

Minutes of the 3:30 pm Wednesday, November 18, 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 Teunis Westbroek

ALSO PRESENT: Staff: Daniel Sailland, CAO
Heather Svensen, Deputy CAO/Corporate Administrator
John Marsh, Director of Finance
Bob Weir, Director of Engineering
Luke Sales, Director of Planning
Marc Norris, Fire Chief
Haylee Gould, Deputy Corporate Administrator
Rebecca Augustyn, Planner

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

Councillor Filmer MOVED and Councillor Westbroek SECONDED, THAT Council adopts the November 18, 2020 Regular Council meeting agenda, as amended by deferring Item 7(3) Town of Qualicum Beach Financial Plan (2021-2025) Bylaw No. 752, 2020 to the December 9, 2020 regular Council meeting.

CARRIED UNANIMOUSLY

Councillor Filmer MOVED and Councillor Westbroek SECONDED, THAT the following items be adopted by general consent:

- (1) **Announcement of Council Meeting Motions** – Motion from the October 28, 2020 In-Camera Meeting
 - (a) THAT Council supports development of a greenhouse pilot project as described in the October 5, 2020 proposal by Qualicum Community Education Society on town-owned Agriculture Land Reserve land in the vicinity of Qualicum Road and View Road.

- (2) **Monthly Building Permit Report** – October, 2020

CARRIED

- (3) **Correspondence Log – November 18, 2020 – For Information**
Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT Council instructs staff to respond in writing to D. Pfeifer advising that the staff are preparing a report on the initiative to ban rodenticides.
CARRIED UNANIMOUSLY
- (4) **Monthly Bylaw Report – October, 2020**
Councillor Filmer MOVED and Councillor Westbroek SECONDED, THAT Council instructs staff to provide a report on the successes and concerns with the backyard chicken pilot project, including recommendations moving forward.
CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT Council approves the October 28, 2020 regular Council meeting minutes and the November 6, 2020 special Council meeting minutes.
CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

- (1) **Notice of Motion from the October 28, 2020 Regular Council Meeting (Councillor Harrison)**
Councillor Harrison MOVED and Councillor Westbroek SECONDED, THAT Council directs staff to discuss with BC Housing the use of Town land for a temporary cold weather shelter for individuals with mild to moderate needs and report back to Council.
CARRIED UNANIMOUSLY
- (2) **Letter of Support – Victoria Electric Vehicle Association**
Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the draft letter of support titled “Access to Electric Vehicle Charging in Multiple Unit Residential Buildings” attached to the November 18, 2020 regular Council agenda be approved and sent to the MLA for Parksville-Qualicum; the Minister of Municipal Affairs and Housing; and David Grove, President, Victoria Electric Vehicle Association.

Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT Council defer to the motion on the floor to a future meeting.
CARRIED UNANIMOUSLY

DELEGATIONS

- (1) **Jonathan Parker**, 2313 Island Highway West, appeared before Council regarding burning restrictions on larger properties outside the Agricultural Land Reserve. Mr. Parker requested Council consider permitting outdoor burning on large properties for dead or decadent trees.

Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT Council refer the request from the November 18, 2020 delegate Jonathan Parker to consider allowing outdoor burning on large properties for dead or decadent trees back to staff to provide a report.

CARRIED UNANIMOUSLY

PUBLIC AND STATUTORY HEARINGS

Pursuant to Ministerial Order 192 [Local Government Meetings & Bylaw Process], this Public Hearing was conducted using Zoom telecommunications software. The public was invited to speak at the Public Hearing by joining the Zoom meeting via telephone or over the Internet using a smartphone, tablet or computer.

(1) Zoning Amendment: 634 Rye Road

At 3:47 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 (634 Rye Road) Bylaw No. 580.116, 2020".

Luke Sales, Director of Planning, introduced the proposed bylaw amendment.

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

- Dafina Curtis, 274 Mill Road, spoke in opposition to the proposed development, noting the following concerns:
 - higher density developments should be located in the downtown core;
 - encroachment of the adjacent neighbouring properties;
 - on-site parking not sufficient;
 - traffic congestion and safety; and
 - removal of the established trees on the lot.
- Robert Taylor, from Salmon Arm, BC, expressed concerns relating to density; neighbourhood incompatibility; parking; and tree retention.
- Jay Smith, 587 Spruce Street, stated that they liked the concept, underlying green philosophy, and affordability, but noted concern with removal of the trees and the impact on the Town's tree canopy, and commented on tree replacement ratio, and per-tree security deposits.
- Doug Marshall, 625 Rye Road, spoke in opposition of the proposed development stating concern with the proposed density and specifically concerns with the allocation for parking, commenting that the development should be limited to 2-4 homes.

