

Minutes of the 10:00 am Wednesday, January 17, 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
Heather Svensen, Deputy CAO/Corporate Administrator
Luke Sales, Director of Planning
Raj Hayre, Director of Finance
Rob Dickinson, Director of Infrastructure Services
Weslie Gould, Deputy Corporate Administrator
Oliver Watson, Capital Projects Manager

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 January 17, 2024 Regular Council meeting agenda, as amended by:

- Adding a late item, Item 9(1)(a), Staff Reports, Chief Administrative Officer, Temporary Extreme Weather Overnight Warming Centre; and
- Removing item 5(1), Delegations, Short-Term Rental Impacts Report.

CARRIED UNANIMOUSLY

ADOPTION OF THE CONSENT AGENDA

Councillor Harrison requested that the January 17, 2024 Correspondence Log, the Announcement of Council Meeting Motions, and the December 24, 2023 Monthly Building Permit Report be removed from the consent agenda for discussion. Councillor Harrison noted:

- an item on the correspondence log regarding the Qualicum Beach flight path, noting that the airport consultation report will be presented at the January 31, 2024 Committee of the Whole meeting;
- the procedure for announcing motions from in camera meetings of Council; and
- building permit statistics for multifamily units in 2023.

Council adopted, by general consent, the following items from the January 17, 2024 consent agenda:

- (1) **Monthly Fire Department Report** – December 2024 – For Information
- (2) **Monthly Bylaw Report** – December 2024 – For Information

CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

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

- (1) November 15, 2023 Committee of the Whole meeting;
- (2) December 6, 2023 Regular Council meeting;
- (3) December 7, 2023 Special Council meeting; and
- (4) December 13, 2023 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

- (1) **Rescinding Motion from the November 8, 2023 Regular Council Meeting**
Mayor Westbrook MOVED and Councillor Skipsey SECONDED, THAT Council directs staff to prepare a report on the process and timelines for amendment of the Town's Official Community Plan.
CARRIED UNANIMOUSLY

CORRESPONDENCE

- (1) **Speed Reductions for Qualicum Beach** – Email dated November 27, 2023
Mayor Westbrook MOVED and Councillor Skipsey SECONDED, THAT staff request the Town's transportation consultant, Richard Drdul, address the concerns noted in the email dated November 27, 2023 titled "Speed Reductions for Qualicum Beach", as part of the Age-Friendly Transportation Plan presentation at the January 31, 2024 Committee of the Whole meeting.
CARRIED UNANIMOUSLY

- (2) **Parksville Pool Feasibility Service Establishment Bylaw No. 1894, 2023** – Letter dated December 13, 2023
Mayor Westbrook MOVED and Councillor Skipsey SECONDED, THAT the Council of the Town of Qualicum Beach consents on behalf of the electors to the adoption of "Parksville Pool Feasibility Service Establishment Bylaw No. 1894, 2023" and further, that the Regional District of Nanaimo be notified accordingly.
CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Mayor Westbrook SECONDED, THAT representatives from the Regional District of Nanaimo be invited to attend a future meeting of Council to present information on the Parksville Pool Feasibility Study.
CARRIED UNANIMOUSLY

- (3) **Dec. 29 Town Tidings Newsletter** – Email dated December 29, 2023

(4) **Speculation and Vacancy Tax** – Email dated January 3, 2024

In response to questions from Council, the Director of Planning provided the following information about the Speculation and Vacancy tax:

- It was clarified that the speculation tax is a provincial matter and as such, questions about specific applications of the tax should be referred to the Province.
- Regarding the impact of the speculation tax and short-term vacation rental legislation on the development at Pheasant Glen, it was noted that the legislation would apply if owners aren't occupying the units as their primary dwelling, however, discussions are ongoing with Pheasant Glen about potential opportunities.
- It was noted that the short-term vacation rental legislation exempts hotels, and that the Town could issue a business license for that use if it meets the requirements as a hotel.

