

Minutes of the 10:00 am Wednesday, July 20, 2022, 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 Anne Skipsey
Councillor Teunis Westbroek

ALSO PRESENT: Staff: Lou Varela, CAO
Heather Svensen, Corporate Administrator
Luke Sales, Director of Planning
Genelle Conn, Manager of Finance
Weslie 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

Mayor Wiese noted that two Public Hearings were held on Tuesday, July 19, 2022 for the development applications at 201, 207 and 211 First Avenue West (Land Use and Subdivision Bylaw No. 580, 1999, Amendment Bylaw 580.124, 2020) and 126, 130, 134, 144 and 148 Second Avenue East (Land Use and Subdivision Bylaw No. 580, 1999, Amendment Bylaw 580.134, 2022). Mayor Wiese and Councillor Skipsey were in attendance in the Council Chamber for the hearings, and Councillor Filmer attended virtually. However, the Town did not advertise that some members of Council may attend virtually, and to ensure the public process is beyond scrutiny, staff have recommended a second public hearing be held for each of these applications.

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council adopts the July 20, 2022 Regular Council meeting agenda, as amended by removing item 6(1), 'Zoning Amendment: 201, 207 and 211 First Avenue West'.

CARRIED UNANIMOUSLY

ADOPTION OF THE CONSENT AGENDA

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

- (1) **Correspondence Log** - July 20, 2022 - For Information
- (2) **Monthly Fire Department Report** - June 2022 - For Information
- (3) **Monthly Building Permit Report** - June 2022 - For Information
- (4) **Monthly Bylaw Report** - June 2022 - For Information

CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

Councillor Westbrook MOVED and Councillor Filmer SECONDED, THAT Council approves the June 29, 2022 regular Council meeting minutes.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

(1) **Notice of Motion** (Councillor Harrison)

Councillor Harrison MOVED and Councillor Westbrook SECONDED, THAT consideration of placing a question on the ballot for the October 15, 2022 general local election regarding funding for the St. Andrews Lodge be deferred until after Council has made a decision regarding the ongoing lease discussion with the St. Andrews Lodge Society.

CARRIED UNANIMOUSLY

CORRESPONDENCE

(1) **Town of View Royal – Request for Support for Island Rail Corridor** – letter dated June 21, 2022.

BYLAWS

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

Councillor Westbrook declared a conflict of interest due to ongoing legal action for the next item on the agenda and left the meeting at 10:05 am.

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT, after considering the four options presented by the applicant for 126, 130, 134, 144 and 148 Second Avenue East, Council directs staff to advance the following options for consideration in future meetings:

- Alternative 1 (six storey apartment building, six storey condominium building);
- Alternative 3 (six storey apartment building, seven storey condominium building).

CARRIED

Opposed: Councillor Skipsey

In Favour: Mayor Wiese; Councillor Filmer; Councillor Harrison

Mayor Wiese MOVED and Councillor Filmer SECONDED, THAT Council hold a Public Hearing on August 8, 2022 at 10:00 am 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. 580.134, 2022”;

AND FURTHER THAT Council hold a Public Hearing on August 8, 2022 at 10:00 am 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 (201, 207 and 211 First Avenue West) Bylaw No. 580.124, 2020”.

CARRIED UNANIMOUSLY

Councillor Westbroek returned to the meeting at 10:31 am.

(2) **Reserve Bylaw No. 774, 2022**

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT "Town of Qualicum Beach Reserve Funds Bylaw No. 774, 2022" be introduced and read a first time.
CARRIED UNANIMOUSLY

(3) **Property Permissive Tax Exemption Bylaws**

Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT the bylaw entitled "Town of Qualicum Beach 2023 Taxation Exemption Bylaw No. 775, 2022" be introduced and read a first time; AND FURTHER THAT the bylaw entitled "Town of Qualicum Beach 2023 Taxation Exemption (Places of Worship) Bylaw No. 776, 2022" be introduced and read a first time.
CARRIED UNANIMOUSLY

COMMITTEE & LIAISON REPORTS

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

Mayor Wiese commented on the following:

- Fern Street Clinic; still working on finding some form of medical support for our community. May have an update on what that may look like at our next Council Meeting.
- Meeting with Chief Recalma regarding the name for the waterfront park (formerly St. Andrews), updating the Town logo, and Totem.
- Attended the Regional District of Nanaimo board meetings.
- Attended the luncheon and farewell for Netanja Waddell of the Qualicum Beach Museum. Netanja has been a positive influence in taking the museum to a new level, and wished her the best in all her future endeavors.
- Attended Beach Day on Sunday, expressing appreciation for the team of volunteers.
- Attended the Qualicum Beach Memorial Golf Course Meeting, noting that the restaurant is struggling with staffing which underlines the importance of the Railway affordable housing project.
- Met with the Honourable Bill Blair regarding disaster recovery and climate change.
- Attended the public hearing for the developments on First Avenue East and Second Avenue East, noting the hearing was very respectful with a wide variety of viewpoints.

