

Minutes of the 3:30 pm Wednesday, August 19, 2020, Town of Qualicum Beach Regular Council Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

Pursuant to the March 26, 2020 Ministerial Order No. M083 [Local Government Meetings and Bylaw Process (COVID-19)] members of Council may participate in this meeting utilizing electronic or other communication facilities and members of the public were not allowed to attend this open meeting of Council. The public is encouraged to view and listen to the meeting recording online via the Town's website. Meeting recordings may be viewed at www.qualicumbeach.com.

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

ALSO PRESENT: Staff: Daniel Sailland, CAO
Bob Weir, Director of Engineering
Luke Sales, Director of Planning
John Marsh, Director of Finance
Heather Svensen, Corporate Administrator
Haylee Gould, Deputy Corporate Administrator

The Mayor called the meeting to order at 3:30 pm acknowledging that the meeting is being held on the traditional lands of the Coast Salish people.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the August 19, 2020 Regular Council meeting agenda as amended by adding 'housing for veterans' under Section 6(3), and delete 'Comments from the Gallery' and insert 'Comments from the Public'.

CARRIED

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the following Council meeting minutes as amended:

- June 24, 2020 regular Council meeting;
- June 25, 2020 special Council meeting;
- July 15, 2020 regular Council meeting;
- July 20, 2020 special Council meeting;
- August 6, 2020 special Council meeting.

CARRIED

PUBLIC HEARING

(1) **Zoning Amendment: 634 Rye Road**

It was noted that the Public Hearing for 634 Rye Road has been postponed.

BUSINESS ARISING FROM THE MINUTES

(1) **Notice of Motion from the July 15, 2020 Regular Council Meeting**

This item is discussed later in the agenda under item 7(4)(e), *TELUS Cell Tower Proposal*.

CORRESPONDENCE

(1) **Correspondence Log** – August 19, 2020 – For Information

(2) **Press Release from Innovation Island re: Digital Economy Restart Recover Reimagine Program (DER3)** – For Information

COMMITTEE & LIAISON REPORTS

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

Mayor Wiese MOVED and Councillor Westbroek SECONDED, THAT Council directs staff to research the use of anticoagulant rodenticides and provide a report to Council with recommendations and alternatives.

CARRIED

Mayor Wiese opened a discussion on a private mail out survey issued by Councillor Walker, expressing concern that a member of Council has singled out a proposed development without consultation with Council or senior staff by issuing a private mail out survey regarding the Town's Official Community Plan.

Mayor Wiese MOVED and Councillor Westbroek SECONDED, THAT Council directs staff to draft and issue a statement that the survey sent out by Councillor Walker was not a Town sanctioned survey; AND FURTHER THAT the Town issued statement be published in the newspaper, on the Town's website and on social media.

CARRIED

Recorded vote requested

In Favour: Mayor Wiese; Councillors Harrison and Westbroek

Opposed: Councillors Filmer and Walker

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

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

Councillor Harrison referred to the debate on the provincial budget between MLA Michelle Stilwell and Minister Donaldson, discussing the Qualicum Beach Airport Lands.

Councillor Harrison MOVED and Councillor Walker SECONDED, THAT, the Town of Qualicum Beach collaborate with the federal government, the Royal Canadian Legion and other stakeholders to address housing veterans (as defined by Veterans Affairs Canada [VAC]) experiencing homelessness, AND FURTHER THAT the Town will commit to working with other levels of government to end veteran homelessness in the region.

CARRIED

Councillor Walker suggested that the topic of veteran homelessness and housing be raised at the upcoming Strategic Planning Session.

(4) **Arts & Culture** (Councillor Adam Walker)

Councillor Walker commented on the following:

- Vancouver Island Regional Library is operating with curbside services, noting that some branches have been selected to pilot expanded services.
- No meetings taking place for Beach Day and Family Day due to COVID-19.
- Early Learning and Childcare Council in Oceanside – noting the project is moving forward. Selection is underway for a construction and project manager and a non-profit operator.
- No updates as the liaison to the Eaglecrest Residents Association.

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

STAFF REPORTS

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

(a) **Announcement of Council Meeting Motions - Motions Released from the July 20, 2020 In-Camera Council Meeting**

THAT Council instructs staff to provide indication to the Qualicum Nature Preservation Society that the Town is willing to assist with advertising and promotion to raise funds to acquire Lot C (Seacroft Estates) from Ballard Fine Homes.

Councillor Harrison MOVED and Councillor Westbroek SECONDED, THAT Council reconsiders the following motion from the July 20, 2020 Special meeting:

THAT Council instructs staff to provide indication to the Qualicum Nature Preservation Society that the Town is willing to assist with advertising and promotion to raise funds to acquire Lot C (Seacroft Estates) from Ballard Fine Homes.