(5) **Kwalikum Secondary School Parent Advisory Council** – Letter dated January 8, 2023

The comments regarding the Age-Friendly Transportation Plan have been sent to the Town's transportation consultant, Richard Drdul, for consideration prior to the Age-Friendly Transportation Plan presentation at the January 31, 2024 Committee of the Whole meeting.

Councillor Skipsey MOVED and Mayor Westbrook SECONDED, THAT the letter dated January 8, 2023 from the Kwalikum Secondary School Parent Advisory Council be referred to staff to obtain details and costs for the basketball court replacement project and report back to Council.

CARRIED UNANIMOUSLY

BYLAWS

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

Mayor Westbrook MOVED and Councillor Skipsey SECONDED, THAT consideration of the zoning amendment application for 630 Hemlock Street be deferred to the February 7, 2024 regular Council meeting.

CARRIED

Opposed: Councillor Harrison

In Favour: Mayor Westbrook; Councillor Skipsey; Councillor Vander Valk; Councillor Young

COMMITTEE & LIAISON REPORTS

(1) General Government (Mayor Teunis Westbroek)

Mayor Westbroek commented on the following:

- Attending the opening of the ECHO Players One Act Play on January 10.
- Expressing gratitude to the Qualicum Beach Curling Club for hosting the BC Police Curling Championship, and requesting that a letter of appreciation be sent to the Club on behalf of Council.
- Attending the Town's Volunteer Appreciation Event, where Adele Kristalovich was recognized as the 2023 'Above and Beyond' award recipient.

(2) Public Safety (Councillor Scott Harrison)

Councillor Harrison commented on the following:

- Meeting with the Oceanside Task Force on Homelessness, discussing the process of securing funding for emergency weather shelters.
- Providing a Notice of Motion for the next meeting to develop a policy to automatically approve emergency weather shelters when certain requirements are met.
- The process for delegations to appear before Council.

Mayor Westbroek MOVED and Councillor Vander Valk SECONDED, THAT Council closes discussion on the process for submitting Notices of Motion.

CARRIED

Opposed: Councillor Harrison

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

(3) Parks & Recreation (Councillor Anne Skipsey)

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED,

WHEREAS it has been determined that a number of fossil fuel companies knew as far back as the 1960s that their products would contribute to climate change and global warming; and

WHEREAS fossil fuel producers continue to make a lot of money selling their products, yet taxpayers carry the entire burden of devastating climate costs; and

WHEREAS asking companies to bear some of these costs is about acknowledging a shared responsibility for costs which are and will be incurred by local governments related to climate change, including adaptation and mitigation;

THEREFORE, BE IT RESOLVED THAT the Town of Qualicum Beach commits to working with other BC local governments to bring a proposed class action suit against selected fossil fuel companies, and to commit up to \$1 per resident for that purpose, contingent upon:

- (a) Council obtaining a copy of the legal opinion on such a lawsuit prepared by the law firm of Arvay Finlay to satisfy itself that there is a solid legal basis for the claim; and
- (b) other BC municipalities joining and pledging a combined minimum of \$500,000.

Mayor Westbroek MOVED and Councillor Skipsey SECONDED, THAT the motion on the floor be amended by replacing the words “Town of Qualicum Beach” with the words “Town Council”.

Mayor Westbroek, with the consent of Councillor Skipsey, withdrew his amendment.

Mayor Westbroek MOVED and Councillor Skipsey SECONDED, THAT the motion on the floor, regarding a proposed class action suit against selected fossil fuel companies, be referred to the February 7, 2024 regular Council meeting.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT the meeting time for the January 31, 2024 Committee of the Whole meeting be amended from 10:00 am to 4:30 pm for the Airport Consultation Plan report, recessing to resume at 6:00 pm for the Age-Friendly Transportation Plan report, in the Council Chamber, 660 Primrose Street, Qualicum Beach, BC.