- John Wood, 466 Troon Close, spoke in favour of the development, commending the innovative use of the property, the affordable designation, and meeting green standards. Mr. Wood commented that the Town's tree canopy was measured to have grown 11% since it was last measured, and that responsible owners and developers will match what was there or exceed it.
- Peter Schionning, 735 Front Street, Victoria, BC, architect for the development, commented that they had completed an inventory of all the trees on the property and assessed what trees would survive the development based on their health. Mr. Schionning further noted a goal is to create solar panels on the garage portion of the development, and that electric vehicles could be charged using the panels.
- John Phillips, 290 Rye Road, expressed concern with the lack of detail on the laneway and what impact that will have on the neighbouring trees, and stated that five units is too many. Mr. Phillips disagreed that some of the larger trees couldn't be incorporated into the development, expressing concern with the loss of the wind buffer.
- Ezra Morse, 720 Garrett Road, expressed appreciation for the focus on sustainability, though was disappointed that no trees would be retained. Mr. Morse commented on the value of trees for the community at large.
- Pat Jacobson, 606 Sumac Drive, stated support for this zoning amendment, commenting that it is innovative, provides an increase in density, has excellent sustainability attributes including rain gardens and plantings. Ms. Jacobson noted it is unfortunate that the Town does not have an urban forestry plan.
- Robert Taylor, owner of the proposed development commented on the Official Community Plan noting that the development considered the existing neighbourhood and the reason why 8 units wasn't pursued. Size of the dwellings; and architectural style will match the other houses in the area. Parking was noted indicating that there are 6 spots on the property with no large driveways proposed in the development. Mr. Taylor noted that trees can be planted and grown by the people that own the strata and further noted that he has taken all comments received into consideration throughout the planning process.

The Mayor called a second time for any persons who deemed themselves affected by Bylaw No. 580.116, 2020 who wished to be heard or present written submissions, to speak.

- John Phillips commented that he is not opposed to the development in its entirety, requesting that the density be reduced from five units to four, to rearrange the parking, to not have the parking located in one spot, to consider neighbouring amenities, and to leave some trees on the lot. Mr. Phillips commended staff on their report.
- Jay Smith commented on the Town's tree canopy, noting a loss of canopy since 2018 and expressing concern with the areas of town that have been deforested over the last 3 or 4 years.

- Doug Marshall commented on affordability, overflow parking, bicycle routes, and obstruction of the roadway on Rye Road.
- Dafina Curtis noted concern with the form of the development, specifically with the provision of a carport and lack of crime prevention through environmental design.
- Pat Jacobson commented that the 2018 tree canopy data showed an increase, which was from tree growth, with a decrease in tree numbers.
- Peter Schionning commented that one of the ideas is for communal parking and bulk greenspace for everyone to gather and congregate.

The Mayor declared the public hearing on Bylaw No. 580.116, 2020 closed at 4:31 pm. Council cannot accept further comments directly from the public; all comments must go through staff.

(2) **OCP Amendment and Zoning Amendment: 189 Sunningdale Road West**
OCP Amendment: 187 Sunningdale Road West

At 4:31 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 Official Community Plan Bylaw No. 800, 2018 Amendment (189 and 187 Sunningdale Road West) Bylaw No. 800.04, 2020” and “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (189 Sunningdale Road West) Bylaw 580.121, 2020”.

Luke Sales, Director of Planning, introduced the proposed bylaw amendments.

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

- Lois Eaton, 591 Tamarack Drive, spoke on the impact of tree removal and the lack of tree and vegetation plan for removal of trees.
- Ezra Morse, 720 Garrett Road, spoke in opposition to the proposed development, commented that the small lots proposed benefit the developers.
- John Wood, 466 Troon Close, spoke in favour of the proposed zoning change, noting that the focus for the neighbourhood has changed and Industrial zoning is no longer needed for this area.
- Ajit Manhas, owner of 187 Sunningdale Road West, had specific questions and was referred to staff to answer the questions outside of the meeting.
- Pat Jacobson, 606 Sumac Drive, spoke in opposition of the rezoning and sale of the town-owned land, noting the need for affordable housing. Ms. Jacobson suggested that this strategic piece of land be preserved for future use when an urban management plan, watershed and environmental concerns could be considered.

