

Minutes of the 10:00 am Wednesday, April 22, 2026, 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, Chief Administrative Officer
Heather Svensen, Director of Corporate Services/Deputy CAO
Luke Sales, Director of Planning and Community Development
Amro Kotb, Director of Infrastructure Services
Twyla Slonski, Interim Deputy Director of Corporate Services
Jessica Beck, Revenue and Payroll Coordinator
Chelsea Currie, Corporate Services Coordinator

Mayor Westbroek called the meeting to order in the Council Chamber at 10:00 am acknowledging that the meeting was being held on the traditional lands of the Coast Salish people, and in particular, the Qualicum First Nation.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the April 22, 2026, Regular Council meeting agenda as amended by adding item 9.(1)(h).

CARRIED UNANIMOUSLY

START OF THE CONSENT AGENDA

ADOPTION OF THE CONSENT AGENDA

Council adopted, by unanimous consent, **THAT** the recommendations listed for items 2(a) to 2(e) in the April 22, 2026, Consent Agenda be adopted.

- (a) **THAT** the March 18, 2026, Committee of the Whole meeting minutes be approved as presented.
- (b) **THAT** the March 25, 2026, Regular meeting minutes be approved as presented.
- (c) **THAT** the 10:00 am April 1, 2026, Special meeting minutes be approved as presented.
- (d) **THAT** the 10:30 am April 1, 2026, Special meeting minutes be approved as presented.
- (e) **THAT** the Correspondence Log, dated for reference April 14, 2026, be received.

CARRIED UNANIMOUSLY | Resolution No. 26-088

RECOGNITION - Nil

BUSINESS ARISING FROM THE MINUTES - Nil

DELEGATIONS

(a) **Regional District of Nanaimo (RDN)**

Tom Osborne, General Manager of Recreation and Parks, began the Regional District of Nanaimo presentations to Council by providing an overview of the Regional District's Parks and Trails Program, and the Management Plan scheduled for 2027. Darren Marshall, Senior Manager of Transportation Services, then provided an overview of the region's Transportation Services and highlighted the new Fare-Free Program, under which riders aged 18 and under ride free. Rob Wood, Project Engineer, concluded the presentations with an overview of the French Creek Pollution Control Centre Expansion project.

CORRESPONDENCE - Nil

BYLAWS

(a) **2026 Property Tax Rates Bylaw | First, Second & Third Readings**

Councillor Skipsey MOVED and Councillor Harrison SECONDED, **THAT** "Town of Qualicum Beach Tax Rates Bylaw No. 922, 2026" be introduced and read a first time.

CARRIED UNANIMOUSLY | Resolution No. 26-089

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** "Town of Qualicum Beach Tax Rates Bylaw No. 922, 2026" be read a second time.

CARRIED UNANIMOUSLY | Resolution No. 26-090

Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** "Town of Qualicum Beach Tax Rates Bylaw No. 922, 2026" be read a third time.

CARRIED UNANIMOUSLY | Resolution No. 26-091

COMMITTEE & LIAISON REPORTS

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

(i) Mayor Westbroek commented on his portfolio activities.

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

(i) Councillor Harrison commented on his portfolio activities.

(ii) **Councillor Harrison Notice of Motion | Eaglecrest Land Use**

Councillor Harrison MOVED and Councillor Young SECONDED, **WHEREAS** multiple items of correspondence from the Eaglecrest Residents Association, especially the October 3rd submission for the public hearing process, clearly indicate a preference for the former 17th and 18th holes to be single family residential (R1),

WHEREAS the overwhelming majority of citizens who participated in the public hearing indicated a strong desire to see R1 zoning at both locations,

WHEREAS the OCP previously set out a target density for residential units being approved in previous recreational zoning at 30 units per ha,

WHEREAS the costs for the purchase of the park land and golf course, equipment, and infrastructure are currently set to be entirely funded by development in a small area which will disproportionately have negative impacts on a small number of citizens, while the entire community has access to the assets,