CARRIED UNANIMOUSLY

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

Councillor Vander Valk commented on the following:

- Written Committee & Liaison report has been included on the January 17, 2024 agenda.
- January 9, attended the Chartwell Residents’ Association Board meeting.
- January 10, attended the Qualicum Community Education and Wellness Society meeting.
- January 15, attended the Official Community Plan Steering Committee meeting.
- January 15, attended the Annual General Meeting of the St. Andrews Lodge Historical & Cultural Society.
- December 11, 2023 public open house meeting, discussing Bill 36 and its impacts on recruitment of doctors.

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

Councillor Young commented on the following:

- Noting that this year’s Family Day will be held on Sunday, May 26, 2024.
- Upcoming meetings this week with The Old School House Society, the Qualicum Beach Museum, and the Division of Family Practices.
- Noting that the Town will be entering into the ‘friends’ category for Communities in Bloom again this year.

STAFF REPORTS

(1) Chief Administrative Officer

(a) LATE ITEM – Temporary Extreme Weather Overnight Warming Centre

Councillor Harrison MOVED and Councillor Skipsey SECONDED,

WHEREAS Environment and Climate Change Canada has issued a snowfall warning for Eastern Vancouver Island for Tuesday, January 16th to Wednesday, January 17th, 2024, with overnight temperatures expected to be -2°C on Wednesday;

WHEREAS Emergency Management and Climate Readiness (EMCR) is anticipated to approve funding allocations for the extended operations relating to the operation of the temporary Extreme Weather Overnight Warming Centre;

WHEREAS Risebridge and Christian Fellowship Centre are willing to extend operation of a temporary Extreme Weather Overnight Warming Centre located at 825 Village Way during the ongoing extreme weather;

THEREFORE, BE IT RESOLVED THAT Council enacts a policy decision to authorize an extension of the temporary Extreme Weather Overnight Warming Centre as a temporary occupancy at the Christian Fellowship Centre located at 825 Village Way during the extreme weather period January 16 to January 17, 2024;

AND FURTHER THAT the Town submit to EMCR for expenses submitted by Risebridge, for operation of the temporary Extreme Weather Overnight Warming Centre located at 825 Village Way, including transportation costs as EMCR has authorized these expenditures for additional increased bus service, wellness checks and outreach;

AND FURTHER THAT Council grants approval for the extension of the temporary Extreme Weather Overnight Warming Centre located at 825 Village Way beyond January 18, 2024, if deemed necessary due to forecasts from Environment and Climate Change Canada indicating prolonged extreme cold weather conditions that may endanger the health and life safety of vulnerable populations;

AND FURTHER THAT this extension is contingent upon EMCR agreeing to fund the operations of the temporary Extreme Weather Overnight Warming Centre, and Risebridge and Christian Fellowship Centre consenting to sustain the operations located at 825 Village Way.

CARRIED UNANIMOUSLY

(2) Corporate Administration

(a) Notice of Motion – Support for Affordable Rental Housing, Second Stage Housing, Detox Facilities, & Improved Access to Mental Health Resources

Councillor Harrison MOVED, THAT staff be directed to contact Island Crisis Care Society, Forward House, and Vancouver Island Health Authority (VIHA) to express interest in the Town supporting their efforts to provide affordable housing, second stage housing, detox facilities, and improved access to mental health services in the Oceanside region.

MOTION FAILED due to lack of a seconder.

Mayor Westbroek MOVED and Councillor Skipsey SECONDED, THAT Council receive the report titled "Notice of Motion – Support for Affordable Rental Housing, Second Stage Housing, Detox Facilities, and Improved Access to Mental Health Resources" dated January 17, 2024, for information purposes only and take no further action.

Councillor Harrison MOVED and Mayor Westbroek SECONDED, THAT the motion on the floor and the Notice of Motion from Councillor Harrison regarding 'Affordable Rental Housing Support' be referred to the February 7, 2024 regular Council meeting.

