and its estuary.

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT the request for a letter of support to preserve 23 acres of forest adjacent to the Qualicum side of French Creek and its estuary from Denise Foster and Peter Giesen, dated August 21, 2018, be referred to staff, and that a recommendation from staff be brought to the next Council meeting for consideration.

CARRIED

COMMITTEE & LIAISON REPORTS

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

Mayor Westbroek commented on the following:

- Meeting with Gord Johns in respect to housing needs and the need to provide more housing, noting the available 8 acres at the airport with the potential for 60 small lots.
- Attending the Grandmothers for Africa fundraising event.
- Attending Union of British Columbia Municipalities Conference:
 - Meeting with Minister of Health and discussing the Perfect Storm Group and attracting physicians to our area, expressing a desire to pilot multi-disciplinary wellness and health care services; four pilots were tested in BC. Ministry staff encouraged the Town to complete a gap analysis. The Town is prepared to provide land.
 - Meeting with the Ministry of Education and discussing the need to assist with children that attend school hungry. Ministry staff acknowledged that this a concern that is noted, and that they are committed to look at what other areas are doing to address this issue.
 - Meeting with the Ministry of Health on the issues of homelessness and discarded needles, highlighting the increase in substance abuse and mental health issues.
 - Meeting on social procurement for the benefit of the community.

- Meeting with Ministry of Forest Lands and Natural Resources to discuss the removal of Scotch Broom, and suggesting utilizing fire fighters to assist with the eradication of Scotch Broom.

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

Notice of Motions from the August 20, 2018 regular Council meeting:

Councillor Avis MOVED and Councillor Skipsey SECONDED, THAT Council directs staff to lower the speed limit to 40km on Memorial Avenue from Village Way to Crescent Road East, and to post the necessary speed limit signs.

MOTION FAILED

Councillor Avis MOVED and Councillor Skipsey SECONDED, THAT Council directs staff to replace the 'no left turn' sign at Highway 19A and Crescent Road East.

MOTION FAILED

Councillor Avis commented on the following:

- Attending Union of British Columbia Municipalities Conference:
 - Attended a 3-hour presentation on First Nations relations.
 - Attended Climate Change presentations.
 - John Horgan spoke inspirationally about the housing crisis and concern for rental housing, improving child care, training of the workers in the Province, growing the economy, and working with indigenous people and reconciliation.
 - Presentation by Minister of Education, Rob Fleming.
- Series of Library Meetings with BC Library Directors:
 - Planning and funding for the libraries across BC.
 - Open up the *Library Act*.
 - Speaking with Minister Fleming, seeking funding for libraries.
- Attending a presentation by the agriculture commission:
 - Primary mission – managing and preserving agriculture land reserve.
 - Concerned about the use of the land.
 - 75% of the agricultural land is in municipal boundaries.
 - Municipalities lack tools or ways to zone agriculture land.
 - The necessity of agriculture committees and to preserve productive capacity of the land.
 - No more applications for exclusion of land
- Commented on the attendance at special events by the Town Crier.
- Thanking Councillor Luchtmeijer for his time on Council and wishing him well in the future.

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

Recommendation from the May 3, 2018 Heritage Forest Commission meeting:

Councillor Horner MOVED and Councillor Skipsey SECONDED, THAT the Town consider relocation of the current bus stop on Hemsworth Road as it is located in the middle of the parking area at the Forest entrance.

CARRIED

Recommendation from the September 5, 2018 Heritage Forest Commission meeting:

Councillor Horner MOVED and Councillor Skipsey SECONDED, THAT staff be directed to respond endorsing the Mount Arrowsmith Biosphere Region Amazing Places Geotour project, with the understanding that the conditions within the Heritage Forest Conservation Covenant will be respected, and, specifically, that it be made clear to the program developers and, subsequently, the geocachers, that the hidden cache will be accessible from the trail and will not require departure from the trail.

CARRIED

Councillor Horner commented on attending the Union of British Columbia Municipalities Conference.

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

Recommendations from the September 12, 2018 Select Committee on Public Safety, Accessibility and Emergency Preparedness meeting:

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT Council accepts the motion: due to the minimal 4% excess in speed statistics presented by Speedwatch, Council does not support a reduction of the posted speed limit to 40 km/hour on Highway 19A from Memorial Avenue to the Brant Viewing Area at this time.

CARRIED

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT due to the minimal 2.2% excess in speed statistics presented by Speedwatch, Council does not recommend any changes to the posted speed limit on Crescent Road East; AND FURTHER THAT, during the construction of the roundabout on Highway 19A, Council instruct staff to explore options for traffic calming and temporary speed reduction, and to advise the RCMP to increase traffic patrols in this area.

