

Minutes of the 10:00 am Wednesday, April 7, 2021, 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, Corporate Administrator/Deputy CAO
Bob Weir, Director of Engineering and Operations
Luke Sales, Director of Planning
Marc Norris, Fire Chief
Haylee Gould, Deputy Corporate Administrator

The Mayor called the meeting to order at 10:00 am acknowledging that the meeting is being held on the traditional lands of the Coast Salish people.

ADOPTION OF THE AGENDA

Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT Council adopts the April 7, 2021 Regular Council meeting agenda as amended by:

- Removing item 6(1), 'Zoning Amendment: 144 and 148 Second Avenue East';
- Removing item 8(3)(b), 'Development Permit: 144 Second Avenue East'; and
- Reordering the agenda so that item 8(2)(a), 'Parksville and Qualicum Beach Joint Fire Service Review' is immediately following item 4, Delegations.

CARRIED UNANIMOUSLY

ADOPTION OF THE CONSENT AGENDA

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

- (1) **Monthly Finance Report** – February 2021 – For Information
- (2) **Monthly Building Permit Report** – March 2021 – For Information
- (3) **Correspondence Log** – April 7, 2021 – For Information
- (4) **Chamber of Commerce Annual Report for 2020** – For Information
- (5) **Announcement of Motions from the March 24, 2021 In Camera Meeting**
 - a. **Joint Fire Service Review**
 1. THAT the report from the Fire Chief dated March 5, 2021 entitled "Parksville and Qualicum Beach Joint Fire Services Review Report #4" be received.

2. THAT Council authorize the report be released to the public with appropriate redactions to ensure confidentiality in respect to labor and financial issues.
3. THAT Council direct staff to create a joint media release regarding the outcome of the process.
4. THAT Council direct the Fire Chiefs to work together to achieve an inter-municipal document outlining where and how the departments can work more closely together and to monitor and report on future opportunities for enhancements to the working relationship.

b. Bench Dedication

1. THAT every Freeman of the Town have a bench permanently dedicated in their honour, at no cost, at a location best suited to the Freeman's legacy with the Town.

c. Airport Users Committee

1. THAT Council appoints Mike Andrews as the representative for Sealand Aviation Commercial to the Airport Users Committee for a two-year ending December 31, 2022.
2. THAT Council amends the Terms of Reference by deleting: "Island Air Express"; inserting "Sealand Aviation Commercial"; and adding a second "Town Representative" to the Committee composition for a total of eleven members, as attached to the March 23, 2021 agenda.
3. THAT Council requests staff to arrange a meeting with Councillor Filmer; Manger of Operations, Arnold Schwabe and CAO, Daniel Sailland to discuss opportunities to work together as co-chairs on the Airport Users Committee.

d. Land Sale Area for Naked Naturals

1. THAT, Council directs staff to confirm with Naked Naturals that the one acre "Bus Garage" land sale should be completed by including the .13 acre area identified as the "West Extension" in the March 24, 2021 Planning memo to Council.
2. THAT, Council directs staff to notify Naked Naturals that the store should be primarily oriented toward Memorial Avenue.
3. THAT Council endorses the following design recommendations made by the Bus Garage Working Group regarding the future Naked Naturals Whole Foods store:
 - a) The area should function as a whole (synergy) with surrounding uses, with natural flow between Naked Naturals, parking, public and private outdoor areas.
 - b) Maximize view of Mt. Arrowsmith from key public spaces
 - c) Support a rational traffic flow from Memorial Avenue and Fern Road

- d) Residential unit parking is required. Parking for Naked Naturals need flexibility based on overall site plan that comes out of the Working Group. Should be determined by Naked Naturals and Town Council at time of zoning amendment application.
- e) Prioritize safe and pleasant pedestrian connectivity through and around store, outdoor public square, outdoor areas and parking
- f) Creates opportunities for Naked Naturals landscaping, outdoor space, and Memorial Avenue street presence.
- g) There should be multi-purpose public gathering square at the corner of Fern Road and Memorial Avenue, in accordance with the covenant.
- h) Quality of residential neighbourhood will include 8 – 12 upper floor units provided with own shared entrance, and parking.
- i) Preserve and protect the environmental aspects of the site – e.g. solar gain, views, etc.
- j) This is the gateway to the Town centre and the architecture should be designed accordingly.
- k) Enable practical and safe movement tractor trailers, vehicles and pedestrians.

e. 2075 Island Highway/850 Eaglecrest Drive Legal Update

1. THAT Council directs staff to make public the third party review of methodology for the land lift assessment for 2075 Island Hwy / 850 Eaglecrest Drive by Cunningham and Rivard Appraisals, commission a new land lift assessment using the residual land value analysis methodology, and that the assessment be presented to Council at a subsequent open meeting; AND FURTHER THAT a new public hearing be scheduled after the new land lift assessment has been completed.

f. Land Sales

1. THAT Council authorizes staff to accept the offer from Harbour Mill Holdings Inc. to purchase 504 Juniper Drive (Lot B; DL 78 and 112; Nanoose District; Plan EPP96410) for \$341,000 plus GST.
2. THAT Council authorizes staff to accept the offer from 1100916 BC Ltd. to purchase 189 Sunningdale Road for \$745,000; AND FURTHER THAT the Town agrees to allow 1100916 BC Ltd. to complete the subdivision process, to a maximum of six-months.

CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the March 17, 2021 regular Council meeting minutes and the March 24, 2021 special Council meeting minutes be approved.

CARRIED UNANIMOUSLY

DELEGATIONS

- (1) **Julie McLelland** appeared before Council regarding the design and construction of the Into the Woods Childcare Facility, raising concerns about public participation in the decision making process, impact on neighbouring residents, and requesting follow-up from the Town regarding her concerns.

Councillor Filmer MOVED and Councillor Filmer SECONDED, THAT staff be instructed to contact Julie McLelland to address the questions and concerns raised in her delegation presentation at the April 7, 2021 regular Council meeting.

CARRIED UNANIMOUSLY

- (2) **Mary Brouillette** and **Ben Villeneuve** appeared before Council to request funding for the "Out of the Woods" event, proposed to be held in the fall of 2021. Ms. Brouillette requested the Town of Qualicum Beach be the sponsoring organization for a grant application with the Parksville Qualicum Community Foundation Grant.

Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT Council direct staff to provide a report with recommendations at an upcoming Council meeting regarding the request from Mary Brouillette and Ben Villeneuve for support for the 'Out of the Woods' special event, as described in their delegation at the April 7, 2021 regular Council meeting.

CARRIED UNANIMOUSLY

STAFF REPORTS

- (1) **Fire Department (Marc Norris, Fire Chief)**

- (a) **Parksville and Qualicum Beach Joint Fire Service Review**

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT the report from the Fire Chief dated March 30, 2021, entitled "Parksville and Qualicum Beach Joint Fire Service Review" be received; AND FURTHER THAT, staff return to Council with a recommendation for implementing elements of the Fire Service Review once the Fire Chief position for Qualicum Beach has been filled.

CARRIED UNANIMOUSLY

CORRESPONDENCE

- (1) **Comments on the March 17, 2021 Council Meeting** – John Wood - March 19, 2021

- (2) **Accessible Beach Access** – Jean Ferguson – March 24, 2021

Mayor Wiese MOVED and Councillor Harrison SECONDED, THAT Council instructs staff to contact the Department of Fisheries and Oceans to discuss options for beach access on the Qualicum Beach waterfront for those with mobility challenges.

CARRIED UNANIMOUSLY

- (3) **PTSD Awareness Month** – Debbie White – March 17, 2021
Mayor Wiese MOVED and Councillor Harrison SECONDED, THAT Council instructs staff to follow the request of Debbie White in her letter dated March 17, 2021 to declare June as Post Traumatic Stress Disorder (PTSD) Awareness Month.
CARRIED
Opposed: Councillor Westbroek
In Favour: Mayor Wiese; Councillor Filmer; Councillor Harrison
- (4) **Installation of Street Lights** – Judy Wood – March 29, 2021

BYLAWS

- (1) **Waterworks Rate and Regulation Revision Bylaw**
Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Waterworks Rate and Regulation Revision Bylaw No. 759, 2021" be adopted.
CARRIED UNANIMOUSLY
- (2) **Sewer User Rates Revision Bylaw**
Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Sewer User Rates Revision Bylaw No. 760, 2021" be adopted.
CARRIED UNANIMOUSLY

COMMITTEE & LIAISON REPORTS

- (1) **General Government** (Mayor Brian Wiese)
Mayor Wiese commented on the following:
- Thanking Coastal Community Credit Union for helping to finance Arrowsmith Search and Rescue's new hall.
 - Benches for Town Freeman is moving forward.
 - East Village brew pub is progressing nicely.
 - Attending regular meetings with Vancouver Island Health Authority and Minister Osbourne regarding COVID-19.
 - New system to book COVID-19 vaccines online. Details will be posted on the Town's website.

Notice of Motion (Mayor Wiese)

THAT Council rescinds the resolution from the March 17, 2021 regular Council meeting directing staff to notify participants of the backyard chicken pilot project that the project will not be continuing and that they have one year to phase out and remove their backyard chickens; AND FURTHER THAT staff be directed to administer a survey of the community to solicit feedback on permitting backyard chickens within the Town of Qualicum Beach.

Mayor Wiese indicated he will bring his Notice of Motion back to Council in June, once the vacant Councillor position is filled.

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

Councillor Filmer commented on the remarks by Premier Horgan regarding youth and the spread of COVID-19.

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

Councillor Harrison commented on the following:

- The track at Ballenas Secondary School, noting that the City of Parksville has allocated funding to the project.
- Suggesting Council agendas be published earlier, so that the public has more notice when items are to be discussed by Council.

NOTICES OF MOTION

THAT Council directs staff provide a report on proportional funding options for the proposed track at Ballenas Secondary School.

THAT Council direct staff to provide a report with information on the Town's water consumption and replenishment at a future Council meeting.