- Jay Smith, 587 Spruce Street, spoke in opposition of the sale and rezoning of the two town-owned lots, commenting on the width of the lots and expressing concern that this will set a precedent for other areas of town.
- Donna Balzer, 206 Beach Road, spoke in opposition of the proposal, commenting on the street traffic, and questioned why the town is rezoning the property prior to selling.

The Mayor called a second time for any persons who deemed themselves affected by Bylaw No. 580.121, 2020 or Bylaw No. 800.04, 2020 who wished to be heard or present written submissions, to speak.

- Ezra Morse commented on the impact to neighbouring properties, 'spot' zoning, the loss of trees on the property, and implored the Town to think long term.
- Donna Balzer commented that the property could be used as a gathering space with a picnic area.

The Mayor called a final time for any persons who deemed themselves affected by Bylaw No. 580.121, 2020 or Bylaw No. 800.04, 2020 who wished to be heard or present written submissions, to speak and, hearing no one, declared the public hearing on Bylaw No. 580.121, 2020 and Bylaw No. 800.04, 2020 closed at 4:57 pm. Council cannot accept further comments directly from the public; all comments must go through staff.

BYLAWS

(1) Zoning Amendment: 634 Rye Road

Councillor Harrison MOVED and Councillor Westbrook SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (634 Rye Road) Bylaw No. 580.116, 2020" be read a third time.

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT Council amends the motion on the floor by adding: THAT the owner be required to provide 10 off-street parking spaces in the proposed development.

CARRIED UNANIMOUSLY

MAIN MOTION AS AMENDED

THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (634 Rye Road) Bylaw No. 580.116, 2020" be read a third time; AND FURTHER THAT the owner be required to provide 10 off-street parking spaces in the proposed development.

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT Council defer the motion on the floor to the December 9th, 2020 Regular Council meeting.

CARRIED UNANIMOUSLY

(2) **OCP Amendment and Zoning Amendment: 189 Sunningdale Road West
OCP Amendment: 187 Sunningdale Road West**

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Official Community Plan Bylaw No. 800, 2018 Amendment (189 and 187 Sunningdale Road West) Bylaw No. 800.04, 2020" be read a third time.

CARRIED

Opposed: Councillor Filmer

In Favour: Mayor Wiese; Councillor Harrison; Councillor Westbroek

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (189 Sunningdale Road West) Bylaw 580.121, 2020" be read a third time.

CARRIED

Opposed: Councillor Filmer

In Favour: Mayor Wiese; Councillor Harrison; Councillor Westbroek

(3) **Town of Qualicum Beach Financial Plan (2021 – 2025) Bylaw No. 752, 2020** – this item was deferred to the December 9, 2020 Regular Council meeting

(4) **Waterworks Rate and Regulation Bylaw**

Councillor Filmer MOVED and Councillor Westbroek SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Waterworks Rate and Regulation Amendment Bylaw 753, 2020" be read a second time.

CARRIED UNANIMOUSLY

(5) **Sewer User Rates Bylaw**

Councillor Filmer MOVED and Councillor Westbroek SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Sewer User Rates Bylaw 754, 2020" be read a second time.

CARRIED UNANIMOUSLY

COMMITTEE & LIAISON REPORTS

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

Mayor Wiese commented on the COVID-19 pandemic, encouraging residents to follow provincial health orders and to wear masks when in public spaces.

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

Councillor Filmer congratulated MLA elect Adam Walker and extended appreciation to Michelle Stilwell for her commitment to her constituents over the past 7 years.

Notices of Motion

Councillor Filmer MOVED and Councillor Westbrook SECONDED, THAT Council instructs staff to work with the Chamber of Commerce to issue a public statement, along with posted signage encouraging residents and visitors to wear face masks in indoor public spaces within the Town boundaries.

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT Council amends the motion on the floor by striking: "to work with the Chamber of Commerce".
CARRIED UNANIMOUSLY

Councillor Filmer MOVED and Councillor Westbrook SECONDED, THAT Council amends the motion on the floor by inserting: AND FURTHER THAT staff be instructed to work with any organization to help encourage the wearing of masks in all indoor public spaces within the Town boundaries.

CARRIED UNANIMOUSLY

Main motion as amended:

THAT Council instructs staff to issue a public statement, along with posted signage encouraging residents and visitors to wear face masks in indoor public spaces within the Town boundaries; AND FURTHER THAT staff be instructed to work with any organization to help encourage the wearing of masks in all indoor public spaces within the Town boundaries.

CARRIED UNANIMOUSLY

Notice of Motion

Councillor Filmer MOVED and Councillor Westbrook SECONDED, THAT Council directs staff to issue a public statement, along with posted signage encouraging members of the public to wear face masks in the Town Hall building located at 660 Primrose Street.

