



Council Corner

for the April 28, 2021 regular meeting

Mayor Brian Wiese ♦ Councillor R. Filmer ♦ Councillor S. Harrison ♦ Councillor T. Westbrook

Council Business

- ♦ A report on proportional funding options for **the track at Ballenas Secondary School** will be brought to a future Council meeting.
- ♦ Staff were directed to provide a report on the Town's **water consumption and replenishment** at a future meeting.
- ♦ Council directed staff to work with regional partners and the Mount Arrowsmith Biosphere Region to take part in the **'Growing Canada's Forests Program'**.
- ♦ Council approved grant funding under the Town's 2021 **COVID-19 grant-in-aid program** to the following organizations in the amounts specified:
 - \$5,000, Bard to Broadway Theatre Society.
 - \$5,000, Ecole Oceanside Elementary School PAC.
 - \$5,000, Qualicum Beach Elementary School PAC.
 - \$5,000, Qualicum Beach Farmers Market.
 - \$2,500, Qualicum Beach Community Garden Society.
 - \$4,000, Qualicum Beach Lawn Bowling Club.
 - \$5,000, Royal Canadian Legion Branch #76.
 - \$5,000, Qualicum Weavers and Spinners Guild Society.
 - \$4,000, Rotary Club of Qualicum Beach.
 - \$5,000, Rotary Club of Qualicum Beach Sunrise.
 - \$5,000, The Old School House Arts Centre.
 - \$2,500, Young Life of Canada.
 - \$3,500, Echo Players.
- ♦ Council instructed staff to issue a second round for a process to support further groups in need, including: St. Andrews; Kwalikum Senior Secondary; and Arrowview Elementary.
- ♦ The Town requests that the **Oceanside Services Committee** creates a working group to address the regional need for **affordable housing**.
- ♦ The letter dated April 7, 2021 from Lotar Maurer regarding cyclist safety on Highway 19A along the waterfront was referred to the Select Committee on Public Safety, Accessibility, and Emergency Preparedness for their comment.
- ♦ The regular meeting of Council scheduled for May 19, 2021 at 10:00 am was rescheduled to Thursday, May 27, 2021 at 10:00 am to meet legislative guidelines to administer the Oath of Office to the Councillor to be elected at the May 15, 2021 by-election.
- ♦ Council authorized The Old School House Arts Centre to host their **Grand Prix d'Art event** on Town sidewalks in the downtown core, modified to accommodate provincial COVID-19 guidelines, each Friday in July and August, 2021, from 10:00 am to 2:00 pm.
- ♦ Staff were authorized to enter into a contract with RBS Managed IT Services Inc. for the installation of a Hyperconverged Infrastructure proposal in the amount of \$129,304.10.
- ♦ Council directed staff to apply to the Local Government Development Approvals Program for funding to review and update Town development processes and support the creation of a toolkit of refined and more efficient application templates, checklists, guides and documentation, based on a comprehensive review of best practices.
- ♦ Council authorized staff to issue a Development Permit for **3109 Island Highway West**, subject to confirmation that the colour scheme is compatible with the Town's Village Design Guidelines.
- ♦ Council directed staff to post the draft **2021 Community Climate Adaptation Plan** for stakeholder review and public comment until June 11, 2021; to refer the draft Plan to the Select Committee on Environment and Sustainability; and that the May meeting of the Select Committee on Environment be reinstated.
- ♦ Council directed staff to include a staffing strategy for implementation of Town-led climate initiatives during the anticipated 2021-2022 municipal service review.

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Announcement of In Camera Motions

Heritage Forest Committee

- ♦ THAT Council appoints Jack Maclean to represent the Brown Property Preservation Society on the Heritage Forest Commission for a term ending December 31, 2022

Airport Users Committee

- ♦ THAT Council instructs staff to amend the Airport Users Committee Terms of Reference as presented at the April 9, 2021 special Council meeting.
- ♦ THAT Council appoint Councillor Filmer to the Airport Users Committee as the Council liaison.

Dragonfly SUP Adventures Ltd.

- ♦ THAT Council authorizes staff to enter into a lease agreement with Dragonfly SUP Adventures Ltd. for use of the town-owned Land located at 2831 Island Highway West for the rental of non-motorized water and beach equipment; SUP yoga (on the water) and regular SUP lessons; and the sale of small retail items open to the public for no other purpose for a three-year term commencing the 1st day of June, 2021 and expiring the 31st day of May, 2024.

St. Andrews Lodge – Lease Negotiations

- ♦ Council could not reach a consensus on next steps for the lease negotiations with the St. Andrews Historical and Cultural Society at this time, and agreed to wait until after the By-Election to review the matter.