CARRIED

Councillor Luchtmeijer MOVED and Councillor Skipsey SECONDED, THAT school zone signage be posted at West Ridge Way fronting Qualicum Beach Elementary School.

CARRIED

Councillor Luchtmeijer commented on the following:

- Attending Union of British Columbia Municipalities Conference and specifically noting the meeting around Scotch Broom, suggesting that the issue is not the bloom, but rather the broom itself. Broom is a fire hazard as it creates a hot blue flame when ignited. The centre corridor of Vancouver Island is full of broom along the hydro lines. Discussions took place with Ministry staff, suggesting to have fire fighters cut broom while in bloom and incorporate some training aspect at the same time.

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

Notice of Motion from the August 20, 2018 regular Council meeting:

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT Council requests the Parks, Recreation and Culture Committee to review opportunities to inform and educate beach visitors about our sensitive marine ecosystem.

CARRIED

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT staff be instructed to install educational signage similar to the Faye Smith Rosenblatt Pavilion at the base of Memorial Avenue, following completion of the Memorial Avenue Upgrade Phase 3 plan.

CARRIED

Councillor Skipsey commented on the following:

Highlights from the Union of British Columbia Municipalities Conference last week:

- The Mid-Sized Forum (for populations greater than 5,000) was all about Affordable Housing, noting that some of the information presented by BC Housing was a repeat of what had presented at Gord John's recent town hall meeting on Affordable Housing. Presentations from municipalities that identified 10 years ago the need for a variety of housing options and started a strategy that has made significant inroads in providing housing options in their communities, noting examples of what can be done in partnerships.
- Attending the Cannabis Legalization plenary and learning about the licensing process, which will include a community consultation requirement.
- BC's Lieutenant Governor delivered a message at the opening of the AGM and spoke to her priorities around supporting democracy and the importance of informed decision making on shared facts.
- Noting Arlene Dickinson of Dragen's Den fame gave a heartfelt and inspiring Keynote Address and her message about the need for "principled persuasion" rather than manipulation.
- Attending the session around Code of Conduct for Councils and what other municipalities have done to address unacceptable behaviours. Noting the UBCM joint committee has been working on this for a couple of years now and have drafted a code of conduct model. They are now tackling the enforcement piece and what tools local governments will have to uphold their codes of conduct.

- Attending the Engaging Millennials session, which included a presentation by the Nanaimo Youth Advisory Council and the founder of “Forum for Millennial Leadership”. Session was inspiring, with a message around the need for a renewal cycle with getting young people involved in politics.
- Resolution 128, a number of messages from citizens asking Council to support this resolution. Expressing disappointment that the resolution was defeated 47.9% in favour and 52.1% opposed. Noting that many delegates had left early and did not have an opportunity to vote.
- Working alongside MP Gord Johns and a Councillor from Port Alberni to get a resolution from the floor before the delegates. Working with the Mayor of Tofino and speaking in favour of the resolution, which was almost unanimously supported for the UBCM to endorse, and support for Gord Johns’ Parliamentary Motion M151 – National Strategy to Combat Plastic Pollution.
- The theme of the conference was communication, collaboration and cooperation and noting the common thread about importance of everyone working together in order to achieve best outcomes.
- Publicly acknowledging and thanking Councillor Luchtmeijer for all of his years of community service, both as the Mayor and as Councillor for the Town of Qualicum Beach. Wishing Councillor Luchtmeijer and his wife all the best.

STAFF REPORTS

(1) Corporate Administrator (Heather Svensen)

(a) Announcement of Council Meeting Motions

THAT pursuant to Section 117 of the Community Charter, Council authorizes the release to the public on September 17, 2018:

THAT Council authorizes staff to work with Homelab Real Estate Group as the listing realtor for land sales as part of the 2018/2019 Land Sales and Acquisition Strategy.

(b) 2018 Subsidized Rental Applications for the Civic Centre and Community Hall

Councillor Avis MOVED and Councillor Skipsey SECONDED, THAT Council approves Youth Life Qualicum Beach for a one-time subsidy for use of the Community Hall on October 14, 2018 for their annual “Taste of Camp Fundraiser”, by charging a reduced rate of \$119 as opposed to the regular rate of \$234, plus applicable taxes, resulting in a \$115 subsidy.

AND FURTHER THAT Council approves Ducks Unlimited for a one-time subsidy for use of the Civic Centre on November 3, 2018 for their annual Gala event, by charging a reduced rate of \$941 as opposed to the regular rate of \$1,377, plus applicable taxes, resulting in a \$436 subsidy.

AND FURTHER THAT Council approves Vancouver Island Compassion Dogs for a one-time subsidy for use of the Civic Centre on November 17, 2018 for their annual event, by charging a reduced rate of \$941 as opposed to the regular rate of \$1,377, plus applicable taxes, resulting in a \$436 subsidy.