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

Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT the letter dated March 18, 2021 from the Anglican Parish of St. Mark requesting a crosswalk at the corner of Hoylake Road and Memorial Avenue be referred to the Select Committee on Public Safety, Accessibility, and Emergency Preparedness for their comment.

CARRIED UNANIMOUSLY

STAFF REPORTS

(2) **Corporate Administrator (Heather Svensen)**

(a) **Road Closure for Chesapeake Shores**

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the Town of Qualicum Beach authorize the closure of Veterans Way between Memorial Avenue and the laneway adjacent to the Royal Canadian Legion, as shown on the map attached to the agenda for the April 7, 2021 regular Council meeting, on Monday, April 12, 2021 from 7:00 am to 7:00 pm, for the purposes of filming by Chesapeake Shores.

CARRIED UNANIMOUSLY

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

(a) **Heritage Register: St. Andrews Lodge**

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT Council directs staff to refer the draft Statement of Significance for St. Andrews Lodge, as provided by the St. Andrews Lodge Historical and Cultural Society to a heritage consultant for review.

Councillor Harrison MOVED and Mayor Wiese SECONDED, THAT the motion on the floor be amended to include the words "with the St. Andrews Lodge and Historical Society to bear the costs of the heritage consultant's report".

MOTION FAILED

Opposed: Councillor Filmer; Councillor Westbrook

In Favour: Mayor Wiese; Councillor Harrison

Mayor Wiese called for the vote on the Main Motion:

THAT Council directs staff to refer the draft Statement of Significance for St. Andrews Lodge, as provided by the St. Andrews Lodge Historical and Cultural Society to a heritage consultant for review.

MOTION FAILED

Opposed: Mayor Wiese; Councillor Harrison

In Favour: Councillor Filmer; Councillor Westbrook

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT once the heritage consultant is satisfied with the St. Andrews Lodge Statement of Significance, staff be directed to add St. Andrews Lodge to the Community Heritage Register.

Mayor Wiese MOVED THAT the motion on the floor be deferred until the vacant seat on Council is filled.

MOTION FAILED for lack of a Secunder.

Councillor Westbrook indicated he would cover the cost of the heritage consultant personally.

Councillor Westbrook MOVED and Councillor Harrison SECONDED, THAT the following motion be reconsidered:

THAT Council directs staff to refer the draft Statement of Significance for St. Andrews Lodge, as provided by the St. Andrews Lodge Historical and Cultural Society to a heritage consultant for review.

CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Mayor Wiese SECONDED, THAT Council directs staff to refer the draft Statement of Significance for St. Andrews Lodge, as provided by the St. Andrews Lodge Historical and Cultural Society to a heritage consultant for review, at no cost to the Town.

Councillor Harrison MOVED and Councillor Westbrook SECONDED, THAT the motion on the floor be amended to include the words "at no cost to the Town".
CARRIED UNANIMOUSLY

MAIN MOTION AS AMENDED:

THAT Council directs staff to refer the draft Statement of Significance for St. Andrews Lodge, as provided by the St. Andrews Lodge Historical and Cultural Society to a heritage consultant for review, at no cost to the Town.
CARRIED UNANIMOUSLY

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT once the heritage consultant is satisfied with the St. Andrews Lodge Statement of Significance, staff be directed to add St. Andrews Lodge to the Community Heritage Register.

CARRIED

Opposed: Councillor Harrison

In Favour: Mayor Wiese; Councillor Filmer; Councillor Westbrook

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

(a) BC Hydro LED Street Light Replacement Program

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT at locations where a street light modification is requested, Council direct staff to perform a thorough examination of all parameters such as height, davit arm length and luminaire orientation.

CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Councillor Westbrook SECONDED, THAT downgrading or removal of street lighting only be considered after a professional evaluation by an Illumination Engineer on the impact to illumination levels and safety of the proposed change.

CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Councillor Westbrook SECONDED, THAT costs of lighting evaluation/replacement of LED street lights be borne by the resident/applicant.

This motion was not voted on.

Mayor Wiese MOVED and Councillor Westbrook SECONDED, THAT staff be directed to report back to Council with a more articulated, systemic complaint process for evaluation of LED street lights, that includes neighborhood consultation, for Council to review.

CARRIED UNANIMOUSLY

REVIEW OF COMMENTS FROM THE PUBLIC

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.

Comments for this regular Council meeting were received by 12:00 pm two business days following the meeting (April 9, 2021). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- Bob and Joyce Daman, 1203 Pintail Drive, regarding the discussion on St. Andrew's Lodge.
- Marlys Diamond, 516 – 210 First Avenue West, regarding the discussion on St. Andrew's Lodge and LED street lighting.
- Murielle Pritchard, 663 Windward Way, regarding the 'Into the Woods' daycare project and the Fire Services Review.
- Tim Pritchard, 663 Windward Way, regarding the LED street lights and St. Andrew's Lodge discussions.
- Susan Sigurdson, 707 Larch Drive, regarding LED street lighting.
- John Wood, Troon Close, regarding adding St. Andrews Lodge to the heritage register and the Town's donation guidelines.
- Linda Todsén, regarding St. Andrew's Lodge.

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 12:10 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Brian Wiese
Mayor