CARRIED

Recorded Vote requested

In Favour: Mayor Wiese; Councillors Harrison and Westbroek
Opposed: Councillors Filmer and Walker

Council discussed the recent defamatory social media actions of the Qualicum Beach Nature Preservation Society (QBNPS). Councillor Walker called a Point of Order in response to the implication that Councillor Walker was in support of the QBNPS's social media posts against the Town. The Chair ruled to stop further discussion on the topic.

Councilor Walker MOVED that the matter be referred to a future in-camera meeting for discussion. There was no Secunder to the motion.

Notice of motion

THAT Council instructs staff to invite the Qualicum Beach Nature Preservation Society to a future in-camera meeting as a delegation.

Motions Released from the July 20, 2020 In-Camera Council Meeting

THAT Council directs staff to provide notice to Mr. Kurt Miller that the Town will be undertaking work at 263 Buller Road, pursuant to the March 2020 order under the Property Maintenance Bylaw and June 2019 Remedial Action Order.

THAT Council directs staff to undertake work at 263 Buller Road, no sooner than August 20th, 2020 pursuant to the March 2020 order under the Property Maintenance Bylaw and June 2019 Remedial Action Order, in accordance with the July 20, 2020 Planning memo to Council.

THAT Council authorizes Cloudhead Games to sublease a portion of their lease area to Crossfit Qualicum Beach.

THAT Council authorizes staff to renew the agreement with Jay Norton and Daniella Novak for a five-year term with the annual fee for 2020 be set at a rate of \$1,178.00; AND FURTHER THAT, the annual rate of \$2,009.62 be the rate applied annually for the remaining four-year term (2021-2024).

THAT Council authorizes staff not to enforce the Town's zoning bylaw with regard to regulations that would otherwise prohibit temporary housing to accommodate frontline workers, subject to the following conditions:

- The occupant of the temporary housing must be an eligible recipient of "Province of BC's Temporary Pandemic Pay" that is self-isolating during the COVID-19 pandemic.
- The temporary housing must have access to adequate sanitary facilities, as determined by the Town's Building Official.
- The owner of the property, as well as the occupant, must sign an affidavit promising that the accommodation will be vacated within 30 days after BC lifts the provincial state of emergency.
- The temporary housing must be located entirely on private property.

THAT Council instructs staff to rezone; subdivide; and list for sale the two town owned lots at 189 Sunningdale Road.

THAT Council directs staff to initiate a Request for Proposal process for the 2.2 ha parcel located at the corner of Ravensbourne East and Bennett Road subject to the tenure being a land lease.

THAT Council appoints David Hutchings as the member at large for the Select Committee on Environment and Sustainability, for a term ending December 31, 2021.

(b) **2019 Annual Report** - For Information

(c) **Temporary Change to a Liquor Licence - Curling Club**

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council authorizes staff to provide a letter of consent to the Qualicum and District Recreation Club (Curling Club) to submit their Temporary Change to a Liquor Licence application for a licensed establishment on Town-owned property located at 644 Memorial Avenue, Qualicum Beach;

AND FURTHER THAT the Council of Qualicum Beach does not wish to provide comment on the applications from the Qualicum and District Recreation Club to the Liquor Control and Licensing Branch for a temporary change to Liquor Licence No. 035075 for a temporary extension of their licensed area on the following dates:

- October 17, 2020;
- January 10, 2021;
- January 23, 2021;
- February 13, 2021;
- February 27, 2021; and
- March 13, 2021.

CARRIED

(d) **Sidewalk Sale Event Request**

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT Council grants permission to the Chamber of Commerce to hold a one-day "Sidewalk Sale" on August 22, 2020 in the uptown core from 9:00 am to 5:00 pm, including closure of the lane between Coastal Community Credit Union and Village Theatre, subject to the applicant working with staff to finalize arrangements;

AND FURTHER THAT the event organizer ensures all Provincial COVID-19 regulations and any requirements from the Environmental Health Officer are adhered to, including providing hand washing/sanitizing stations, limitations on the number of patrons, controlled access to the event, and adequate space for physical distancing;

AND FURTHER THAT Council authorizes in-kind support for the "Sidewalk Sale" event through Town provision of barricades and more frequent collection of garbage;

AND FURTHER THAT, if deemed necessary by staff, the Chamber of Commerce be responsible for hiring traffic control.

CARRIED

(2) Financial Administration (John Marsh)

(a) **Monthly Finance Report - June 2020 - For Information**

(b) 2019 Financial Information Report

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT the Town of Qualicum Beach 2019 Financial Information Report be received and approved by Council.

