

Minutes of the 10:00 am Wednesday, January 21, 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, CAO
Heather Svensen, Director of Corporate Services/Deputy CAO
Danielle Leurebourg, Deputy Director of Corporate Services
Raj Hayre, Director of Finance
Luke Sales, Director of Planning and Community Development
Amro Katob, Director of Infrastructure Services
Peter Cornell, Fire Chief
Kevin Goldfuss, Manager of Airport
Trudy Coates, Interim Executive Assistant
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 January 21, 2026, Regular Council meeting agenda with the following amendments:

- Remove Item 2(a)(ii) Mayor Westbroek Notice of Motion: VTPC and NSA.
- Addition of the following Late Items:
 - 8(e)(i) Committee & Liaison Reports Report from Councillor Young
 - 8(e)(ii) Councillor Young Notice of Motion: Qualicum Beach Collective request for the Town to be a Co-Applicant for the 2026 Community Event Support Fund

CARRIED UNANIMOUSLY

START OF THE CONSENT AGENDA

ADOPTION OF THE CONSENT AGENDA

Councillor Skipsey MOVED and Councillor Young SECONDED, **THAT** the recommendations listed for items 2(a) to 2(k) in the January 21, 2026, Consent Agenda be adopted.

- (a) **THAT** Council rescind the approval of the November 20, 2025 Regular Council meeting minutes.

THAT the November 20, 2025, Regular Council meeting minutes be approved as amended by inserting the following motion after Item 1(a)(2) on page 3 of the minutes:

Councillor Skipsey MOVED and Mayor Westbroek SECONDED, THAT staff prepare an amendment to the Procedure Bylaw to allow electronic participation in Committee meetings.

CARRIED UNANIMOUSLY | Resolution No. 25-280.1

- (b) **THAT** the November 26, 2025, Special Council meeting minutes be approved as presented.
- (c) **THAT** the November 28, 2025, Special Council meeting minutes be approved as presented.

- (d) **THAT** the December 3, 2025, Special Council meeting minutes be approved as presented.
- (e) **THAT** the December 3, 2025, Committee of the Whole meeting minutes be approved as presented.
- (f) **THAT** the December 10, 2025, Regular Council meeting minutes be approved as presented.
- (g) **THAT** the December 17, 2025, Special Council meeting minutes be approved as presented.
- (h) **THAT** the December 17, 2025, Committee of the Whole meeting minutes be approved as presented.
- (i) **THAT** the January 7, 2026, Special Council meeting minutes be approved as presented.
- (j) **THAT** the Correspondence Log, dated for reference January 13, 2026, be approved as presented.
- (k) **THAT** the recommendations from the December 3, 2025 Committee of the Whole meeting be adopted as presented.

- i. **Airport Authority CAT4 Qualicum Beach**

- THAT Council receive the report titled "Airport Authority CAT4 Qualicum Beach," dated December 3, 2025, for information.

- ii. **Qualicum Beach Airport Quarterly Report**

CARRIED UNANIMOUSLY | Resolution No. 26-001

RECOGNITION - Nil

BUSINESS ARISING FROM THE MINUTES – Nil

DELEGATIONS

- (a) **Qualicum District and Curling Club (QDCC)**

- S. Shaw and D. Sneddon provided a presentation on the QDCC 5 Year Capital Plan.

- (b) **Royal Canadian Legion Branch 76 (Legion)**

- M. Brouillette and S. Kennedy provided a presentation on the Legion's 2025 Year End Report.

- (c) **Arrowsmith Tennis Club**

- T. Stewart and E. Huculak provided to make a presentation on the potential future home of the Qualicum pickleball courts.

CORRESPONDENCE

- (a) **Receipt of Petition | Oceanside Caregivers**

- Councillor Skipsey MOVED and Councillor Harrison SECONDED, **THAT** Council defer the receipt of the petition titled Oceanside Caregivers until the full petition is received.

