

Minutes of the 10:00 am Wednesday, September 21, 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
Bob Weir, Director of Engineering and Operations
Luke Sales, Director of Planning
John Marsh, Director 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

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council adopts the September 21, 2022 Regular Council meeting agenda, as amended to include a late item, Item 2(2), 'Announcement of Council Meeting Motions.'

CARRIED UNANIMOUSLY

ADOPTION OF THE CONSENT AGENDA

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

- (1) **Correspondence Log** – September 21, 2022 – For Information
- (2) **Announcement of Council Meeting Motions**

Pursuant to Section 117 of the *Community Charter*, Council authorized the release to the public the following motions:

July 20, 2022 in camera meeting:

THAT Council award the Town's Freeman award to [redacted].

MOTION FAILED

In Favour: Mayor Wiese; Councillor Filmer; Councillor Harrison

Opposed: Councillor Skipsey; Councillor Westbroek

August 10, 2022 in camera meeting:

THAT Council authorizes staff to enter into license of occupation(s), rights of way and/or other agreements permitting construction of utilities on Town land and road rights of way, as required to permit construction of the sanitary sewer along the alignment connecting 1025 Qualicum Road (Pheasant Glen) to existing sanitary sewer mains near the Qualicum Beach Airport, as detailed in the August 10, 2022 in-camera memo to Council.

THAT Council authorizes staff to enter into a five-year lease agreement with “Into the Woods Early Learning Child Care Society” subject to the following conditions:

1. The lease should require no financial or operational subsidy from the Town.
2. After an initial 12-month period, long-term maintenance costs are to be integrated into the lease payments, targeting 2% of replacement cost annually.

THAT Council appoints Phil Munro as the Member at Large to the Airport Users Committee for a two-year ending July 31, 2024.

LATE ITEM - August 24, 2022 in camera meeting:

THAT Council instructs that no funds be provided to the Into the Woods Society for an operational/startup advance as outlined in the August 24th, 2022 staff memo to Council.

CARRIED

In Favour: Mayor Wiese; Councillor Filmer; Councillor Harrison

Opposed: Councillor Skipsey; Councillor Westbroek

THAT Council authorizes the CAO to recruit to hire an Executive Assistant within the operational budget as defined in the 5-year financial plan.

THAT Council appoints Daniella Novak to the Select Committee on Public Safety as the member representing the Chamber of Commerce.

(3) **Monthly Fire Department Report** – August 2022 – For Information

(4) **Monthly Building Permit Report** – August 2022 – For Information

(5) **Monthly Bylaw Report** – August 2022 – For Information

CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council approves the minutes of the following Council meetings:

- July 19, 2022 public hearing;
- August 8, 2022 special Council meeting;
- August 10, 2022 regular Council meeting, as amended by correcting the mover details for the resolution regarding the development at 750 Eaglecrest Drive & 2075 Island Highway West from Councillor Westbroek to Councillor Filmer;
- August 24, 2022 special Council meeting; and
- September 6, 2022 special Council meeting.

CARRIED UNANIMOUSLY

CORRESPONDENCE

- (1) **Qualicum Beach Chamber of Commerce – Downtown Satellite Visitor Centre** – letter received August 31, 2022

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the Town of Qualicum Beach agree to funding 50% of the total cost, to a maximum of \$17,500, for the Qualicum Beach Chamber of Commerce to purchase a mobile satellite visitor information kiosk to promote Qualicum Beach at local and regional events.

CARRIED UNANIMOUSLY

DELEGATIONS

- (1) **Dr. Fred and Carol Dowe, ‘Canadians for Safe Technology’**
Dr. Fred and Carol Dowe appeared before Council to provide an update from ‘Canadians for Safe Technology’ regarding Electromagnetic Radiation and Safety.

Councillor Skipsey MOVED and Councillor Filmer SECONDED, THAT the September 21, 2022 delegation of Dr. Fred and Carol Dowe be permitted an additional 5 minutes to present to Council, for a total of 10 minutes.

CARRIED UNANIMOUSLY

The delegation discussed the dangers of electromagnetic radiation and provided a demonstration of some techniques to reduce risks, including switching from wireless technologies to wired options.

BYLAWS

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

Councillor Westbroek declared a conflict of interest due to an ongoing legal matter and left the meeting at 10:20 am.

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled “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” be adopted.