Into the Woods – Childcare Facility Upgrade and Plan Review

- ♦ THAT Council directs staff to engage with residents on Dorset Road regarding the childcare facility site plan attached to the April 9, 2021 in-camera memo, for the purpose of refining the design and landscaping near the proposed Dorset Road entrance AND FURTHER THAT, subsequent to resident discussions, a staff report be presented to Council with options and a recommendation regarding this entrance and landscaping

Bylaws

- ♦ Town of Qualicum Beach **Sewer Parcel Tax Bylaw** No. 492, 1991 Amendment Bylaw No. 492.02, 2021 was adopted.
- ♦ Town of Qualicum Beach **Water Parcel Tax Bylaw** No. 493, 1991 Amendment Bylaw No. 493.03, 2021 was adopted.
- ♦ Second and Third reading of “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (**545 Nenzel Road**) Bylaw No. 580.119, 2020” were rescinded, and it was read a second time, as amended. A Public Hearing will be held on June 16, 2021 at 10:00am electronically via Zoom.
- ♦ Council rescinded the following motions regarding the development at **431 College Road** from the October 7, 2020 regular Council meeting:
 - THAT prior to adoption of “Town of Qualicum Beach Municipal Heritage Site Designation (Qualicum College Protection Repeal) Bylaw No. 751, 2020” the owner must enter into a binding agreement with the Town to ensure that Building ‘D’ (Qualicum College replica) is constructed within 24 months of bylaw adoption.”
 - THAT prior to adoption of "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Residential 15 Zone (R15) - 431 College Road) Bylaw No. 580.122, 2020", the owner enters into a housing agreement with the Town to ensure that all dwelling units in the former Qualicum College building remain as rental for a minimum of ten years, with a release of this obligation only after the residential rental vacancy rate rises above 3.0% for a minimum of six months.
- ♦ Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Residential 15 Zone (R15) – **431 College Road**) Bylaw No. 580.122, 2020 was adopted as amended by permitting the total density to 49 units.

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- ♦ Council directed staff to issue a Development Permit for the 49-unit development at **431 College Road**, subject to the location of the solid waste pickup to be located in a more central location for the benefit of the residents and the contractor.
- ♦ Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (**1025 Qualicum Road**) Bylaw No. 580.123, 2021 was read a third time.
- ♦ Town of Qualicum Beach Official Community Plan Bylaw No. 800, 2018 Amendment (**1025 Qualicum Road**) Bylaw No. 800.05, 2021 was read a third time as amended.
- ♦ Council directed staff to engage a land lift analysis per the Town's Community Amenity Contribution Policy of the proposal for **1025 Qualicum Road** to be presented between third reading and adoption of "Land Use and Subdivision Bylaw No. 580, 1999 Amendment (1025 Qualicum Road) Bylaw No. 580.123, 2021 without the need for an additional public hearing.
- ♦ Council instructed staff to seek a **legal opinion** that addresses the degree of certainty of the proposal as presented by the proponent for **1025 Qualicum Road** as it relates to zoning and the OCP amendments.
- ♦ Land Use and Subdivision Bylaw No. 580, 1999 Amendment (**188 Sunningdale Road E**) Bylaw No. 580.127, 2021 was introduced and given first reading. Prior to adoption, the developer shall contribute to the Village Neighbourhood Sidewalk Reserve Account equivalent to the value of constructing a sidewalk on Berwick Road and Sunningdale Road
- ♦ The development application for **188 Sunningdale Road East** was referred to the Advisory Planning Commission for comment subject to the following:
 - Submission of a Tree and Vegetation Management Plan;
 - Submission of a Landscape Plan; and,
 - Submission of a Rainwater Management Plan.
- ♦ Land Use and Subdivision Bylaw No. 580, 1999 Amendment (**245 Mill Road**) Bylaw No. 580.128, 2021 was introduced and given first reading.
- ♦ The development application for **245 Mill Road** was referred to the Advisory Planning Commission for comment subject to the following:
 - Submission of a Tree and Vegetation Management Plan;
 - Submission of a Landscape Plan;
 - Submission of a Rainwater Management; and
 - Vehicle turning movements to and from the rear garage.
- ♦ Prior to adoption of a zoning amendment bylaw for **245 Mill Road**, the following be completed:
 - Execution of a Works and Services Agreement to ensure completion of the adjacent works and services; and,
 - Execution of a Section 219 Form and Character covenant to ensure that the development is constructed in conformance with the presentation to Council.
 - The developer makes a contribution to the Village Neighbourhood Sidewalk Reserve Account equivalent to the value of constructing a sidewalk on Mill Road.
- ♦ Town of Qualicum Beach Alternative **Municipal Tax Collection Scheme Bylaw** No. 587, 2001, Amendment Bylaw No. 587.03, 2021 was adopted.
- ♦ Town of Qualicum Beach **Garbage, Food Waste and Recycling Collection Service Rates and Regulations** Bylaw No. 654, 2010, Repeal Bylaw No. 757, 2021 was adopted.
- ♦ Town of Qualicum Beach **Tax Rates (2021)** Bylaw No. 758, 2021 was adopted.
- ♦ Town of Qualicum Beach **Emergency Program Regulatory Bylaw** No. 761, 2021 was introduced and given first, second, and third reading. The Joint Emergency Program Services Agreement was referred to the Select Committee on Public Safety for information and comment.

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