CARRIED UNANIMOUSLY | Resolution No. 26-002

BYLAWS

- (a) **Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026**

- 1. Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026" be introduced and read a first time.

CARRIED UNANIMOUSLY | Resolution No. 26-003

2. Councillor Vander Valk MOVED and Councillor Young SECONDED, **THAT** “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026” be read a second time.

CARRIED UNANIMOUSLY | Resolution No. 26-004

3. Councillor Skipsey MOVED and Councillor Young SECONDED, **THAT** “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment Bylaw No. 638.08, 2026” be read a third time.

CARRIED UNANIMOUSLY | Resolution No. 26-005

COMMITTEE & LIAISON REPORTS

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

- (i) Mayor Westbroek commented on his portfolio activities.

- (ii) **Mayor Westbroek Notice of Motion: VTPC and NSA**

- Item removed from the agenda.

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

- (i) Councillor Harrison commented on his portfolio activities.

- (ii) **Councillor Harrison Notice of Motion: Light Intrusion**

Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** this item be deferred to 2027 Strategic Planning sessions in Fall 2026:

WHEREAS LED lights can present a unique irritant depending on their orientation and shielding;

AND WHEREAS several metro Vancouver municipalities have adopted bylaws to regulate light trespass between neighbours with LED lights;

BE IT RESOLVED THAT Council amend “Town of Qualicum Beach Property Maintenance and Standards Bylaw No. 720, 2018” with one of the following as described in further detail in the summary attached to the January 21, 2026 regular Council meeting agenda:

- i) City of New Westminster
- ii) City of Vancouver
- iii) District of West Vancouver

AND FURTHER THAT Council consider the impacts on wildlife and public land when working with staff at a future meeting on this matter.

CARRIED UNANIMOUSLY | Resolution No. 26-006

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

- (i) Councillor Skipsey commented on her portfolio activities.

- (ii) **Heritage Forest Commission Recommendation from December 4, 2025**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council grants permission for T. Whitfield to guide approximately 12 free interpretive tours of the Heritage Forest in 2026.

CARRIED UNANIMOUSLY | Resolution No. 26-007

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

(i) Councillor Vander Valk commented on her portfolio activities.

(ii) **Councillor Vander Valk Notice of Motion: Proposed Resolution for Consideration at 2026 AVICC Conference**

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **WHEREAS** only 5% (approximately 4.6 million hectares) of the Province's land base is dedicated to agriculture through the Agricultural Land Reserve (ALR), and the Farming Income Thresholds (the minimum gross income a farm must generate from qualifying agricultural products to be eligible for Farm Class status) are low and outdated, and further, property within the ALR is partially exempt from school tax, hospital, regional district, Transit Authority, BC Assessment and municipal financial authority fees, regardless of Farm Class status;

AND WHEREAS the Agricultural Land Commission (ALC) employs only six Compliance and Enforcement Officers for the entire province for the purpose of investigating complaints and enforcing land use regulations to protect agricultural land;

THEREFORE, BE IT RESOLVED THAT properties within the ALR that are not actively farmed should not benefit from exemptions from taxes and fees such as school tax, hospital, regional district, Transit Authority, BC Assessment and municipal financial authority fees;

AND FURTHER THAT the Farming Income Thresholds be reviewed and revised to require higher levels of productive farming to achieve Farm Class status;

AND FURTHER THAT the ALC receive adequate funding from the provincial government to support the resources required to support hiring of additional Compliance and Enforcement Officers to protect agricultural land.

CARRIED | Resolution No. 26-008

Opposed: Councillor Harrison; Councillor Young

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

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

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

(ii) **Councillor Young Notice of Motion: Qualicum Beach Collective request for the Town to be a Co-Applicant for the 2026 Community Event Support Fund**

Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** Council support the Qualicum Beach Collective in their request for the Town to be a Co-Applicant for the 2026 Community Event Support Fund.

