

Minutes of the 10:00 am Wednesday, April 12, 2023, Town of Qualicum Beach Regular Council Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

ALSO PRESENT: Staff: Lou Varela, CAO
Heather Svensen, Corporate Administrator
Bob Weir, Director of Engineering and Operations
Luke Sales, Director of Planning
Peter Cornell, Fire Chief
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

Council adopted, by unanimous consent, the April 12, 2023 Regular Council meeting agenda.
CARRIED UNANIMOUSLY

ADOPTION OF THE CONSENT AGENDA

Councillor Skipsey requested that the letter dated April 4, 2023 from the Canadian Association of Radon Scientists and Technologists (CARST) be added to the next regular meeting agenda for consideration.

Council adopted, by unanimous consent, the following items on the consent agenda:

- (1) **Correspondence Log** – April 12, 2023 – For Information
- (2) **Announcement of Council Meeting Motions**
- (3) **Monthly Fire Department Report** – March 2023 – For Information
- (4) **Monthly Building Permit Report** – March 2023 – For Information
- (5) **Monthly Bylaw Report** – March 2023 – For Information

CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the minutes of the following meetings:

- March 8, 2023, Committee of the Whole meeting;
- March 8, 2023, Special Council meeting;
- March 22, 2023, Regular Council meeting, as amended by replacing the words “top floor” with the words “second floor” on page 4 of 11;
- March 24, 2023, Special Council meeting.

CARRIED UNANIMOUSLY

DELEGATIONS

(1) **Managing our Urban Forest – the Role of the Interim Tree Protection Bylaw**

Pat Jacobson and Jay Smith appeared before Council to discuss the recently adopted Tree Protection Bylaw and its impact on the Town's urban forest and strategic initiatives.

Council approved, by unanimous consent, THAT the April 12, 2023, delegation from Pat Jacobson and Jay Smith be permitted an additional 5 minutes to present to Council, for a total of 10 minutes.

CARRIED UNANIMOUSLY

The Chair thanked the delegation for their presentation.

CORRESPONDENCE

(1) **BC Farmers' Markets – Seeking Support at Provincial Level** – letter received March 13, 2023

Councillor Young MOVED and Councillor Harrison SECONDED, THAT the Town send a letter to the Minister of Health, Adrian Dix, in support of the BC Farmers' Market Nutrition Coupon Program.

CARRIED UNANIMOUSLY

BYLAWS

(1) **Municipal Ticket Information Utilization Bylaw Amendment No. 626.05**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT "Town of Qualicum Beach Municipal Ticket Information Utilization Bylaw No. 626, 2008, Amendment (Tree Protection) Bylaw No. 626.05, 2023" be adopted, as amended by correcting the numbering of the bylaw schedules for consistency.

CARRIED UNANIMOUSLY

COMMITTEE & LIAISON REPORTS

(1) **General Government** (Mayor Teunis Westbroek)

Mayor Westbroek commented on the following:

- Attending the Regional District of Nanaimo Hospital Board meeting, commenting on several significant projects that will impact tax rates, including a new cancer centre, patient tower, and high acuity unit at the Nanaimo General Hospital, and the need for more long-term care facilities to free up space in the hospital.
- Expressing appreciation for the Province extending ten million in funding to the Island Coastal Economic Trust, which has been an economic driver for many communities on the island.
- Discussing with Chief Recalma of Qualicum First Nation about adding Pentlatch translations for some street signs in the community.
- Discussing options for developing the 8-acres of Town-owned land by Ravensbourne Lane into 'tiny homes' or mobile homes.

- Noting an upcoming Regional District of Nanaimo Board meeting on April 18, 2023, to take place at the Qualicum Beach Civic Centre to discuss a bylaw that would require Area E (Nanoose) to contribute to the costs of operating Ravensong swimming pool.

(2) **Public Safety** (Councillor Scott Harrison)

Councillor Harrison commented on the following:

- Cost impacts from the delays in upgrading Ravensong Pool.
- Attending the 2023 UBCM Housing Summit, noting several Provincial policy changes intended to address the lack of housing supply.
- Noting that he will be providing a motion at the next regular meeting to provide funding in the 2023 budget for the Connective Support Society.

