

Minutes of the 7:00 pm Monday, August 12, 2019, Town of Qualicum Beach Regular Council Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Brian Wiese
Councillor Robert Filmer
Councillor Scott Harrison
Councillor Adam Walker
Councillor Teunis Westbroek

ALSO PRESENT: Staff: Daniel Sailland, CAO
Luke Sales, Director of Planning
Dennis Trudeau, Director of Special Projects
Marc Norris, Fire Chief
Heather Svensen, Corporate Administrator
Rebecca Augustyn, Planner

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

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the August 12, 2019 regular Council meeting agenda, as amended by moving item 4, Delegations, directly after item 2, Approval of the Minutes.

CARRIED

APPROVAL OF THE MINUTES

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT Council approve, by unanimous consent, the July 15, 2019 regular Council meeting minutes and the July 31, 2019 and August 7, 2019 special Council meeting minutes.

CARRIED

DELEGATIONS

- (1) **Marlys Diamond**, on behalf of the **Perfect Storm Group**, appeared before Council to request the establishment of an Oceanside 'Campus of Healthcare'. Ms. Diamond gave a Power Point presentation which will be made available on the Town's website.

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council directs staff to invite the Perfect Storm group to attend an upcoming Committee of the Whole Meeting to discuss and learn further about the proposed 'Campus of Healthcare' and the request for town-owned land and funding assistance for the feasibility study.

CARRIED

BUSINESS ARISING FROM THE MINUTES

(1) **Notice of Motion from the July 15, 2019 Regular Council Meeting**

Councillor Westbroek MOVED and Mayor Wiese SECONDED, THAT staff be directed to work with the Qualicum Beach Legion Branch 76 to prepare for the 75th Anniversary of the liberation of Holland.

CARRIED

(2) **Motions from the August 7, 2019 Committee of the Whole Meeting**

2020 Meeting Schedule

Mayor Wiese MOVED and Councillor Westbroek SECONDED, THAT Council amend the draft 2020 Meeting Schedule as presented at the August 7, 2019 Committee of the Whole Meeting substituting all Monday 10 am meetings and inserting Wednesday 10 am.

CARRIED

Community Amenity Contribution Policy No. 3008-11

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT staff be directed to legally vet Community Amenity Contribution Policy No. 3008-11 prior to adoption.

CARRIED

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT staff be directed to consider sections 7 and 8 of Policy 3008-11 Community Amenity Contributions to reflect separate amenities broken down by neighbourhoods, when practical.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT “no rental restrictions” be added to Community Amenity Contribution Policy No. 3008-11, Section 5.0 Exemptions.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Community Amenity Contributions Policy 3008-11 be approved, as amended, subject to a legal opinion being conducted.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT staff be instructed to initiate an analysis of development economics to determine where it is reasonable to expect Community Amenity Contributions prior to adoption of Policy No. 3008-11.

CARRIED

Town of Qualicum Beach Snow and Ice Policy No. 3012-2

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT staff be directed to provide a level of service document by the October 23, 2019 council meeting, and, if the level of service cannot be completed by October 23, 2019, to refer the Policy to the October 2019 Committee of the Whole meeting.

CARRIED

Village of Qualicum Beach Traffic Control Bylaw No. 225

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT staff be directed to rewrite the Traffic Control Bylaw No. 225 after the completion of the public consultation session with the Town's traffic consultant to be held in September 2019.

CARRIED

Town of Qualicum Beach Land Use and Subdivision Control Bylaw No. 580, 1999
Amendment (Housekeeping) Bylaw No. 580.108, 2019

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT staff be instructed to include a willingness to consider a ground water bottling restriction in Town of Qualicum Beach Land Use and Subdivision Control Bylaw No. 580, 1999 Amendment (Housekeeping) Bylaw No. 580.108, 2019.

CARRIED

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT staff be directed to provide a staff report on the effects of site coverage based on buildable area, excluding tree buffers.

CARRIED

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT staff be directed to provide a staff report on high-water setbacks.