DEFEATED

Opposed: Mayor Westbroek; Councillor Skipsey; Councillor Vander Valk

In Favour: Councillor Harrison; Councillor Young

STAFF REPORTS

(1) **Chief Administrative Officer**

(a) **Committee & Commission Review - Phase 2 Bylaw Implementation**

1. Councillor Harrison MOVED and Councillor Young SECONDED, **THAT** "Town of Qualicum Beach Heritage Forest Commission Bylaw No. 919, 2026" be given first three readings. [Attachment #1 – Draft Bylaw No. 919 in the January 21, 2026 staff report. See Attachment #2 for Current HFC Bylaw No. 656, 2010].

CARRIED UNANIMOUSLY | Resolution No. 26-009

2. Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** "Town of Qualicum Beach Heritage Forest Reserve Fund Establishment Bylaw No. 699, 2015, Amendment (Expenditure Input) Bylaw No. 917, 2026" be given first three readings. [Attachment #3 – Draft Bylaw No. 917 in the January 21, 2026 staff report].

CARRIED UNANIMOUSLY | Resolution No. 26-010

3. Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** "Town of Qualicum Beach Council Procedure Bylaw No. 733, 2019, Amendment (Electronic Participation) Bylaw No. 920, 2026" be given first three readings. [Attachment #4 – Draft Bylaw No. 920 in the January 21, 2026 staff report].

CARRIED UNANIMOUSLY | Resolution No. 26-011

4. Councillor Skipsey MOVED and Councillor Harrison SECONDED, **THAT** Council authorizes staff to seek concurrence from the Heritage Forest Covenant Grantees (The Land Conservancy of British Columbia [TLC] and the Brown Property Preservation Society [BPPS]) for a Draft Heritage Forest Management Plan prior to Council consideration of approval of the Draft Heritage Forest Management Plan and subsequent legal review for any required amendments to the Heritage Forest Conservation Covenant, 2008. [Attachment #6 – Proposed Heritage Forest Management Plan in the January 21, 2026 staff report].

CARRIED UNANIMOUSLY | Resolution No. 26-012

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council take a thirty-minute recess.

MEETING RECESSED: 12:07 pm

MEETING RECONVENED: 12:43 pm with all of Council in attendance.

(b) Request for Direction – Fireworks

Councillor Harrison MOVED and Mayor Westbroek SECONDED, **THAT** Council direct staff to maintain the status quo as per Bylaw No. 611, 2007 "A Bylaw to Regulate the Storage, Sale and Discharge of Fireworks and Firecrackers".

MAIN MOTION AS AMENDED:

Councillor Harrison MOVED and Councillor Harrison SECONDED, **THAT** Council defer the motion on the floor until the 2027 Strategic Planning process:

That Council direct staff to maintain the status quo as per Bylaw No. 611, 2007 "A Bylaw to Regulate the Storage, Sale and Discharge of Fireworks and Firecrackers".

CARRIED UNANIMOUSLY | Resolution No. 26-013

(2) Corporate Services

(a) Cemetery Bylaw Clarification – Non-Resident Exception

Mayor Westbroek MOVED and Councillor Harrison SECONDED,

1. **THAT** "Town of Qualicum Beach Cemetery Bylaw No. 915, 2025" be adopted.

2. **THAT** "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Cemetery) Bylaw No. 638.06, 2025" be adopted.

CARRIED | Resolution No. 26-014

Opposed: Councillor Harrison; Councillor Young

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

(b) **Council Meeting Schedule Amendment**

Councillor Skipsey MOVED and Councillor Harrison SECONDED,

1. **THAT** Council designate the Committee of the Whole meeting on May 27, 2026 for discussion related to Parks and Recreation.
2. **THAT** Council amend the 2026 Council Meeting Schedule to delete September 23, 2026 Committee of the Whole and reschedule a Committee of the Whole for Public Safety and Transportation on November 25, 2026 at 4:00 pm.