AND FURTHER THAT Council approves the Pacific Salmon Foundation for a one-time subsidy for use of the Civic Centre on January 26, 2019 for their annual event, by charging a reduced rate of \$1,815 as opposed to the regular rate of \$2,251, plus applicable taxes, resulting in a \$436 subsidy.

AND FURTHER THAT Council approves Seedy Saturday for a one-time subsidy for use of the Civic Centre on February 2, 2019 for their annual Seedy Saturday event, by charging a reduced rate of \$998 as opposed to the regular rate of \$1,434, plus applicable taxes, resulting in a \$436 subsidy.

AND FURTHER THAT Council approves the Qualicum Beach Chamber of Commerce for a one-time subsidy for the use of the Civic Centre on February 20, 2019, to host the Chamber of Commerce Community Awards, by charging a reduced rate of \$368, as opposed to the regular rate of \$576, plus applicable taxes, resulting in a \$208 subsidy.

CARRIED

(c) Faye Smith Rosenblatt Pavilion Dedication Event

Councillor Avis MOVED and Councillor Horner SECONDED, THAT Council authorizes the Town of Qualicum Beach to host a dedication ceremony on Sunday September 23, 2018 from 11am to 2pm at the Faye Smith Rosenblatt Pavilion (previously known as the Brant Viewing Platform) to celebrate the completion of the Faye Smith Rosenblatt Pavilion; AND FURTHER authorizes in kind support through Town provision of barricades; traffic event signage; garbage and recycling cans, bags and collection; and to ensure Town requirements are met, including emergency services notification, washrooms, litter control and community notification; AND FURTHER authorizes Town staff expenditure and payment of related invoices not to exceed a total of \$250 towards cupcakes, refreshments, and various sundries.

CARRIED

(d) Halloween Pumpkin Walk & Fireworks Event

Councillor Skipsey MOVED and Councillor Luchtmeijer SECONDED, THAT Council authorizes staff to proceed with hosting the Halloween pumpkin walk and fireworks display on Wednesday, October 31, 2018 at the Qualicum Beach Civic Centre.

CARRIED

- (2) **Financial Administration** (John Marsh)
 - (a) **Reserve Listing** - For Information
- (3) **Fire Department** (Darryl Kohse, Fire Chief)
 - (a) **Fire Department Monthly Report** – August 2018 – For Information
- (4) **Planning** (Luke Sales, Director of Planning)
 - (a) **Monthly Building Permit Report** – August 2018 - For Information
 - (b) **Monthly Bylaw Report** – August 2018 - For Information
 - (c) **1025 Qualicum Road (Pheasant Glen) – Development Permit Application**
Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council authorizes staff to issue a Development Permit for 1025 Qualicum Road, as reviewed in the September 17, 2018 Planning memo to Council, subject to the following:
 - 1. Submission of a complete hydrological assessment that addresses the points raised by Mr. Allan Dakin in his September 10, 2018 preliminary review.
 - 2. Submission of an environmental report from a qualified biologist.Recorded Vote Requested
IN FAVOUR: Mayor Westbroek; Councillors Horner and Luchtmeijer
OPPOSED: Councillors Avis and Skipsey
CARRIED
 - (d) **East Village Local Area Service**
Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council directs staff to prepare a Local Area Service Bylaw to finance servicing costs and public realm improvements for the East Village Plan, as identified in the September 17, 2018 Planning memo to Council and shown on the conceptual September 7, 2018 Landscape Plan by P+A Landscape Architects.
CARRIED
 - (e) **Development Permit: 703 Beach Road**
Councillor Avis MOVED and Councillor Horner SECONDED, THAT Council authorizes staff to issue a Development Permit for 703 Beach Road, as attached to the September 17, 2018 Planning memo to Council.
CARRIED
 - (f) **BC Rural Dividend Program**
Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council authorize the submission of a grant application to the BC Rural Dividend Program for a total of \$169,800 in grant funding towards the Town of Qualicum Beach Signage Project, and that Staff support this project through its duration.
CARRIED

(g) **Development Permits: 420 Judges Row and 414 Judges Row**

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT Council authorizes staff to issue Development Permits for 420 Judges Row and 414 Judges Row, as attached to the September 17, 2018 Planning memo to Council.

CARRIED

(5) **Engineering & Operations (Bob Weir, P.Eng., Director)**

(a) **Update on Memorial Avenue Roundabout Project – Verbal Update**

(b) **Memorial Avenue Upgrades Phase 3: Contract 1 – Tender Award**

Councillor Horner MOVED and Councillor Luchtmeijer SECONDED, THAT Council of the Town of Qualicum Beach awards the contract for the Memorial Avenue Upgrades Phase 3: Contract 1 to Knappett Industries (2006) Ltd in the amount of \$1,903,770.75.