CARRIED

Opposed: Councillor Skipsey

In Favour: Mayor Wiese; Councillor Filmer; Councillor Harrison

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the meeting be recessed for three minutes.

CARRIED UNANIMOUSLY

The meeting recessed at 10:40 am.

The meeting reconvened at 10:44 am.

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Housing Agreement: 126, 130 ,134, 144 and 148 Second Avenue East) Bylaw No. 773, 2022" be adopted.

CARRIED

Opposed: Councillor Skipsey

In Favour: Mayor Wiese; Councillor Filmer; Councillor Harrison

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council authorizes staff to issue a Development Permit for the 72-unit mixed use development proposal at 126, 130, 134, 144 and 148 Second Avenue East, as attached to the September 21, 2022 Planning memo to Council.

CARRIED

Opposed: Councillor Skipsey

In Favour: Mayor Wiese; Councillor Filmer; Councillor Harrison

Councillor Westbroek returned to the meeting at 10:55 am.

(2) **Zoning Amendment and Development Permit: 365 First Avenue West**

Councillor Skipsey MOVED and Councillor Filmer SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (365 First Avenue West) Bylaw No. 580.135, 2022" be read a second time;

AND FURTHER THAT consideration of the Public Hearing for "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (365 First Avenue West) Bylaw No. 580.135, 2022" be referred to the November 23, 2022 Regular Council Meeting.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Westbroek SECONDED, THAT, prior to the public hearing for the development at 365 First Avenue West, there be a review of the north façade interface to mitigate the impact on the existing property to the north.

CARRIED UNANIMOUSLY

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

Councillor Harrison MOVED and Councillor Westbroek SECONDED, THAT third reading of "Town of Qualicum Beach 2023 Taxation Exemption Bylaw No. 775, 2022" be rescinded.

CARRIED UNANIMOUSLY

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT “Town of Qualicum Beach 2023 Taxation Exemption Bylaw No. 775, 2022” be amended to include the property located at 136 Village Way (Kiwanis affordable housing project);

AND FURTHER THAT “Town of Qualicum Beach 2023 Taxation Exemption Bylaw No. 775, 2022” be read a third time, as amended.

CARRIED UNANIMOUSLY

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the bylaw entitled “Town of Qualicum Beach 2023 Taxation Exemption (Places of Worship) Bylaw No. 776, 2022” be adopted.

CARRIED UNANIMOUSLY

Mayor Wiese MOVED and Councillor Filmer SECONDED, THAT the meeting be recessed for five minutes.

CARRIED UNANIMOUSLY

Meeting recessed at 11:12 am.

Meeting reconvened at 11:16 am.

COMMITTEE & LIAISON REPORTS

(1) General Government (Mayor Brian Wiese)

Mayor Wiese commented on the following:

- Attending St. Stephen’s and delivering the cake that he promised at the Volunteer Appreciation Event;
- Attending the Union of British Columbia Municipalities (UBCM) annual convention;
- Attending the memorial service for the late Queen at the Legion;
- Attending a skateboarding event at the Qualicum Beach Community Park, requesting that a review of the Town’s skateboard park be added to the upcoming Strategic Planning session.

Mayor Wiese MOVED and Councillor Filmer SECONDED, THAT Council direct staff to contact the Provincial Government of BC to research the possibility of the Town of Qualicum Beach participating in the 'Electric Scooter Pilot Project' with a report back to Council for an information update, and possible subsequent direction, in the fourth quarter (Q4) of 2022.

CARRIED UNANIMOUSLY

(2) Parks & Recreation (Councillor Robert Filmer)

Councillor Filmer commented on the following:

- Attending the skateboard park event with Mayor Wiese;
- Attending UBCM, meeting with other elected officials and discussing increasing toxicity and bullying in local government;

- Discussing the importance of municipal airports and the lack of support municipalities receive from the Federal government.

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

Councillor Harrison commented on the following:

- Attending a session on health care at the UBCM convention with Minister Adrian Dix, and inquiring about the accreditation process for doctors;
- Noting that updated census data was released this morning;
- Attending the skate park event, noting the new skate shop in Town which is run by a renowned skateboarder.

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

Councillor Skipsey commented on the following:

- Attending the UBCM convention, noting it is a worthwhile event to attend;
- Encouraged those who donate, to donate blood; Canadian Blood Services report 31,000 fewer donors today as compared to before the pandemic;
- Noting that the accessible beach access 'MobiMat' at the waterfront has been removed for the winter;
- Expressing appreciation for the new speed reader board, which shows a smiley face when drivers are obeying the posted limit.