Mayor Wiese MOVED and Councillor Westbroek SECONDED, THAT the Town of Qualicum Beach create a public information campaign that require all cyclists to have a bell or device "capable of being used as a warning."
CARRIED UNANIMOUSLY

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

Councillor Filmer commented on complaints received about the Town's airport, specifically regarding noise and finances, noting that small municipal airports provide a lifeline during emergencies.

Councillor Filmer noted that he has made a change in career and announced that he will not be running in the fall election.

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

Councillor Harrison commented on the following:

- Attended the public open house for "Operation Freedom Paws", operating out of Deep Bay.
- Options and assessments for a cinema in Qualicum Beach.
- Meeting with the coordinator for Forward House regarding the new building in Parksville for addictions, noting a huge demand for the services.
- Services offered by St. Stephens, not operating at the same level as earlier, getting back into the swing of things after the pandemic.
- Vancouver Island Regional Library, endorsing the UBCM resolution for funding, noting that libraries are experiencing escalating costs but stagnant funding.

(4) **Arts & Culture** (Councillor Anne Skipsey)

Councillor Skipsey commented on the following:

- July 7, attending the Uptown Market.
- July 8, attending the Music in the Park at St. Andrews Waterfront Park, with over 250 people in attendance.
- Participating in the 100+ Women Who Care group, which chose the Forward House as their recipient.
- Attended the farewell for Netanja Waddell at the Qualicum Beach Museum.
- Attended the Celebration on Beach Day, expressing appreciation to the volunteers.

Councillor Skipsey MOVED and Councillor Westbroek SECONDED, THAT Council direct staff to allocate a maximum of \$3,000 for a third-party review of Council remuneration in 2023; AND FURTHER THAT notice of this pending remuneration review be included in the Council nomination packages for the 2022 Municipal Election.

Councillor Harrison MOVED and Mayor Wiese SECONDED, THAT the motion on the floor be amended by adding the words "should the question regarding Council size on the ballot for the 2022 general local election be supported by the majority of citizens" directly before the words "Council direct staff".

CARRIED UNANIMOUSLY

MAIN MOTION AS AMENDED

THAT, should the question regarding Council size on the ballot for the 2022 general local election be supported by the majority of citizens, Council direct staff to allocate a maximum of \$3,000 for a third-party review of Council remuneration in 2023; AND FURTHER THAT notice of this pending remuneration review be included in the Council nomination packages for the 2022 Municipal Election.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT staff be directed to provide an information report for Council's consideration on current best practices associated with permitting processes and associated location requirements of heat pumps.

CARRIED UNANIMOUSLY

(5) Protective Services (Councillor Teunis Westbrook)

Councillor Westbrook MOVED and Councillor Skipsey SECONDED, THAT the letter dated July 6, 2022 regarding traffic on Berwick Road South be referred to the Select Committee on Public Safety and Emergency Preparedness for their comment.

CARRIED UNANIMOUSLY

Councillor Westbrook commented on the following:

- Traffic concerns in the neighbourhood. Lou Varela, Chief Administrative Officer, noted that staff will provide an update at the next Council meeting.
- Meeting with the Qualicum Woods Residents' Association with CAO Varela, discussing traffic complaints and processes.
- Pool expansion at Ravensong Aquatic Centre.

STAFF REPORTS

(1) Corporate Administrator (Heather Svensen)

(a) The Old School House Fundraiser Event

Councillor Filmer MOVED and Councillor Skipsey SECONDED, THAT Council grants permission to the Old School House Arts Centre to host their 'Art to Table' fundraising event on Saturday, September 17, 2022 from 6:00 pm to 11:00 pm in the parking lot adjacent to the Old School House building, including Town provision of barricades to restrict access to the parking lot, subject to the applicant working with staff to finalize arrangements and ensure Town requirements are met.

CARRIED UNANIMOUSLY

(2) Financial Administration (John Marsh)

(a) Report on Development Cost Charges

Councillor Filmer MOVED and Councillor Skipsey SECONDED, THAT the Town of Qualicum Beach 2021 Development Cost Charge Report be received by Council.

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 (July 22, 2022). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- Susan Lloyd, Qualicum Beach, regarding the Zoning Amendment for 126, 130, 134, 144 and 148 Second Avenue East and the public hearing process.
- Tim Pritchard, Qualicum Beach, regarding the East Village public hearing process, Council remuneration, and development cost charges.

MOTION TO CLOSE

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the meeting be closed to the public for the purposes of considering:

- a. personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- b. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- c. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

MEETING CLOSED TO THE PUBLIC at 11:27 am

MEETING REOPENED TO THE PUBLIC AT 2:36 pm

Councillor Skipsey left the meeting at 2:36 pm.

Mayor Wiese MOVED and Councillor Filmer SECONDED, THAT Council authorizes the removal of two maple trees (in addition to the holly tree previously authorized) from the Oceanside Hospice Society property, at 210 Crescent Road West to facilitate the development of an expanded parking lot, subject to staff working with the Society to plant four trees elsewhere on the property.

CARRIED UNANIMOUSLY

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 2:39 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Brian Wiese
Mayor