CARRIED UNANIMOUSLY

(3) **Planning**

(a) **Community Emergency Preparedness Fund Grant Application**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT Council authorizes the submission of a grant application in the amount of \$60,000 to the 2024 Community Emergency Preparedness Fund (CEPF) for the "Emergency Support Services Equipment and Training" project, to provide Emergency Support Services (ESS) supplies and training for volunteers;

AND FURTHER THAT the Town of Qualicum Beach agrees to apply for, receive, and manage the grant funding on behalf of Emergency Management Oceanside (EMO), which is a partnership between the City of Parksville and the Town of Qualicum Beach's emergency programs.

CARRIED UNANIMOUSLY

(b) **Development Variance Permit: 294 Mill Road**

Mayor Westbroek MOVED and Councillor Skipsey SECONDED, THAT Council directs staff to fulfill statutory notification requirements so that Council can consider issuance of a Development Variance Permit for 294 Mill Road at the Council meeting on February 7, 2024.

CARRIED UNANIMOUSLY

(c) **Tree Permit Appeal for Reconsideration**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT the Tree Permit Request for Reconsideration for 1153 Wellington Drive be refused, as detailed in the January 17, 2024, Staff Report to Council.

CARRIED UNANIMOUSLY

(d) **Pickleball Site Selection**

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT Council designates Potential Pickleball Site #1 (south of the Qualicum Beach Skatepark) as the future location of four pickleball courts, and directs staff to adjust the exact location for the courts as required to minimize tree removal, as detailed in the January 17, 2024, Staff Report to Council.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT the meeting be recessed for five minutes.

CARRIED UNANIMOUSLY

MEETING RECESSED at 12:05 pm

MEETING RESUMED at 12:13 pm

(4) **Engineering & Operations**

(a) **Options for Bike Lane Dividers along Highway 19A Waterfront**

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT Council approves staff installing "Heavy Hitter" flexible bollards along the south shoulder of Highway 19A in two no parking areas east of Bay Street, at a cost of \$31,000 plus tax;

AND FURTHER THAT these works become part of the scope of the Waterfront Ditch Infill Project, within existing budget.

CARRIED UNANIMOUSLY

(b) **Mitigating Impacts to Qualicum Beach Memorial Golf Course (QBMGC)**

Operations during the Beach Creek Culvert Replacement at Crescent Road East

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT Council approves waiving the Qualicum Beach Memorial Golf Course (QBMGC) 2024 lease fees in the amount of \$76,000 to support the QBMGC Board's efforts to mitigate temporary interruption to operations resulting from the Beach Creek Culvert Replacement at Crescent Road East.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Young SECONDED, THAT the Council Liaison to the Qualicum Beach Memorial Golf Course (QBMGC) and the Mayor work with the QBMGC Board to advance their proposal for a permanent bridge structure at the golf course's fifth hole, with financing to be determined without requiring a tax increase, and report back to Council at the January 24, 2024 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Mayor Westbrook SECONDED, THAT Council supports reallocating the \$75,000 identified for “temporary realignment of golf cart path” within the Council approved capital budget of \$1,875,000 for the Beach Creek Culvert Replacement at Crescent Road East, to create minor permanent safety upgrades of the golf cart/pedestrian/cyclist path on the road shoulder over the ravine on Crescent Road East.
CARRIED UNANIMOUSLY

(c) **Beach Creek Culvert Replacement Possible Scope Change**

Mayor Westbrook MOVED and Councillor Young SECONDED, THAT Council maintain the existing scope of the Beach Creek Culvert Replacement Capital Project to replace the existing multimodal path located on the road shoulder of Crescent Road East with minor safety improvements as achievable within the existing budget of \$1,875,000.
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 (January 19, 2024). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- Charna Macfie, regarding the Sue Big Oil campaign and pickleball court site selection.
- John Wood, regarding the Sue Big Oil campaign.
- Pat Jacobson, regarding the Sue Big Oil campaign and pickleball court site selection.
- Teegan Walshe, regarding the Sue Big Oil campaign.

ADJOURNMENT

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

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 12:42 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbrook
Mayor