CARRIED UNANIMOUSLY

Recommendations from the Select Committee on Parks & Recreation from the October 14, 2020 Meeting

Councillor Filmer MOVED and Mayor Wiese SECONDED, THAT staff be directed to consider a community beautification project to paint the Town's fire hydrants with colourful sea life, and report back to Council with recommendations.

MOTION FAILED

Opposed: Mayor Wiese; Councillor Harrison; Councillor Westbrook
In Favour: Councillor Filmer

Councillor Filmer MOVED and Mayor Wiese SECONDED, THAT Council amends the motion on the floor by striking: "with colourful sea life" and inserting: "THAT staff identify 5 or 6 hydrants that could be utilized as a community beautification painting project; AND FURTHER THAT the project team consider partnership with the KSS senior art class to explore this option."

MOTION FAILED

Opposed: Mayor Wiese; Councillor Harrison; Councillor Westbrook

In favour: Councillor Filmer

Councillor Filmer MOVED and Mayor Wiese SECONDED, THAT staff be directed to provide the Select Committee on Parks & Recreation Committee with outstanding action items for the Waterfront Master Plan for the purposes of the Committee providing input on item prioritization.

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT Council defer the motion on the floor to a future meeting where staff can provide comments on the motion.

CARRIED UNANIMOUSLY

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

Councillor Harrison commented on the following:

- Participating in the upcoming Housing Central panel next month.
- Letter to the Editor in the PQB News regarding Canada's involvement during the Korean War.

Notice of Motion:

Councillor Harrison MOVED and Councillor Westbrook SECONDED, THAT Council writes a letter of support to the Royal Canadian Legion Branch 76's application to CMHC for funding to determine the number of homeless veterans in the Oceanside and Comox Valley regions, AND FURTHER THAT, should the Legion's application be successful the town will provide matching funding for the first \$3000 raised to support this application.

CARRIED UNANIMOUSLY

(4) **Protective Services** (Councillor Teunis Westbrook)

Councillor Westbrook commented on the following:

- Crosswalks and speed humps, suggesting that the response prepared by Bob Weir, Director of Engineering, be provided in writing to the public in full detail.
- Requesting that pedestrian crossings be considered during budget discussions.

STAFF REPORTS

(1) Corporate Administrator (Heather Svensen)

(a) 2020 Motions Index – For Information

Councillor Filmer MOVED and Councillor Mayor Wiese SECONDED, THAT Council rescind motion #20-209.

CARRIED UNANIMOUSLY

Councillor Filmer MOVED and Councillor Westbrook SECONDED, THAT Council defers further discussion of the 2020 Motions Index to a future Regular Council meeting.

CARRIED UNANIMOUSLY

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

(a) Development Variance Permit – Lot 23, Plan EPP28954, DL 78, Newcastle District

Councillor Westbrook MOVED and Councillor Harrison SECONDED, THAT Council directs staff to fulfill statutory notification requirements so that Council can consider issuance of a Development Variance Permit for Lot 23, Plan EPP28954, DL 78, Newcastle District (SW corner of the West Ridge subdivision) at the December 9, 2020 Council meeting, as detailed in the November 18, 2020 Planning memo to Council.

CARRIED UNANIMOUSLY

Councillor Westbrook MOVED and Councillor Harrison SECONDED, THAT Council directs staff to allocate \$15,000 from the sale of land in the West Ridge subdivision to thicken and beautify landscaping in the buffer area between West Ridge Way and Laburnum Road, as detailed in the November 16, 2020 Planning memo to Council.

CARRIED UNANIMOUSLY

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

(a) Rescue Pumper Apparatus Replacement Purchase

Councillor Westbrook MOVED and Councillor Harrison SECONDED, THAT Council authorize the purchase of a new custom Rescue Pumper on a Spartan chassis from Fort Garry Fire Trucks based on the proposal price of \$908,355.10 Canadian dollars (including PST) and a total project price including a contingency of \$920,000.

CARRIED

Opposed: Councillor Filmer

In Favour: Mayor Wiese; Councillor Harrison; Councillor Westbrook

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT Council extends the meeting past 6:30 pm.

CARRIED UNANIMOUSLY

REVIEW OF COMMENTS FROM THE PUBLIC

Comments for this regular Council meeting were received by 12:00 pm two business days following the meeting (November 20, 2020). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- Tim Pritchard, 663 Windward Way, regarding meeting processes and governance.

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 6:47pm

Certified Correct:

Heather Svensen
Corporate Administrator

Brian Wiese
Mayor