WHEREAS the approval of approximately 393 units of housing that are likely to result in about 300 units of housing and 600 parking spaces, including the institutional use, will result in 2 acres of green space being converted into parking spaces (2.5m*5.5m*600=8250m² = 2.04 acres),

BE IT RESOLVED either that:

1. a) That staff prepare a bylaw change for the former 17th and 18th holes to R1 from their current zoning,
- b) That the density per ha of the subject properties is reduced from 60 to 50 units per ha,
- c) That staff prepare an alternative approval process for long-term borrowing of \$5 million dollars immediately following the election to offset the reduction in land sale value.

Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** Council amends the motion on the floor by striking option: 'c) That staff prepare an alternative approval process for long-term borrowing of \$5 million dollars immediately following the election to offset the reduction in land sale value.'

CARRIED UNANIMOUSLY | Resolution No. 26-092

MAIN MOTION AS AMENDED:

Councillor Harrison MOVED and Councillor Young SECONDED, **WHEREAS** multiple items of correspondence from the Eaglecrest Residents Association, especially the October 3rd submission for the public hearing process, clearly indicate a preference for the former 17th and 18th holes to be single family residential (R1),

WHEREAS the overwhelming majority of citizens who participated in the public hearing indicated a strong desire to see R1 zoning at both locations,

WHEREAS the OCP previously set out a target density for residential units being approved in previous recreational zoning at 30 units per ha,

WHEREAS the costs for the purchase of the park land and golf course, equipment, and infrastructure are currently set to be entirely funded by development in a small area which will disproportionately have negative impacts on a small number of citizens, while the entire community has access to the assets,

WHEREAS the approval of approximately 393 units of housing that are likely to result in about 300 units of housing and 600 parking spaces, including the institutional use, will result in 2 acres of green space being converted into parking spaces (2.5m*5.5m*600=8250m² = 2.04 acres),

BE IT RESOLVED either that:

1. a) That staff prepare a bylaw change for the former 17th and 18th holes to R1 from their current zoning,
- b) That the density per ha of the subject properties is reduced from 60 to 50 units per ha.

DEFEATED

In Favour: Councillor Harrison, and Councillor Young

Opposed: Mayor Westbroek, Councillor Skipsey, and Councillor Vander Valk

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

(i) Councillor Skipsey commented on her written report included in the agenda.

(ii) **Councillor Skipsey Notice of Motion | Climate Action**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **WHEREAS** the Town's staffing position of Climate Action Coordination is currently vacant;

THEREFORE BE IT RESOLVED THAT Council directs the Environment & Sustainability Committee to provide a recommendation on their preferred use of the budgeted *Climate Action – Community Outreach and Support* line item in the amount of up to \$12,500 in 2026, to work with a third-party group to implement an outreach activity that does not require the time of Town staff.

CARRIED UNANIMOUSLY | Resolution No. 26-093

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

- (i) Councillor Vander Valk commented on her written report included in the agenda.

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

- (i) Councillor Young commented on her written report included in the agenda.

J. Beck left the meeting at 11:27 am.

STAFF REPORTS

(1) **Corporate Services**

(a) **Regional District of Nanaimo (RDN) Bulk Water Supply | Sandpiper**

Mayor Westbroek MOVED and Councillor Skipsey SECONDED, **THAT** Council instruct staff to notify the Regional District of Nanaimo (RDN) that the bulk water rate increase for users in the French Creek Water Service Area be deferred until September 30, 2026, in order to provide the RDN with an opportunity to notify affected users of the pending rate increase.

CARRIED UNANIMOUSLY | Resolution No. 26-094

(b) **2026 Special Event Sponsorship Applications**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED,

1. **THAT** Council approves a one-time sponsorship of \$2,500 for the Qualicum Beach Farmers Market Christmas Night Market event to be held December 4, 2026.