(3) **Parks & Recreation** (Councillor Anne Skipsey)

Councillor Skipsey commented on the following:

- Noting that she will be providing two motions on the next regular meeting regarding fire mitigation measures near Eagle Park Care Facility, and alternate Council meeting times.
- Attending the March 29, 2023, Select Committee on Environment and Sustainability, discussing climate change mitigation, noting that the Committee will be bringing forward recommendations to Council in the near future.
- Attending the April 11, 2023 'Business Walk' with Councillor Vander Valk and the Qualicum Beach Chamber of Commerce.
- The Association of Vancouver Island and Coastal Communities Convention on April 14-16, noting that the Town has a resolution being considered at the convention.
- Noting that an update on streetlights will be presented at the April 19, 2023, special Council meeting.
- Extending an invitation for the community to attend a service for Arthur Skipsey, former Mayor and Freeman of the Town, on April 15, 2023, at the Qualicum Beach Civic Centre.

Councillor Skipsey MOVED and Councillor Harrison SECONDED,

WHEREAS, The Government of Canada has made the decision in Budget 2023 to make municipalities responsible for all retroactive costs stemming from the latest RCMP collective bargaining agreement; and

WHEREAS, These extraordinary one-time costs, which in some jurisdictions amount to millions of dollars, will cause significant hardship for communities and residents across the country, and were negotiated without meaningful consultation or a seat at the table for the municipalities responsible for paying the bill; and

WHEREAS, Municipal governments are already paying a growing share of policing costs, but unlike other orders of government, cannot run deficits to spread out the impact of these extraordinary one-time sums, and have limited revenue tools; and

WHEREAS, Local governments will now be forced to make difficult decisions that will impact residents, such as cutting essential services, reducing policing levels, raising property taxes significantly, and/or cancelling work on local infrastructure, at a time when Canadians' concerns about community safety and the cost of living are already rising; and

WHEREAS, going forward, it is critical that municipalities be proactively engaged in any forthcoming processes related to contract policing to prevent this occurring again;

THEREFORE, BE IT RESOLVED, THAT the Town of Qualicum Beach joins the Federation of Canadian Municipalities in calling on the federal government to commit to ensuring that local governments are meaningfully consulted, fully informed, and at the table on issues related to policing costs given the municipal role in keeping our communities safe;

AND FURTHER THAT the Town of Qualicum Beach conveys this support in writing to our local Member of Parliament.

CARRIED UNANIMOUSLY

(4) **Community Development** (Councillor Petronella Vander Valk)

Councillor Vander Valk commented on the following:

- Expressing appreciation to the Town's Fire Department for their annual Youth Fire Camp.
- Attending the March 27, 2023, Public Open House.
- Attending the March 30, 2023, annual general meeting for the Parksville Qualicum Beach Tourism Association.
- Attending the March 31, 2023, lift off event for the Brant Wildlife Festival.
- Attending the first annual Brant Wildlife Children's Festival on April 5, 2023.
- Attending the Business Walk with Councillor Skipsey on April 11, 2023.
- Attending the Qualicum Community Education and Wellness Society, noting that the Society has received several grants recently.

(5) **Arts & Culture** (Councillor Jean Young)

Councillor Young commented on the following:

- The Public Open House on April 11, 2023, commenting on several issues raised.
- The Coronation of King Charles on May 6, 2023.
- Discussing the Oceanside Track at Ballenas Secondary School in Parksville, and the possibility of a new track for Kwalikum Senior Secondary School.
- Noting that the Vancouver Island Regional Library Board is considering amending their hours of operation to open and close an hour earlier, and to expand the library due to space constraints.
- Noting that April is 'Earth Month' and that the Nature Trust is raising funds to purchase property on the Little Qualicum River.
- Communities in Bloom, noting projects that focus on climate change and food production as well as beautification.

STAFF REPORTS

(1) Corporate Administration

(a) Special Event – Earth Day

Councillor Skipsey MOVED and Councillor Young SECONDED, THAT Council grants permission to Bare Eco Refillery to hold an Earth Day event on Saturday, April 22, 2023, from 12:00 pm to 3:00 pm, on the sidewalk directly in front of their store located at 106 – 663 Beach Road, Qualicum Beach, BC, including closure of the two nearest street parking stalls for the duration of the event.

CARRIED UNANIMOUSLY

(b) 2023 Subsidized Rental Applications for the Civic Centre and Community Hall

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT Council approves the School District 69 (Qualicum) KSS Fine Arts Society for a one-time subsidy for use of the Civic Centre on April 20, 2023, including use of the grand piano, portable staging and sound system, for their annual Premier Performance by charging a reduced rate of \$658, plus applicable taxes, as opposed to the regular rate of \$901, plus applicable taxes, resulting in an \$243 subsidy; and THAT Council approves the Qualicum Beach Duplicate for a onetime subsidy for use of the Civic Centre on May 5, 6, and 7, 2023 to host the 2023 Qualicum/Parksville Sectional by charging a reduced rate of \$1,560 plus applicable taxes, as opposed to the regular rate of \$2,028, plus applicable taxes, resulting in a \$468 subsidy; and

