

Minutes of the 7:00 pm Monday, October 7, 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
John Marsh, Director of Finance
Bob Weir, Director of Engineering and Operations
Luke Sales, Director of Planning
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 October 7, 2019 regular Council meeting agenda.
CARRIED

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the September 16, 2019 regular Council meeting minutes.
CARRIED

PUBLIC AND STATUTORY HEARINGS

(1) Zoning Amendment: Housekeeping Bylaw

At 7:01 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. 580.108, 2019.

The Mayor called for any person who deemed themselves affected who wished to be heard or present written submissions to come forward.

- John Wood, 466 Troon Close, commented on the official designation of Yambury Park
- Kevin Monahan, Alder Street, suggested that after the bylaw is amended that a consolidated version be made available to the public
- Douglas Mackay-Dunn, 2617 Island Highway, commented on the inclusion of the set-backs in the proposed bylaw amendment

The Mayor called a second time for any persons who deemed themselves affected by Bylaw No. 580.108, who wished to be heard or present written submissions, to come forward.

The Mayor called a third time for any persons who deemed themselves affected by Bylaw No. 580.108, who wished to be heard or present written submissions, to come forward and, hearing no one, declared the public hearing on Bylaw No. 580.108 closed at 7:07 pm. Council cannot accept further comments directly from the public; all comments must go through staff.

(2) **Development Variance Permit: 3275 Island Highway West**

The Mayor invited any member of the public to make representations to Council respecting matters contained in the proposed development variance permit for the property located at 3275 Island Highway West which would vary the maximum height from 7.5m to 7.7m for a single-family dwelling.

Patrick Brownrigg, 3275 Island Highway spoke in favour of the variance noting the variance will not be seen from the road.

Jean Inches, 331 Garrett Road, spoke in opposition of the proposed variance expressing concern with the view from her property.

Douglas MacKay-Dunn, 2617 Island Highway, spoke in opposition of the variance suggesting that height limitations be adhered to, to ensure that the upland residents retain their views.

CORRESPONDENCE

(1) **Correspondence Log** – October 7, 2019 – For Information

(2) **Qualicum Woods Residents' Association** – September 26, 2019

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the letter from the Qualicum Woods Residents' Association dated September 26, 2019 be referred to an upcoming Closed meeting of Council for consideration, as the matter concerns personal information about an identifiable individual.

CARRIED

COMMITTEE & LIAISON REPORTS

(1) **General Government** (Mayor Brian Wiese)

Mayor Wiese commented on the following:

- Emergency Management Expo was well attended;
- Partners for Climate Protection – FCM – Sustainability Award – Milestone 4 of 6 achieved by the Town during this term of Council.

(2) **Parks & Recreation** (Councillor Robert Filmer)

Councillor Filmer commented on the following:

- Attending Cpt. Reid's retirement, 20+ years of service with the Canadian Armed Forces;
- New waste services being offered through the Regional District of Nanaimo (RDN) – noting citizen concerns around yard waste collection and suggesting the Mayor bring forward the concerns of the public to the RDN;
- Attending the traffic session hosted by the Town traffic consultant, Richard Drdul;
- Attending the Union of British Columbia Municipalities conference in Vancouver, hearing Peter Mansbridge and Provincial leaders:
 - Attending sessions on Next Generation 911 and Parity;
 - Next Generation 911 session focused on climate change; clean BC adaptation strategy; use of land line phones and cell phones, noting that cell phone services have not kept up with the pace which causes challenges and delays for emergency officials;
 - Parity session focused on breaking down barriers and promoting visible and non-visible minorities into local office, including youth and young adults;
 - Attending a session on First Nations reconciliation and the need to create 'friendships' rather than 'business-ships'.

Notice of Motion:

THAT Council recognizes our First Nations and the traditional lands we meet on at the beginning of all regular Council meetings and Committee of the Whole meetings.

(3) **Community Development** (Councillor Scott Harrison)

Councillor Harrison commented on the following:

- September 18, attending the Oceanside Development Construction Association noting the large project proposed for the Fairwinds area in Nanoose, including 2,000 housing units.
- September 21, attending the first "Eagle Talks", a joint meeting between the Chartwell and Eaglecrest Residents' Associations, discussing the Perfect Storm Group.
- Attending UBCM, noting that the Rural Dividend Fund was cancelled for the year in response to the forestry crisis.
- September 23, attending meetings on financing reconciliation and with the Vancouver Island Health Authority.
- September 24, meeting with the Ministry of Health, discussing potential issues with a community health centre.
- September 25, met with a few opposition critics.
- Trade show, discussing with Telus, who are promoting a new system "Babylon" to help people monitor their health from at home.
- September 26, Climate Caucus, commenting on the impact of climate change on low-income families.

- September 30, attending the transportation sessions.
- October 1, attending the “Celebrating Seniors” event.

(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.
- The ‘Our Living Languages: First People’s Voices in BC’ travelling exhibit at the Qualicum Beach Museum begins October 10, 2019.

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council directs the Mayor to provide signed electronic copies of the letter of support for the application by SD69 for their modular early childhood education space at Arrowview Elementary and the Arrowview Kids Club to both organizations by Wednesday, October 9th, 2019.

CARRIED

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT Council amends the motion on the floor by deleting “join” and inserting “endorse” in the draft Letter of Support.

MOTION FAILED

Notice of Motion:

Councillor Walker MOVED and Councillor Harrison SECONDED, THAT Council direct staff to arrange a Committee of the Whole meeting as soon as is practicable to discuss changes in policies, bylaws, taxation, or otherwise, that could encourage the revitalization of our village core, as well as means to encourage the occupancy of local storefronts and the success of local businesses; AND FURTHER THAT Council direct staff to invite all property owners in the village core, the Chamber of Commerce, all local merchants, and any other relevant parties to this forum.