CARRIED

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

(a) **Fire Department Monthly Report - July 2020 - For Information**

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

(a) **Monthly Building Permit Report - July 2020 - For Information**

(b) **Monthly Bylaw Report - July 2020 - For Information**

(c) Development Permit: 1065 Eaglecrest Drive

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council authorizes staff to issue a Development Permit for 1065 Eaglecrest Drive, as detailed in the August 19, 2020 Planning memo to Council, subject to the provision of a satisfactory geotechnical report.

CARRIED

(d) Development Variance Permit: 323 Hall Road

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council directs staff to issue a Development Variance Permit for 323 Hall Road as described in the August 19, 2020 Planning memo to Council.

CARRIED

(e) TELUS Cell Tower Proposal

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council directs staff, after execution of a satisfactory lease agreement, to provide Land Use Concurrence for the proposed TELUS Communications Inc. site at 845 Village Way, as described in the August 19th, 2020 Planning memo to Council.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council amends the motion on the floor by deleting 845 Village Way and inserting 2045 Island Highway.

MOTION FAILED

BYLAWS

(1) Municipal Ticket Information Utilization Bylaw

Councillor Westbroek MOVED and Councillor Walker SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Municipal Ticket Information Utilization Bylaw No. 626, 2008, Amendment Bylaw No. 626.04, 2020" be read a first time.

CARRIED

(2) Zoning Amendment: 545 Nenzel Road

Councillor Filmer MOVED and Councillor Walker SECONDED, THAT "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Nenzel Road) Bylaw No. 580.119, 2020" be read a second time, as amended.

CARRIED

Councillor Walker MOVED to amend the motion on the floor by striking '100 metres' from Schedule A and inserting '90 metres'. There was no Secunder to the motion

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 (Nenzel Road) Bylaw No. 580.119, 2020, a S. 219 Restrictive Covenant be registered on the subject property that specifies form and character, landscaping, site layout, and buffering requirements from adjacent ALR land.

CARRIED

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT Council hold a Public Hearing on October 7, 2020 at 3:30pm electronically via zoom in regard to "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Nenzel Road) Bylaw No. 580.119, 2020".

CARRIED

(3) Zoning Amendment: 156 Fern Road West

Councillor Walker MOVED and Councillor Filmer SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (156 Fern Road W) Bylaw 580.120, 2020" be introduced and read a first time.

THAT prior to a public hearing for the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (156 Fern Road W) Bylaw 580.120, 2020", a parking plan be submitted.

THAT, prior to adoption of a zoning amendment bylaw for 156 Fern Road West, the following be completed:

- Execution of a Section 219 Form and Character covenant to ensure that the development is constructed in conformance with the presentation to Council.

CARRIED

(4) Property Permissive Tax Exemption Bylaws

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach 2020 Taxation Exemption Bylaw No. 745, 2020" be introduced and read a first time.

CARRIED

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach 2020 Taxation Exemption (Places of Worship) Bylaw No. 746, 2020" be introduced and read a first time.

CARRIED

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach 2020 Taxation Exemption Bylaw No. 745, 2020" be given second reading.

CARRIED

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach 2020 Taxation Exemption (Places of Worship) Bylaw No. 746, 2020" be given second reading.

CARRIED

COMMENTS FROM THE GALLERY

During the COVID-19 pandemic, while Council is participating in regular meetings electronically and the public are not permitted to attend, members of the public were able to provide comments regarding this regular meeting of Council by means of e-mail, letter, or by phone. A copy of the letters received were posted on the Town website.

Comments for this regular Council meeting were received by 12:00 pm two business days following the meeting (August 21, 2020). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- Comments received regarding the proposed TELUS cell tower from:
 - Michael Hart, 734 Canyon Crescent
 - Katie Oppenheimer
 - Marion Hoerberg
 - Selene Griffin, 496 Chester Road
 - Peggy Bodnar, 624 Sumac Drive
 - Tiana Kaczor, 1031 Canterbury Place
 - Linda and Rudy Koelewyn, 1990 West Island Highway

- Carol and Fred Dowe, 512 Hawthorne Drive
 - Debby Wetmore
 - Maureen Curie
- Tim Pritchard, 663 Windward Way, regarding motions released from in-camera; Seacroft Estates (Lot C); and the TELUS cell tower proposal.
- Jill Sawchuck, regarding public engagement and the TELUS cell tower proposal.
- Anne Skipsey, regarding the in-camera meeting on the Council Procedure Bylaw and the TELUS cell tower proposal.

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 4:57 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Brian Wiese
Mayor