

Minutes of the 10:00 am Wednesday, April 10, 2024, 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
Luke Sales, Director of Planning
Raj Hayre, Director of Finance
Rob Dickinson, Director of Infrastructure Services
Oliver Watson, Capital Projects Manager
Rebecca Augustyn, Senior Planner
Bernadette Ritter, Recording Secretary

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 10, 2024, Regular Council meeting agenda.
CARRIED UNANIMOUSLY

ADOPTION OF THE CONSENT AGENDA

Council adopted, by general consent, all items from the April 10, 2024, consent agenda.
CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

Council approved, by unanimous consent, the minutes of the following meetings, with minor grammatically amendments:

- (1) January 31, 2024, Committee of the Whole meeting;
- (2) March 13, 2024, regular Council meeting;
- (3) March 19, 2024, special Council meeting;
- (4) March 27, 2024, special/Committee of the Whole meeting; and
- (5) March 28, 2024, special Council meeting.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

- (1) **March 27, 2024, Committee of the Whole Recommendation to Council;**
Councillor Harrison MOVED and Councillor Vander Valk SECONDED, THAT the Report titled "Draft – Bus Garage Concept Design & Report", dated March 27, 2024 be received for information.
CARRIED UNANIMOUSLY

DELEGATIONS

(1) **St. Andrews Lodge Historical & Cultural Society (SALHACS)**

Michael Goldman and Jay Smith from SALHACS announced a national grant competition for \$50,000 noting SALHACS were one of 12 chosen to participate. Voting for the competition commences on April 18 and closes May 5, 2024, with the winner being announced on May 6, 2024. Requesting support from the Town in promoting it on social media and news publications.

(2) **Sue Big Oil**

John Wood and Len Flint requested that the Town refuse support to the 'Sue Big Oil' lawsuit. They wished to present a balanced view on the issue, based on their joint professional expertise, noting participation in the lawsuit goes beyond the bounds of municipal government.

BYLAWS

(1) **Zoning Amendment: 230/250/270 Rupert Road East**

Staff provided a presentation on the application.

Mayor Westbroek MOVED, and Councillor Skipsey SECONDED, THAT the bylaw entitled "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (230/250/270 Rupert Road East) Bylaw 580.133, 2022" be refused.

CARRIED

Opposed: Councillor Harrison

In Favour: Mayor Westbroek, Councillor Skipsey, Councillor Vander Valk, Councillor Young

(2) **Zoning Amendment: 630 Hemlock Street**

Staff provided a presentation on the application.

Councillor Harrison MOVED and Councillor Young SECONDED, THAT "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (630 Hemlock Street) Bylaw No. 580.140, 2023" be adopted.

CARRIED UNANIMOUSLY

(3) **Bill 35 - Short-Term Vacation Rental Policy**

Staff provided a presentation on the Short-Term Vacation Rental legislation and the potential for the Town to accept short-term vacation rentals under a Temporary Use Permit.

Mayor Westbroek MOVED, and Councillor Skipsey SECONDED, THAT Council directs staff to take no further actions to authorize owner-occupant Short-Term Vacation Rentals prior to the review in 2027.

CARRIED

Opposed: Councillor Harrison

In Favour: Mayor Westbroek, Councillor Skipsey, Councillor Vander Valk, Councillor Young

Councillor Skipsey MOVED, and Councillor Vander Valk SECONDED, THAT Council instructs staff to write to the Province outlining comments and feedback received indicating that suites and units not used for Short-term Vacation Rentals will not be rented out to long term tenants because of the current failure of the *BC Residential Tenancy Act*.

Councillor Skipsey MOVED, and Councillor Vander Valk SECONDED, THAT the motion on the floor be deferred to a future meeting.

CARRIED UNANIMOUSLY

Councillor Harrison MOVED, THAT the decision on Short-Term Vacation Rentals be deferred.

Due to the lack of a seconder the motion did not proceed.

(4) 2024 Property Tax Rates Bylaw No. 790, 2024

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT “Town of Qualicum Beach Tax Rates (2024) Bylaw No. 790 2024” be introduced and read a first time.

CARRIED UNANIMOUSLY

Councillor Vander Valk MOVED and Councillor Young SECONDED, THAT “Town of Qualicum Beach Tax Rates (2024) Bylaw No. 790 2024” be read a second time.

CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, THAT “Town of Qualicum Beach Tax Rates (2024) Bylaw No. 790 2024” be read a third time.

CARRIED UNANIMOUSLY

(5) East Village Local Area Service (2024) Parcel Tax Bylaw No. 791, 2024

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT “Town of Qualicum Beach East Village Local Area Service (2024) Parcel Tax Bylaw 791, 2024” be introduced and be read a first time.

CARRIED UNANIMOUSLY

Councillor Vander Valk MOVED and Councillor Young SECONDED, THAT “Town of Qualicum Beach East Village Local Area Service (2024) Parcel Tax Bylaw 791, 2024” be read a second time.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT “Town of Qualicum Beach East Village Local Area Service (2024) Parcel Tax Bylaw 791, 2024” be read a third time.

CARRIED UNANIMOUSLY

COMMITTEE & LIAISON REPORTS

- (1) **General Government** (Mayor Teunis Westbroek)
Mayor Westbroek provided a report on his portfolio.
- (2) **Public Safety** (Councillor Scott Harrison)
Councillor Harrison provided a report on his portfolio.
- (3) **Parks & Recreation** (Councillor Anne Skipsey)
Councillor Skipsey provided a report on her portfolio.

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT the Select Committee on Environment and Sustainability Terms of Reference be amended to commence meetings at 2pm.

CARRIED UNANIMOUSLY

- (4) **Community Development** (Councillor Petronella Vander Valk)
Councillor Vander Valk noted that her written report was included in the agenda package.
- (5) **Arts & Culture** (Councillor Jean Young)
Councillor Young provided a report on her portfolio.

STAFF REPORTS

- (1) **Corporate Administration**
 - (a) **2024 Subsidized Rental Application for the Civic Centre and Community Hall**

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT Council approves the School District 69 (Qualicum) KSS Mid Island Youth Climate Action Symposium for a one-time subsidy for use of the Civic Centre on April 24, 2024, for their annual Youth Climate Action Symposium by charging a reduced rate of \$398 plus applicable taxes, as opposed to the regular rate of \$710 plus applicable taxes, resulting in an \$312 subsidy.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT Council approves the School District 69 (Qualicum) KSS Fine Arts for a one-time subsidy for use of the Civic Centre on May 15, 2024, including use of the grand piano, portable staging and sound system, for their annual Premier Performance by charging a reduced rate of \$901 plus applicable taxes, as opposed to the regular rate of \$1,360 plus applicable taxes, resulting in an \$459 subsidy.
CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT Council approves the Qualicum Beach Duplicate for a one-time subsidy for use of the Civic Centre on May 3, 4 and 5, 2024, to host the 2024 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.
CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT Council approves the St. Mark's Fair for a one-time subsidy for use of the Community Hall on July 26 and 27, 2024, by charging a reduced rate of \$238 plus applicable taxes, as opposed to the regular rate of \$626 plus applicable taxes, resulting in a \$388 subsidy.
CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED THAT Council approves the Ducks Unlimited Non-profit for a one-time subsidy for use of the Civic Centre on November 2, 2024, to host the Ducks Unlimited Gala by charging a reduced rate of \$1,253 plus applicable taxes, as opposed to the regular rate of \$1,689 plus applicable taxes, resulting in a \$436 subsidy.
CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED THAT Council approves the Oceanside Community Safety Volunteers for a one-time subsidy for use of the Civic Centre on November 18, 2024, to host their annual general meeting by charging a reduced rate of \$36 plus applicable taxes, as opposed to the regular rate of \$202 plus applicable taxes, resulting in a \$166 subsidy.
CARRIED UNANIMOUSLY

(b) Special Event Application – Qualicum Woods Residents Association

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT the request from Qualicum Woods Residents' Association and Arrowview Electric to host a community picnic at Christleton Park (Chester Road, Qualicum Beach) on Sunday, June 9, 2024, from 12pm to 4pm be approved in principle, subject to event organizers working with staff to ensure Town requirements are met.
CARRIED UNANIMOUSLY

(2) **Planning**

(a) **UBCM Community Emergency Preparedness Fund Grant Application for Community Evacuations**

Staff provided an overview of the grant opportunity and scope.