CARRIED

CORRESPONDENCE

- (1) **Correspondence Log** – August 12, 2019 – For Information
- (2) **Qualicum Beach Curling Club** – Letter dated June 21, 2019 – washroom renovation proposal
Councillor Westbrook MOVED and Councillor Walker SECONDED, THAT Council instructs staff to notify the Qualicum Beach Curling Club that the Town will fund the mitigation on the removal of the asbestos to the basement floor washrooms as outlined in the Club's June 21, 2019 letter.
CARRIED
- (3) **Qualicum Beach Museum** – Letter dated July 6, 2019 – invitation to attend Children's Museum Day on August 17, 2019

- (4) **Regional District of Nanaimo** Northern Community Sewer Local Service Amendment Bylaw No. 889.74, 2019
Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the Council of the Town of Qualicum Beach consents on behalf of the electors to the adoption of "Regional District of Nanaimo Northern Community Sewer Local Service Amendment Bylaw No. 889.74, 2019" AND FURTHER THAT the Regional District of Nanaimo be notified accordingly.
CARRIED

COMMITTEE & LIAISON REPORTS

- (1) **General Government** (Mayor Brian Wiese)
Mayor Wiese commented on the following:
- Meeting with Chief Recalma
 - Congratulating the Qualicum Beach Pipe Band on winning 3 gold medals at the Campbell River Highland Games
- (2) **Parks & Recreation** (Councillor Robert Filmer)
Councillor Filmer commented on the following:
- The Town's stance against bullying and harassment and the recent vandalism of the rainbow crosswalk on Village Way. Councillor Filmer requested the crosswalk be repaired.

Notice of Motion (Councillor Filmer)

Councillor Filmer MOVED and Councillor Westbroek SECONDED, THAT Council directs staff to provide options for the creation of a Code of Conduct for Council.

CARRIED

- (3) **Community Development** (Councillor Scott Harrison)
Councillor Harrison commented on the following:
- Attending the Tribal Journeys on July 16th
 - Attending the Advisory Planning Commission meeting on East Village
 - District of Tofino conducting a worker survey reaching out to employers and employees on housing issues. Working with staff on looking at conducting a similar survey.
 - Gas Tax – Union of British Columbia Municipalities
 - Attending the Perfect Storm Group meeting on July 29th
 - Attending the Grand Prix d'Art and St. Marks Fair on July 27th
- (4) **Arts & Culture** (Councillor Adam Walker)
Councillor Walker commented on the following:
- Acknowledged and thanked the Coast Salish people, specifically the Pentlatch, on whose traditional lands we meet today.

Notices of Motion (Councillor Walker)

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council directs staff to ensure that all future Advisory Planning Commission meetings be filmed and made available to the public.

MOTION FAILED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council defers the motion on the floor to allow staff the opportunity to provide a report.

MOTION FAILED

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT Council directs staff to initiate a Request for Expressions of Interest (RFEI) for non-profit child care providers to operate a municipally-owned child care centre on town-owned lands through the Childcare BC New Spaces Fund.

Councillor Harrison MOVED and Councillor Westbrook SECONDED, THAT Council refers the motion on the floor to the Committee of the Whole, where the Early Learning & Childcare Council in Oceanside (ECCO) and the Ministry of Children and Families can be included in the discussion.

CARRIED

(5) Protective Services (Councillor Teunis Westbrook)

Councillor Westbrook commented on the following:

- Motions from the Regional District of Nanaimo presented in the monthly report were all advanced by the Board with the exception of the mileage item
- Attending a tour of the facility at 222 Corfield, Parksville, BC, 15 spaces for Extreme Weather Shelter that cannot be used for that purpose
- Announcing the News Maker of the Year and presenting Mayor Wiese with the award

STAFF REPORTS

(1) Corporate Administrator (Heather Svensen)

(a) Announcement of Council Meeting Motions

Motions Released from the July 31, 2019 In Camera Council Meeting

THAT Council appoints Angie Price to the Heritage Forest Commission for a two-year term ending July 31, 2021.

THAT Council re-appoints Paul Anders as a Member at Large to the Qualicum Beach Airport Users Committee with a term ending July 31, 2021.

Motions Released from the August 7, 2019 In Camera Council Meeting

THAT Council authorizes staff to issue Request for Expressions of Interest (RFEI) for the West Bay located at 124 Harlech Road.