CARRIED

(c) **Eaglecrest Drive Water Service Upgrades & Mill Road Storm Sewer – Tender Award**

Councillor Luchtmeijer MOVED and Councillor Horner SECONDED, THAT Council of the Town of Qualicum Beach awards the contract for the Eaglecrest Drive Water Service Upgrades & Mill Road Storm Sewer to Leuco Construction Inc. in the amount of \$453,875.88.

CARRIED

BYLAWS

(1) **Town of Qualicum Beach Fire Protection and Life Safety Regulation Bylaw No. 698, 2016, Amendment (Regulatory Requirements & Housekeeping) Bylaw No. 698.01, 2018**

Councillor Skipsey MOVED and Councillor Horner SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Fire Protection and Life Safety Regulation Bylaw No. 698, 2016, Amendment (Regulatory Requirements & Housekeeping) Bylaw No. 698.01, 2018" be adopted.

CARRIED

(2) **Town of Qualicum Beach Outdoor Burning Bylaw No. 715, 2018**

Councillor Horner MOVED and Councillor Mayor SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Outdoor Burning Bylaw No. 715, 2018" be adopted, as amended.

Councillor Skipsey MOVED and Councillor Luchtmeijer SECONDED, THAT Council amends the motion on the floor by adding the definition of "Highway" to this Bylaw to include Highway 19 and 19A.

CARRIED

Councillor Horner MOVED and Mayor Westbrook SECONDED, THAT Council amends the motion on the floor by deleting “residential areas” and inserting “properties” to General Regulations 3(e).

CARRIED

Councillor Horner MOVED and Mayor Westbrook SECONDED, THAT Council amends the motion on the floor by deleting 5.0 metres from General Regulations 3(e) and inserting 3.0 metres.

CARRIED

MAIN MOTION AS AMENDED:

THAT the bylaw entitled "Town of Qualicum Beach Outdoor Burning Bylaw No. 715, 2018" be adopted, as amended.

CARRIED

(3) Plastic Bag Ban

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT second reading be rescinded for the bylaw titled “Town of Qualicum Beach Single-Use Item Reduction Bylaw No. 723, 2018”.

CARRIED

Councillor Skipsey MOVED and Councillor Horner SECONDED, THAT the bylaw titled “Town of Qualicum Beach Single-Use Item Reduction Bylaw No. 723, 2018” be given second reading, as amended.

CARRIED

Councillor Skipsey MOVED and Councillor Avis SECONDED, THAT to allow persons affected by this bylaw to make representations to Council, the bylaw titled “Town of Qualicum Beach Single-Use Item Reduction Bylaw No. 723, 2018” be referred to the November 21, 2018 Committee of the Whole meeting.

CARRIED

(4) Property Permissive Tax Exemption Bylaws

Councillor Avis MOVED and Councillor Horner SECONDED, THAT the bylaw entitled “Town of Qualicum Beach 2019 Taxation Exemption Bylaw No. 726, 2018” be read a third time.

CARRIED

Councillor Avis MOVED and Councillor Skipsey SECONDED, THAT the bylaw entitled “Town of Qualicum Beach 2019 Taxation Exemption (Places of Worship) Bylaw No. 727, 2018” be read a third time.

CARRIED

COMMENTS FROM THE GALLERY

- Lance Nater, Royal Dornoch Drive, commented on the proposed plastic bag bylaw and the plastic wrapping contained on store bought items.
- Dave Golson, Memorial Avenue, commented on the use of paper straws and the roundabout proposed for the Island Highway and Memorial Avenue.
- Lori Molchan, Qualicum Beach, expressed appreciation for the new beach washrooms and suggested that the three-inch lip in the handicap washrooms be removed and improvements be made to the handicap washroom. Ms. Molchan also commented on the proposed roundabout and suggested pressure lights could be used instead of a roundabout.
- Peter Enslen, 969 Royal Dornoch Drive, commented on the proposed water main work at Eaglecrest and questioned when the trail work would be completed. Mr. Enslen also noted the need for a roundabout at Village Way.
- Kevin Monahan, 586 Alder Street, noted that statistics on roundabouts can be looked at in many ways suggesting that roundabouts should be placed where there is minimal pedestrian use.
- Scott Harrison, 529 Mashie Close, spoke in favour of the proposal for East Qualicum Village and noted that the traffic calming aspect is a crucial component of the proposed roundabout. Mr. Harrison commented on the plastic bag bylaw noting that 40% of grocery store bags are reused to take out household garbage.

MOTION TO CLOSE

Councillor Luchtmeijer MOVED and Councillor Horner 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: 9:36 pm

MEETING REOPENED TO THE PUBLIC: 10:16 pm

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 10:16 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbroek
Mayor