Councillor Skipsey MOVED and Councillor Filmer SECONDED, THAT the Town approve installation of a picnic table in the location of the former stable in the grassy meadow area of the Heritage Forest.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT the Qualicum Beach Fire Chief be invited to meet with the Brown Property Preservation Society to assess fire risk and management options along St. Andrew's Road.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT the Town approve installation of No Dumping signs, which refer to Parks Regulation Bylaw No. 551, 1994, at three locations along Chester Road.

CARRIED UNANIMOUSLY

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

Councillor Westbroek commented on the following:

- Attending the UBCM convention, discussing emergency management operations and disaster protocols;
- Discussing a community owned primary health care centre in collaboration with MLA Walker.

STAFF REPORTS

(1) Corporate Administrator (Heather Svensen)

(a) Special Council Meeting

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT a special Council meeting be held on Wednesday, September 28, 2022 commencing at 10:00 am in the Council Chamber, 660 Primrose Street, Qualicum Beach, BC.

CARRIED UNANIMOUSLY

(b) 2023 Regular Council Meeting Schedule

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the 2023 Regular Council Meeting Schedule be approved, as attached to the September 21, 2022 staff memo from the Deputy Corporate Administrator.

CARRIED UNANIMOUSLY

(c) Remembrance Day Field of Crosses

Councillor Skipsey MOVED and Councillor Filmer SECONDED, THAT the Town of Qualicum Beach grants permission to the Rotary Club of Qualicum Beach and the Royal Canadian Legion Branch 76 to create a 'field of crosses' to honour Veterans from WWI and WWII, as requested in the correspondence received August 10, 2022;

AND FURTHER THAT, the Rotary Club and the Legion be permitted to erect the display on the grassy area kitty-corner from the Qualicum Beach Curling Club on Railway Street, between the railway tracks and the road, from November 4, 2022 to November 12, 2022.

CARRIED UNANIMOUSLY

(d) Show & Shine Request for Financial Assistance

Councillor Skipsey MOVED and Councillor Filmer SECONDED, THAT the Town provide additional assistance for the 2022 Seaside Cruizers Show and Shine event through funding in the amount of \$2,422.35 to cover the cost of electrical services for the June 18 and 19, 2022 events.

CARRIED UNANIMOUSLY

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

(a) Grant Application Resolutions

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council authorizes the submission of a grant application to the 2022 Active Transportation Infrastructure Grant Program for the "Waterfront Bicycle Accessible Shoulder and Pedestrian Safety" project;

AND FURTHER THAT Council authorizes a request for reconsideration of the 2021 grant application to the Active Transportation Infrastructure Grant Program for the Memorial Viewing Platform & Walkway at the Highway 19A/Memorial Avenue Intersection;

AND FURTHER THAT Council authorizes the submission of a grant application to the Natural Infrastructure Fund for the "Natural Shoreline Outfall

Enhancement Project”;

AND FURTHER THAT Council authorizes the submission of a grant application to the Adaptation, Resilience and Disaster Mitigation program for the rehabilitation of the Beach Creek culvert at Crescent Road for the purpose of flood risk mitigation and improved fish access.

CARRIED UNANIMOUSLY

(b) Childcare Budget

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT the total capital budget for the Into the Woods Childcare project be increased from \$2,271,724 to \$2,415,000, as detailed in the September 21, 2022 memo to Council.

CARRIED UNANIMOUSLY

Councillor Filmer MOVED and Councillor Westbrook SECONDED, THAT staff be directed to provide a report to Council with a detailed timeline of the Into the Woods childcare project to date.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Westbrook SECONDED, THAT Council direct staff to work with the Province to find a solution to cover the estimated capital project funding shortfall as outlined in the September 21, 2022 staff report for the Into the Woods childcare project.

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 (September 23, 2022). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- Tim Pritchard, Qualicum Beach, regarding the development for 126, 130, 134, 144 and 148 Second Avenue East; toxicity in community discussion; and the proposed electric scooter pilot project.

MOTION TO CLOSE

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

- a. 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; and
- b. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

MEETING CLOSED TO THE PUBLIC at 12:01 pm.

MEETING REOPENED TO THE PUBLIC at 1:46 pm.

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED: 1:46 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Brian Wiese
Mayor