Mayor Westbroek MOVED and Councillor Harrison SECONDED, **THAT** the motion on the floor be postponed to the next regular meeting of Council in order to allow staff time to provide responses to questions raised by Council regarding event expenditures projected by the applicant, Qualicum Beach Farmers Market.

CARRIED UNANIMOUSLY | Resolution No. 26-095

2. Councillor Skipsey MOVED and Councillor Harrison SECONDED, **THAT** Council approves a one-time sponsorship of \$2,500 for the Anglican Parish of St. Mark - St. Mark's 100th Anniversary Family Festival Day event to be held June 13, 2026.

CARRIED UNANIMOUSLY | Resolution No. 26-096

3. Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **THAT** Council approves a one-time sponsorship of \$2,500 for the St. Andrews Lodge Historical and Cultural Society St. Andrews Lodge Grand Re-opening Celebration event to be held July 4, 2026.

CARRIED UNANIMOUSLY | Resolution No. 26-097

4. Councillor Skipsey MOVED and Councillor Young SECONDED, **THAT** Council denies the request for sponsorship funding in the amount of \$800 for the Qualicum Beach Lawn Bowling Club Victoria Day Tournament event to be held May 18, 2026, as the event is a private member event, not open to the public.

CARRIED UNANIMOUSLY | Resolution No. 26-098

5. Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** Council approves the request for sponsorship funding in the amount of \$2,500 for the Qualicum Beach Collective Society Community Movement Initiative event to be held on June 6, 2026, as the event is sponsored by ParticipACTION, a Canadian non-

profit charitable organization that provides national infrastructure, tools, and direct grant funding.

Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** Council postpone a decision on the motion on the floor to the next regular meeting of Council to allow staff time to provide responses to questions raised by Council regarding sponsorship funding from ParticipACTION in relation to the application submitted by the Qualicum Beach Collective Society.

CARRIED UNANIMOUSLY | Resolution No. 26-099

A. Kotb left the meeting at 11:36 am.

(c) **Special Event Application (Canada Day - Legion)**

Mayor Westbroek MOVED and Councillor Harrison SECONDED, **THAT** Council authorizes the closure of Veterans Way on July 1, 2026, from 6:00 am to 11:59 pm to facilitate the Canada Day Celebration festivities, subject to event organizers working with Town staff to ensure that Town requirements are met, including emergency services notification, providing the Town with a Certificate of Liability Insurance naming the Town as an additional insurance and litter control;

AND FURTHER THAT the Town provides support in the form of provision of barricades, garbage cans, water and electrical access for the duration of the event.

CARRIED UNANIMOUSLY | Resolution No. 26-100

(d) **2026 Subsidized Rental Applications**

Councillor Harrison MOVED and Councillor Vander Valk SECONDED,

1. **THAT** Council approves the **Duck's Unlimited** for a one-time subsidy for the use of the Civic Centre on November 7, 2026, for their annual event, by charging a reduced rate of \$2,102.05 plus applicable taxes, as opposed to the regular rate of \$2,626.05, plus applicable taxes, resulting in a \$524.00 subsidy by applying the non-prime time, non-profit rate where applicable based on Policy 4004-1a Buildings and Grounds – Community Hall and Civic Centre Rental Rates – Subsidized Rentals.

2. **THAT** Council approves the **Oceanside Bridge Club** for a one-time subsidy for the use of the Civic Centre on May 1, 2 and 3, 2026, for their annual Bridge Tournament, by charging a reduced rate of \$2,443.15 plus applicable taxes, as opposed to the regular rate of \$2,817.15 plus applicable taxes, resulting in a \$374 subsidy by applying the non-prime time, non-profit rate where applicable based on Policy 4004-1a Buildings and Grounds – Community Hall and Civic Centre Rental Rates – Subsidized Rentals.