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT the Town of Qualicum Beach supports the Regional District of Nanaimo in applying for the '2024 Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) – Public Notification and Evacuation Route Planning" on behalf of the Town of Qualicum Beach and the City of Parksville.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT the Town authorizes the Regional District of Nanaimo to apply for, receive and manage grant funding of \$90,000 on behalf of the Town of Qualicum Beach and the City of Parksville to enhance the capacity of the region in managing evacuations during emergencies.

CARRIED UNANIMOUSLY

(b) **Federation of Canadian Municipalities Grant Application for GHG Reduction Pathway Feasibility Study**

Councillor Young MOVED and Councillor Vander Valk SECONDED, THAT Council authorizes the submission of a grant application in the amount of \$195,000 to the Federation of Canadian Municipalities under the Greenhouse Gas Reduction (GHG) Pathway Feasibility Study financing window to optimize the energy performance and reduce greenhouse gas emissions of the Community Hall, Civic Centre, and the Town Hall; AND FURTHER THAT the 2025 provision for the Building Facilities GHG Audit be amended in the 2025 Strategic Planning process to reflect a \$245,000 Budget provision contingent upon grant approval.

CARRIED UNANIMOUSLY

(3) **Engineering & Operations**

(a) **Capital Projects Update – PowerPoint**

Staff provided an update on the Beach Creek Viewing Platform; Crescent Road East Beach Creek Culvert Replacement project; Coastal Spit Restoration at the Viewing Platform and Separated Pathway; Rupert Road Water Looping Project; Quanta Road Watermain Replacement; Bay Street Road Reconstruction; Community Transportation Plan; Highway 19A Ditch Infill Project Phase 2; Airport AVGas Tank Replacement; Runway 29-11 and Adjacent Taxiways

Rehabilitation; Water Pumphouse Hardware Upgrade; Highway 19A Bollards; and the Highway 19A Parking Improvements.

(b) **Pollinator Pathways**

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT Council authorizes the collaboration between volunteers from the Brown Property Preservation Society (BPPS), students from the kindergarten class at Qualicum Beach Elementary School (guided by Ms. Mohr), and one Town Park employee to plant seeds aimed at establishing a pollinator pathway along roughly 20 meters of road shoulder on the North side of Hoylake Road West from 1pm to 3pm on April 22, 2024 (Earth Day) recognizing the road shoulder is occasionally mowed; AND FURTHER THAT, the volunteer initiative be conducted in consultation with the Director of Infrastructure Services, or his designate.

CARRIED UNANIMOUSLY

(c) **Highway 19A Bollards and No-Parking – staff provided a verbal update on the installation of the bollards and no-parking signage improvements on Highway 19A.**

(d) **Beach Bathroom Shower Conversion to Change Rooms**

Staff provided an overview of the various challenges and costs associated with the Beach bathroom shower.

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT Council approves converting the existing beach bathroom showers to change rooms equipped with timed auto-lock systems.

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 (April 12, 2024). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- Diane Sharp, regarding Sue Big Oil.
- David Anderson, regarding Sue Big Oil
- Tim Pritchard, regarding Delegation presentations, Capital Projects Update, and Short Term Vacation Policy.
- Tim Bird, regarding Sue Big Oil.
- Karen Hodgson, regarding Sue Big Oil.
- Jillian Drover, regarding Short Term Vacation rentals.
- Ann Flint, regarding Sue Big Oil.
- Pat Jacobson, regarding Sue Big Oil
- Colin Campbell, regarding Sue Big Oil.
- Bruce Kulla, regarding Sue Big Oil
- Barry Bleay, regarding Sue Big Oil.

- Bill McQuitty, regarding Sue Big Oil.
- Roy Collver, regarding Sue Big Oil.
- Andy Pickard, regarding Sue Big Oil.
- Colin Beresford, regarding Sue Big Oil.
- John Wood, regarding Sue Bill Oil, Capital Projects Update, Committee meeting Time Change
- John Wood, regarding Sue Big Oil.
- Susan Lloyd, regarding Short Term Vacation Rentals.

ADJOURNMENT

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

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 12:42 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbroek
Mayor