THAT Council approves the School District 69 (Qualicum) KSS Dry Grad for a one-time subsidy for the use of the Civic Centre on June 24, 2023, for the Dry Grad Prom event, by charging a reduced rate of \$0.00, plus applicable taxes, as opposed to the regular rate of \$1,575, plus applicable taxes, resulting in a \$1,575 subsidy; and THAT Council approves the Qualicum Beach Ukulele Band for a one-time subsidy for the use of the Community Hall on May 8, 2023 (or another alternative date agreed upon by the parties) for the Band to attend a trial session with their group, by charging a reduced rate of \$0.00 plus applicable taxes, as opposed to the regular rate of \$44, plus applicable taxes, resulting in a \$44 subsidy.

CARRIED UNANIMOUSLY

(c) Accessibility Advisory Team

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT an Accessibility Advisory Team be established, as attached to the April 12, 2023, memo to Council; AND FURTHER THAT the draft Terms of Reference for the Accessibility Advisory Team be approved, as attached to the April 12, 2023, memo to Council; AND FURTHER THAT staff solicit applications for membership on the Accessibility Advisory Team for Council consideration, as attached to the April 12, 2023, memo to Council.

CARRIED UNANIMOUSLY

(2) **Financial Administration**

(a) **Alternative Tax Collection Scheme Options**

Mayor Westbroek MOVED and Councillor Vander Valk SECONDED, THAT Council directs staff to amend "Town of Qualicum Beach Alternative Municipal Tax Collection Scheme Bylaw 587, 2001", to impose a penalty on current year taxes unpaid by July 2, (or the first business day following July 2), and October 31, (or the first business day following October 31);
AND FURTHER THAT, penalties of 5% be applied to both deadlines.
CARRIED UNANIMOUSLY

(3) **Fire/Rescue Services**

(a) **Fire Department Service & Training Level Policy 3013-2**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT Council approve the updated Fire Department Service and Training Levels Policy 3013-2.
CARRIED UNANIMOUSLY

(4) **Planning**

(a) **St. Andrew's Lodge Rehabilitation Requirements and Background - For Information**

(b) **Development Variance Permit: 921 Bluffs Drive**

The Director of Planning provided an overview of the historical and current variance permit applications for the property located at 921 Bluffs Drive, noting that the Town has received legal advice to consider the occupancy permit process separate from the development variance permit process.

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT Council refuses the Development Variance Permit application for 921 Bluffs Drive, as described in the April 12, 2023, Planning memo to Council.
CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT Council rescinds the following motion made at the December 9, 2020, meeting regarding 921 Bluffs Drive: "AND FURTHER THAT Council directs staff to not issue occupancy or any other permits [for the property located at 921 Bluffs Drive] until the height issues are resolved."

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT the motion on the floor be deferred to a future Council meeting to allow staff an opportunity to review alternate options and provide recommendations to seek compliance with the Town's requirements for the over height building located at 921 Bluffs Drive.
CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Mayor Westbroek SECONDED, THAT staff be directed to report at an upcoming in camera meeting options for pursuing a height variance civil injunction for the building located at 921 Bluffs Drive.

CARRIED UNANIMOUSLY

(c) Strata Conversion Request – 633 Beach Road

Councillor Harrison MOVED and Mayor Westbroek SECONDED, THAT Council authorizes staff to execute the strata conversion request for 633 Beach Road, Lot 1, Plan EPP 95812 (PID: 031-137-598) as detailed in the April 12, 2023, Planning memo to Council.

CARRIED UNANIMOUSLY

(d) Waterwise Garden Fence Replacement Request

Mayor Westbroek MOVED and Councillor Harrison SECONDED, THAT Council refers consideration of all encroaching fences adjacent to the Town-owned Waterwise Garden to a meeting after the Town has undertaken a comprehensive review of encroachment issues, including the associated financial, social and environmental issues.

CARRIED UNANIMOUSLY

MOTION TO CLOSE

Councillor Vander Valk MOVED and Councillor Harrison SECONDED, THAT the meeting be closed to the public for the purposes of considering 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.

CARRIED UNANIMOUSLY

MEETING CLOSED TO THE PUBLIC: 11:44 am

MEETING REOPENED TO THE PUBLIC: 12:35 pm

REVIEW OF COMMENTS FROM THE PUBLIC

Comments for this regular Council meeting were received by 12:00 pm two business days following the meeting (April 14, 2023). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- John Wood, Qualicum Beach, regarding the development variance permit application for 921 Bluffs Drive.

ADJOURNMENT

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT Council adjourns the meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 12:35 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbroek
Mayor