THAT Council authorizes staff to issue Request for Expressions of Interest (RFEI) for the East Bay located at 124 Harlech Road.

THAT Council instructs staff to plan for a public process for the entire site of 124 Harlech Road.

- (b) **Revision of Policy 5001-2, Recognition of Long Service Employees**
Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT Council approves the revised Policy 5001-2, Recognition of Long Service Employees.
CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council instructs staff to re-write Sections 4 and 5 of Policy No. 5001-2, Recognition of Long Service Employees.
MOTION FAILED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council refers the motion on the floor to allow staff to provide confirmation on the tax implication and the financial implications of the policy.
MOTION FAILED

- (c) **Uptown Market Society Extension of Street Market for September**
Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT Council amends the Licence of Occupation between the Town of Qualicum Beach and the Qualicum Beach Uptown Market Society, granting permission to extend the street market from 6:00 pm to 9:00 pm on Thursday evenings for the month of September, 2019 on Second Avenue West from Memorial Avenue to Primrose Street;
AND FURTHER THAT Council authorizes the Mayor and Corporate Administrator to sign the Amendment to the Licence of Occupation agreement on behalf of the Town, subject to receipt of the extended insurance policy that includes September 2019.
CARRIED

(2) **Financial Administration (John Marsh)**

- (a) **Monthly Finance Report** – June 2019 - For Information

(3) **Fire Department (Marc Norris, Fire Chief)**

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

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

- (a) **Monthly Building Permit Report** – July 2019 - For Information

- (b) **Monthly Bylaw Report** – July 2019 - For Information

- (c) **Development Permit: 233 Fern Road East**

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT Council refers the Development Permit application for 233 Fern Road East to the Advisory Planning Commission, subject to façade changes that conform to the Development Permit Area C2 – Industrial Guidelines.

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council amends the motion on the floor by inserting: THAT the Advisory Planning Commission review the proposed signage on the front of the proposed development.

CARRIED

MAIN MOTION, AS AMENDED:

THAT Council refers the Development Permit application for 233 Fern Road East to the Advisory Planning Commission, subject to changes that conform to the Development Permit Area C2 – Industrial Guidelines; AND FURTHER THAT, the Advisory Planning Commission review the proposed signage on the front of the proposed development.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT the Development Permit application for 233 Fern Road East be deferred until East Village Design Guidelines have been adopted.

MOTION FAILED

(d) Development Permit: 460 Judges Row

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT Council denies a Development Permit for the construction of a fence and gate at 460 Judges Row, as detailed in the August 12, 2019 Planning memo to Council.

Councillor Walker MOVED and Councillor Westbroek SECONDED, THAT Council lay the motion on the table to consider the alternative motion: THAT Council authorizes staff to issue a Development Permit for the construction of a fence and gate at 460 Judges Row, as detailed in the August 12, 2019 Planning memo to Council, subject to the following: Staff annually assess the ecological health of the foreshore, and in the event there is evidence of degradation, the gate and fence be removed from the foreshore.

CARRIED

Council requested staff provide a copy of the methodology used to form the staff recommendation.

BYLAWS

(1) Zoning Amendment: 637 Beach Road and 629 Beach Road

Councillor Westbroek MOVED and Mayor Wiese SECONDED, THAT Council hold a public hearing on September 9, 2019 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 (637 & 629 Beach Road) Bylaw No. 580.104, 2019” based on the design featuring a central driveway.

CARRIED

(2) **Zoning Amendment: 126, 130, 134, 144 and 148 Second Avenue East**

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (126, 130, 134, 144 and 148 Second Avenue East) Bylaw No. 580.109, 2019" be given second reading.

CARRIED

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT Council hold a public hearing on September 9, 2019 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 (126, 130, 134, 144 and 148 Second Avenue East) Bylaw No. 580.109, 2019" and FURTHER THAT, staff be instructed to schedule a special Council meeting on September 16, 2019 commencing at 7pm; AND FURTHER THAT all Council matters from the September 9, 2019 Council meeting be moved to the September 16, 2019 Council meeting; AND FURTHER THAT the September 9, 2019 Council meeting agenda consist of public hearings only.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT prior to adoption of Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (126, 130, 134, 144 and 148 Second Avenue East) Bylaw No. 580.109, 2019, that all common property between the buildings in the East Village be fully accessible.