CARRIED UNANIMOUSLY | Resolution No. 26-101

(e) **Select Committee on Beach Day Celebration | Terms of Reference Amendment**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council amends the Town of Qualicum Beach Select Committee on Beach Day Celebration Terms of Reference item 3. COMPOSITION OF THE COMMITTEE by striking the 3rd bullet; and item 6. MEETINGS – Regular Meeting item (a) by striking the word 'and' after October, and inserting after the word November, 'and December'.

CARRIED UNANIMOUSLY | Resolution No. 26-102

(f) **2026 Council Meeting Schedule | Amendment**

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **THAT** Council amends the 2026 Council Meeting Schedule by deleting the September 2, 2026, Committee of the Whole Town Hall from the schedule.

CARRIED UNANIMOUSLY | Resolution No. 26-103

(g) **Announcement of Closed Council Meeting Motions**

Council, by unanimous consent, received the Announcement of Closed Council Meeting Motions as included in the April 22, 2026, Council Meeting Agenda.

(h) **2026 Central/North Vancouver Island Commercial Building Awards**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **WHEREAS** the Qualicum Beach Skatepark Project was completed in 2025 and made possible through a combination of grant funding, financial contribution from the Town and the Qualicum Beach Skaters, and local contractors and suppliers who provided discounts and donations;

AND WHEREAS the project has been nominated through the Business Examiners 2026 Central/North Vancouver island Commercial building Awards, with the event being held in Nanaimo on April 30, 2026;

AND WHEREAS Mayor Westbroek will be attending the event and wishes to extend an invitation to community volunteers to join the Mayor at the award ceremony on April 30, 2026;

THEREFORE BE IT RESOLVED THAT Council authorizes staff to purchase two tickets, at a total cost of \$312.90 (including GST), for attendance by two community volunteers [at the Mayor's choosing] to join Mayor Westbroek at the April 30, 2026, award ceremony, on behalf of the Town.

CARRIED UNANIMOUSLY | Resolution No. 26-104

(2) **Planning & Community Development**

(a) **Request for Contract Award | Operations Workplace Modernization Needs Assessment**

Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** Council awards the Operations Workplace Modernization Needs Assessment to Kasian Architecture Interior Design and Planning Ltd. in the amount of \$61,280.

CARRIED UNANIMOUSLY | Resolution No. 26-105

A. Kotb returned to the meeting at 11:48 am

A. Kotb left the meeting at 11:51 am

A. Kotb returned to the meeting at 11:54 am

(b) **Zoning Amendment | 201, 207, 211 First Avenue West**

Mayor Westbroek MOVED and Councillor Harrison SECONDED, **THAT** "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 900, 2024 Amendment (201, 207, 211 First Avenue West) Bylaw No. 900.01, 2026" be introduced and read a first time.

CARRIED UNANIMOUSLY | Resolution No. 26-106

Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** prior to Council considering second reading of “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 900, 2025, Amendment (201, 207, 211 First Avenue West) Bylaw No. 900.01, 2026”, the following documents be submitted for 201, 207, 211 First Avenue West for further review:

- a) Complete set of plans, including colour renderings;
- b) Building elevations and streetscape plan showing neighbouring buildings;
- c) Landscape Plan;
- d) Rainwater Management Plan;
- e) Traffic Study; and
- f) Shadow Study.

Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** the motion on the floor be amended to insert “g) Confirmation on whether 3,000 sq. ft. of commercial space at no cost will be designated for Flowerstone Health Society use.” after item f).

DEFEATED

In Favour: Councillor Young

Opposed: Mayor Westbroek, Councillor Harrison, Councillor Skipsey, and Councillor Vander Valk.

MAIN MOTION AS AMENDED:

THAT prior to Council considering second reading of “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 900, 2025, Amendment (201, 207, 211 First Avenue West) Bylaw No. 900.01, 2026”, the following documents be submitted for 201, 207, 211 First Avenue West for further review:

- a) Complete set of plans, including colour renderings;
- b) Building elevations and streetscape plan showing neighbouring buildings;
- c) Landscape Plan;
- d) Rainwater Management Plan;
- e) Traffic Study; and
- f) Shadow Study.

