

# Qualicum Beach Residents' Association

January 8, 2021

Mayor Wiese & Councillors  
Town of Qualicum Beach  
201 - 660 Primrose Ave  
Qualicum Beach, BC V9K 1S7  
Email: qbtown@qualicumbeach.com

Date Received JAN 13 2021

File No. \_\_\_\_\_  
 Acknowledgement Card       Response Letter

Action Required By log - LS/DS

Dear Mayor and Council,

**Re: Land Encroachments**

On behalf of the Qualicum Beach Residents' Association (QBRA) and citizens concerned by the Town's approach to rectifying decades old land encroachment issues, I write to you to seek clarification on several matters.

On behalf of those impacted, both currently and in future, could you please provide an explanation of the rate that was used to calculate the cost to property owners and why this was deemed to be the appropriate rate or valuation? Was the land value based on BC Assessment's data? A property valued at \$300,000 pays approximate taxes of \$1,500 to the Town. For an additional strip of land, would not a similar formula be more reasonable than the thousands of dollars some are being asked to suddenly pay?

Property owners have expressed concern to us as to how they were notified by the Town. We have been told the notices were placed under the doormat. What if the current resident was a renter? It is the opinion of the QBRA Board that such notification should be sent to the property owner(s) by registered mail thus ensuring notice. A phone call to alert property owners of the situation and/or a follow-up phone call to your citizens would have been a more satisfactory standard of service.

In 2003, the Town of Qualicum Beach signed a Letter of Agreement with the Regional District of Nanaimo to take-in 478 parcels within the Chartwell subdivision. Was the Town aware of the encroachments at this time? If so, this would have been the appropriate time to address the issue.

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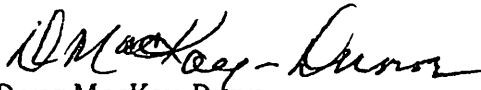
It is our understanding that most of the property owners on Dover Court were unaware of their encroachments onto town owned land. Some had been told the railway owned the corridor behind their properties. We are not aware of any public discussion of this issue. Could you please advise when this matter was discussed in a public forum? We are wanting to understand why after seventeen years of silence, with no immediate plans for using the land, has Town staff been directed to give notification with unrealistic timelines and ultimatums to these property owners? The notice and process, completely void of empathy as to how this news might surprise and impact your tax-payers, was delivered in the midst of a pandemic no less.

Will the Town have a budget line to now maintain the land? It is unlikely these tax payers and others will have amicable feelings toward looking after any Town land.

We do not disagree the issue of encroachments should be discussed and addressed. However, the solutions must be fair and reasonable, raised and debated in public forums and communicated and delivered in a manner that meets best practices for service standards.

We look forward to receiving your prompt response to our inquiry on behalf of our members and the citizens of Qualicum Beach.

Sincerely,



Doug MacKay-Dunn  
President, QBRA

Copied to: Property Owners 765, 771, 775, 795 Dover Court