MOTION FAILED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council requires a covenant to be applied to 126, 130, 134, 144 and 148 Second Avenue East stating that there shall be:

- no restriction on businesses of any kind;
- no rental restrictions;
- no age restrictions;
- industrial activity nearby;
- airport and public activity nearby.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT prior to adoption of Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (126, 130, 134, 144 and 148 Second Avenue East) Bylaw No. 580.109, 2019, all private spaces along Second Avenue be eliminated.

MOTION WITHDRAWN

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council directs staff at an upcoming Committee of the Whole meeting to entertain discussion of the Second Avenue and Berwick Road street improvements within the East Village area.
MOTION WITHDRAWN

Councillor Westbroek MOVED and Councillor Walker SECONDED, THAT Council extends the August 12, 2019 Council meeting past 10pm.
CARRIED

(3) **Zoning Amendment: 103 Railway Street**

Councillor Walker MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (103 Railway Street) Bylaw 580.110, 2019" be introduced and given first reading.

THAT Council refers the development application for 103 Railway Street to the Advisory Planning Commission for comment, subject to the provision of a full set of architectural drawings that include the following:

- Complete set of architectural drawings;
- Context plan;
- Site plan with setbacks;
- A landscape plan that includes proposed drainage;
- Shadow impact study;
- Vegetation management plan;
- Rainwater management plan; and,
- Confirmation of density bonus categories.

CARRIED

Councillor Walker MOVED and Councillor Westbroek SECONDED, THAT staff be directed to forward the application for 103 Railway Street to a future Committee of the Whole meeting.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council express a willingness to swap land from Railway Street with lands on the north of the site.

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the motion on the floor be referred to an upcoming in camera meeting.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council express a willingness to reduce setbacks and site coverage to achieve an improved streetscape for the property located at 103 Railway Street.

CARRIED

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT staff report active transportation goals for the neighbourhood prior to adoption of the zoning amendment bylaw for 103 Railway Street.

CARRIED

(4) **Zoning Amendment: 650 Hemlock Street**

Councillor Westbrook MOVED and Councillor Walker SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (650 Hemlock Street) Bylaw 580.111, 2019" be given second reading, as amended; AND FURTHER THAT Council hold a public hearing on September 9, 2019 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 (650 Hemlock Street) Bylaw 580.111, 2019".

CARRIED

(5) **Council Procedure Bylaw**

Councillor Westbrook MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Council Procedure Bylaw No. 733, 2019" be introduced and given first reading.

CARRIED

(6) **Housing Agreement: 587 Pine Street**

Councillor Westbrook MOVED and Councillor Walker SECONDED, THAT "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Housing Agreement: 587 Pine Street) Bylaw No. 734, 2019" be given first reading.

THAT "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Housing Agreement: 587 Pine Street) Bylaw No. 734, 2019" be given second reading.

THAT "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Housing Agreement: 587 Pine Street) Bylaw No. 734, 2019" be given third reading.

CARRIED

(7) **Housing Agreement: 151 & 157 Fourth Avenue East**

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Housing Agreement: 151 & 157 Fourth Avenue East) Bylaw No. 735, 2019" be adopted.

CARRIED

COMMENTS FROM THE GALLERY

- Bill Adkins, 827 Primrose Street, expressed appreciation for the additional time given to review the proposed East Village development.
- Doug Mackay-Dunn, Island Highway, echoed the previous speaker's comments on the East Village Development; noted concern with meeting location for the public hearings; and questioned if the public has the opportunity to provide input on the Procedure Bylaw.
- Kevin Monahan, 586 Alder Street, noted concern about laneways and how they will be developed or maintained in regard to developments.
- Tim Pritchard, 663 Windward Way, suggested that greater attention needs to be given to the laneways in the Town.

ADJOURNMENT

Councillor Harrison MOVED and Councillor Walker SECONDED, THAT Council adjourns the meeting.

CARRIED

MEETING ADJOURNED: 10:44 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Brian Wiese
Mayor