CARRIED UNANIMOUSLY | Resolution No. 26-107

(c) **Development Variance Permit | 846 Woodside Crescent**

Prior to considering the motion, Mayor Westbroek invited any members of the public wishing to speak to this item to come forward. Nobody rose to speak.

NO MOVER OR SECONDER REQUIRED

THAT Council directs staff to issue a Development Variance Permit for 846 Woodside Crescent, as described in the March 25, 2026, Planning Report to Council.

CARRIED UNANIMOUSLY | Resolution No. 26-108

(d) **Development Variance Permit | 3022 Island Highway West**

Mayor Westbroek invited members of the public to provide comments on the proposed Development Variance Permit for the property located at 3022 Island Highway West.

- J. Gallinger and R. Everard of Qualicum Beach, have both made written submissions to Council stating they do not object to the Development Variance Permit.

Councillor Vander Valk MOVED and Councillor Harrison SECONDED, **THAT** Council directs staff to issue a Development Variance Permit for 3022 Island Highway West, as described in the April 22, 2026, Planning Report to Council.

CARRIED UNANIMOUSLY | Resolution No. 26-109

(e) **Development Permit | 3022 Island Highway West**

Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** Council directs staff to issue a Development Permit for 3022 Island Highway West, as described in the April 22, 2026, Planning Report to Council titled, "Development Permit: 3022 Island Highway West".

CARRIED UNANIMOUSLY | Resolution No. 26-110

(f) **Covenant Discharge | 365 First Avenue West**

Mayor Westbrook MOVED and Councillor Skipsey SECONDED, **THAT** Council postpones consideration to discharge the covenant until such time as a proposal is received by the applicant regarding future development.

CARRIED | Resolution No. 26-111

In Favour: Mayor Westbrook, Councillor Skipsey, and Councillor Vander Valk
Opposed: Councillor Harrison, and Councillor Young

(3) **Engineering and Operations**

(a) **Garden Road Pickleball Courts | Playco Class B Cost Estimate**

Councillor Skipsey MOVED and Councillor Harrison SECONDED,

1. **THAT** Council receives this Report for information regarding the cost estimate findings for the proposed pickleball courts at the Garden Road [Dog Park area] location, noting that Playco provided a Class B estimate (more accurate than a Class D estimate);

THAT Council confirms the Town's intent to retain the Garden Road [Dog Park area] location for potential future pickleball courts, subject to detailed design, regulatory approvals, and funding availability.

CARRIED UNANIMOUSLY | Resolution No. 26-112

2. Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council excludes parking from the cost sharing formula to address the \$250,000 instead of the total Class D estimate for \$330,000, resulting in a contribution of \$125,000 from each party.

CARRIED UNANIMOUSLY | Resolution No. 26-113

4. Councilor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** staff provides a report to Council at a future meeting, once confirmation is received from the Qualicum Beach Pickleball Club (QBPC) that a viable funding plan is in place.

CARRIED UNANIMOUSLY | Resolution No. 26-114

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 24, 2026). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- J. Wood, comments re: Zoning Amendment at 201, 207, 2011 First Avenue West, and the Covenant Discharge at 365 First Avenue West.

- K. Monahan, comments re: 2026 Council Meeting Schedule Amendment, Zoning Amendment for 201, 207, 211 First Avenue West, Development Variance Permit for 846 Woodside Crescent, Development Variance Permit for 3022 Island Highway West, Covenant Discharge for 365 First Avenue West, and Garden Road Pickleball Courts.
- S. Reed, comments re: Garden Road Pickleball Courts

ADJOURNMENT

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

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 12:40 pm

Certified Correct:

ORIGINAL SIGNED

Heather Svensen
Director of Corporate Services/Deputy CAO

ORIGINAL SIGNED

Teunis Westbroek
Mayor