CARRIED

(5) **Protective Services** (Councillor Teunis Westbroek)

Councillor Westbroek commented on the following:

- September 18, 2019: Accessibility Oceanside Association meeting, a lot of emphasis on the improvements the Town has made regarding sidewalks and curbs for better wheelchair accessibility. Much appreciation from the members on the committee. Also, excellent effort to raise funds for people with disabilities to participate in Jim’s Gym.
- September 19, 2019: Volunteer appreciation event; very pleased to present this year’s award to David Field of Seaside Cruizers; subsequently, columns in the newspaper talked about how much volunteering and the volunteer appreciation event helps people who feel isolated to get engaged in the community.

- September 19, 2019: Transit Select Committee, there are more options available for people who need a ride with HandiDart, now able to use Taxi Savers when the service is not available.
- September 26, 2019: Municipal Insurance Association BC Annual General Meeting, attended on Council's behalf, where 8 special resolutions were added to:
 - amend our liability protection agreement
 - dealing with UAV (unmanned aircraft vehicles)
 - expanding coverage for intentional acts (criminal, dishonest, fraudulent, malicious acts).
 - expanding coverage for damage to properties in care or custody or patrol of municipal governments
 - amendments to protect the Additional Insured
 - and finally, three housekeeping resolutions
- September 26, 2019: together with our Town Crier, welcomed the Tour de Rock; in the evening, attended the Society of Organized Services 50th Anniversary book launch
- September 30, 2019: traffic consultant session in the morning; speeding was one of the main issues/concerns raised
- October 2, 2019: Oceanside Taskforce on Homelessness; main concern is that there is no coordinator in place as there is no one available, although there is funding from the Province
- October 3, 2019: met with church leaders to look at options for cold weather shelters

Notice of Motion:

THAT Council appoints Councillor Adam Walker as the Council liaison to the Early Learning Child Care Council of Oceanside Committee.

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 October 7, 2019:

- THAT Council directs staff to negotiate a new lease agreement with Island Corridor Foundation for use of the train station; AND FURTHER THAT staff be instructed to negotiate with Island Corridor Foundation the ability to use a portion of the rail right of way to build a trail system in the Town of Qualicum Beach.
- THAT Council instructs staff to engage a facilitator to assist Council with team building and code of ethics.

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

- (a) **Fire Department Monthly Report** – September 2019 – For Information

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

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

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

Councillor Filmer MOVED and Councillor Westbroek SECONDED, THAT Council instructs staff to issue a public notification about bear awareness and public information on the times permitted to place garbage and recycling at the curb for collection.

CARRIED

- (c) **Development Variance Permit: 3275 Island Highway West**

Councillor Walker MOVED and Councillor Harrison SECONDED, THAT Council directs staff to issue a Development Variance Permit for 3275 Island Highway West, as described in the October 7, 2019 Planning memo to Council.

CARRIED

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

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT Council directs staff to issue a Development Permit for 233 Fern Road, as described in the October 7, 2019 Planning memo to Council, subject to the following:

- Reduction of the proposed logo on the feature wall by 30%; and,
- Confirmation of landscaping on the feature wall.

CARRIED

BYLAWS

(1) **Housekeeping Bylaw**

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT the bylaw entitled “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (Housekeeping) Bylaw No. 580.108, 2019” be given third reading.

CARRIED

(2) **Zoning Amendment: 650 Hemlock Street** – For Information

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT staff be instructed to prepare a report outlining options for future prioritization of sidewalks, as outlined in the Official Community Plan.

CARRIED

(3) **Sewer Connection and Regulation Bylaw**

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Sewer Connection and Regulation Bylaw No. 732, 2019" be given third reading.

CARRIED

(4) **Property Permissive Tax Exemptions**

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT the bylaw entitled "Town of Qualicum Beach 2019 Taxation Exemption Bylaw No. 736, 2019" be read a second and third time, as amended.

CARRIED

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT the bylaw entitled "Town of Qualicum Beach 2019 Taxation Exemption (Places of Worship) Bylaw No. 737, 2019" be read a second and third time.

CARRIED

(5) **Town of Qualicum Beach Financial Plan (2020 – 2024) Bylaw No. 738, 2019**

Councillor Westbrook MOVED and Councillor Walker SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Financial Plan (2020-2024) Bylaw No. 738, 2019" be introduced and given first reading.

CARRIED

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT Council instructs staff to arrange a Committee of the Whole meeting for the Town of Qualicum Beach Financial Plan (2020-2024) Bylaw No. 738, 2019 between 2nd and 3rd reading.

CARRIED

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT Council instructs staff to prepare a financial breakdown report on town beautification.

CARRIED

Councillor Walker MOVED and Councillor Westbrook SECONDED, THAT staff be directed to provide a report on the major asset classes with current spending and future risks.

CARRIED

COMMENTS FROM THE GALLERY

- Jay Smith, 587 Spruce Street, commented on Fairwinds Development, 2,000 units resulting in an extra 3000 people coming to this area and the difficulty finding physicians
- Bill Adkins, 827 Primrose Street, spoke of the importance of the dog park behind the civic centre to the citizens of our area

- Kevin Monahan, 586 Alder Street, spoke of the development permit for the brewery and specifically the size of the approved signage
- Lance Nater, 996 Royal Dornoch Drive, spoke of the relocation of the public works yard; attendance at UBCM and looking for an outline of the decisions at UBCM
- Douglas MacKay-Dunn, 2617 Island Highway West, presentation on climate change at the Knox United Church – requesting that this Council join others in articulating the need to move forward.

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 9:15 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Brian Wiese
Mayor