CARRIED UNANIMOUSLY | Resolution No. 26-015

(c) **2026 Special Events Applications**

Councillor Vander Valk MOVED and Councillor Harrison SECONDED, **THAT** Council approves in principle the following Special Event applications as described in the January 21, 2026, report titled "2026 Special Events Approvals", subject to event organizers working with Town staff to ensure Town requirements are met, including emergency services notification, traffic control, insurance naming the Town as an additional insured, litter control, and notification to businesses affected by any closures, where required:

- a) **Coldest Night of the Year**, February 28, 2026, (Island Crisis Care Society).
- b) **Oceanside Mother's Day 10k Run and 5k Run/Walk**, May 10, 2026, (Oceanside Running Club Association [ORCA]).
- c) **KSS Grad Prom Parade**, June 6, 2026, (KSS Grad 2026 Parent Committee).
- d) **Father's Day Show and Shine and Street Dance**, June 20 & 21, 2026, (Seaside Cruizers Society/Car Club).
- e) **Qualicum Beach Triathlon**, June 28, 2026, (Qualicum Beach Triathlon Society).
- f) **Qualicum Beach Thursday Night Market**, Thursday evenings in July and August (Mount Arrowsmith Biosphere Society), including entering into a Licence of Occupation with the Town.
- g) **Chartwell Day**, September 12, 2026, (Chartwell Residents Association).
- h) **Moonlight Madness**, November 19, 2026, (Qualicum Beach Chamber of Commerce).
- i) **Christmas Night Market**, December 4, 2026, (Qualicum Beach Farmers Market).

CARRIED UNANIMOUSLY | Resolution No. 26-016

(d) **Council Remuneration Review**

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, **THAT** Mayor and Councillor remuneration remain at the rates established in the "Town of Qualicum Beach Council Remuneration and Expenses Bylaw No.729, 2019" subject to the annual BC Consumer Price Index (BC CPI) increase as per the Bylaw.

CARRIED UNANIMOUSLY | Resolution No. 26-017

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

For information.

(3) **Operations**

(f) **ALFA Aero Solutions – Aircraft Movement Data Collection**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **WHEREAS** the public has requested Council consider options for charging landing fees;

THAT staff be instructed to enter into a one-year agreement with ALFA Aero Solutions for a trial period for data collection technology for landings, touch-and-go operations, and other movements such as circuits to a maximum contract amount of \$5500 plus applicable taxes.

CARRIED UNANIMOUSLY | Resolution No. 26-018

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT pursuant to Council Procedure Bylaw No. 733, 2019, the meeting be extended beyond the 3-hour time limit.

CARRIED UNANIMOUSLY

(4) **Planning**

(a) **2026 Eaglecrest Engagement Overview**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** the 2026 Public Engagement Overview for the Eaglecrest Golf Course Revisioning be approved, as attached to the January 21, 2026 Memorandum to Council.

CARRIED UNANIMOUSLY | Resolution No. 26-019

MOTION TO CLOSE

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT the special meeting of Council be closed to the public, pursuant to sections 90(1)(c), (e) and (k) of the *Community Charter*, for the purpose of considering:

- (c) labour relations or other employee relations;
- (e) 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;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

CARRIED UNANIMOUSLY

Following adoption of the above motion, the meeting will be closed to the public.

MEETING CLOSED TO THE PUBLIC: 1:34 pm

MEETING REOPENED TO THE PUBLIC: 2:52 pm with all of Council in attendance. Also in attendance: L. Varela, CAO, H. Svensen, Director of Corporate Services/Deputy CAO, and A. Kotb, Director of Engineering.

REVIEW OF COMMENTS FROM THE PUBLIC – Nil

ADJOURNMENT

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

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 2:52 pm

Certified Correct:

ORIGINAL SIGNED

Heather Svensen
Director of Corporate Services/Deputy CAO

ORIGINAL SIGNED

Teunis Westbroek
Mayor