

# Newsletter

September, 2013

## QBRA WEBSITE LAUNCHED!

Finally! After a much discussion and technical tinkering, we are on the web. Please visit the QBRA website at [www.qbresidents.ca](http://www.qbresidents.ca)

## QBRA Membership Continues to Grow

### Welcome to 47 New Members!!

As our members know, QBRA is a volunteer effort. We are neighbours and friends, many of us are retired and we give as much time as possible from our busy lives.

Once a year, we gather at the Civic Centre and elect a Board of Directors in accordance with our Bylaws. Traditionally, those who are elected have a strong commitment to Qualicum Beach and our quality of life. The current Board is no exception.

We do our best to fulfill the purposes of QBRA. This involves attending the Town Council meetings, keeping an eye on the decisions and actions of our elected officials and spreading the word about how they may affect all of us as residents.

We are pleased to report that our membership continues to grow. Over the past few weeks, another forty-seven residents have joined QBRA. Please pass the word and encourage your friends and neighbours to join QBRA. There is a membership form in this newsletter and on our new website. Thank you for your continued support and encouragement!



## More Big Trees Coming Down

We are always sorry to hear about the elimination of old trees in Qualicum Beach. Often, majestic, old trees define the character of our neighbourhoods. Too often, they are cut down to make way for development without discussion in the affected neighbourhood about alternatives.

A few months ago, the residents of the Hoylake neighbourhood were surprised and disappointed when established vegetation was removed without notice or discussion with the neighbours. The same is happening at the College Inn condominium development on Hemsworth Road at Burnham. The Town and the developer have decided that more than ten large old trees on both the development site and on Qualicum Beach town property must come down to make way for the installation of drainage pipes and a pathway to the beach.

Neighbours raised concerns about this when the College Inn condominium project was approved several years ago. The previous council including the Mayor and Councillor Mary Broulette, at the time, supported the retention of the trees and recommended that they be saved as a condition of the project's approval. The neighbours feel that it was agreed at the time that these beautiful old trees would not be removed, however, they will be eliminated, according to the Town Engineer, Bob Weir. If we don't cut the trees down, we will kill them anyway when we dig the trench for the water runoff pipe, he said.

## Town Plans Communications Planning Public Meeting

Last month, QBRA wrote to the Town Council, recommending that consideration be given to improving access to Town Council meetings for residents through:

☒ Streaming Council meetings on the Internet. This would enable residents of Qualicum Beach to see their Town Council in action from the comfort of their own homes. It is a cost-effective means of improving communications. It can be implemented quickly. The Council decided to defer discussion until a public meeting on communications planning could be held in September. We hope this leads to acceptance of our recommendation to stream the meetings.

☒ In response to numerous complaints, we have recommended that auditory devices be provided to residents who observe Council meetings from the visitors gallery. The acoustics and sound system make it difficult for visitors to hear the Councillors when they speak. This idea was also deferred because, according to the Town's Communications Officer, the matter is already under study.

Both local newspapers have supported these QBRA recommendations. We encourage all residents to attend the September public meeting on communications planning. We continue to hear many other ideas from residents about how communications should be improved and we look forward to timely action on the part of the Town Council. QBRA will present its own further recommendations in advance of the public meeting. Hopefully, the date, time and location will be announced soon.

## Issues for Discussion About Growth in Qualicum Beach

QBRA Member, Dave Bryan has passed on seven issues for consideration by the community, in response to the last QBRA newsletter. The list includes some editorial comment from Dave, who says "We need to quit playing politics with the future of Qualicum Beach and do some planning." Dave's issues:

1. We do not have a plan for the future growth of QB. We have a document (the OCP) with some loose language that can be interpreted however someone wants to view it. This was put in place by planning department and politicians to suit their agenda.
2. We have little or no zoned available land for the future growth of QB. This is why we fight over every inch of land in town. Again we have no plan for growth.
3. Over the last 5 years according to the last census we had a population increase of 190 people! That equates to 19 new households per year!! My question is why are we even talking about growth? 19 new families a year? Please!!!
4. The agreed upon maximum population in QB is 12,000 we now have 8600 leaving us 3400 new bodies or 1700 new households to build out. At our pace of growth it will take 90 years to reach build out?
5. To reach build out at say 5 new housing units per acre (which is our current single family subdivision density) we would need over 300 acres of zoned land to meet build out requirement? Where is the land for this? Where is the plan?
6. The fact is we don't have a plan. We have never had a chance to have the discussion. OCP's were manipulated by

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the politicians and the public was given lip service about an OCP with no plan.

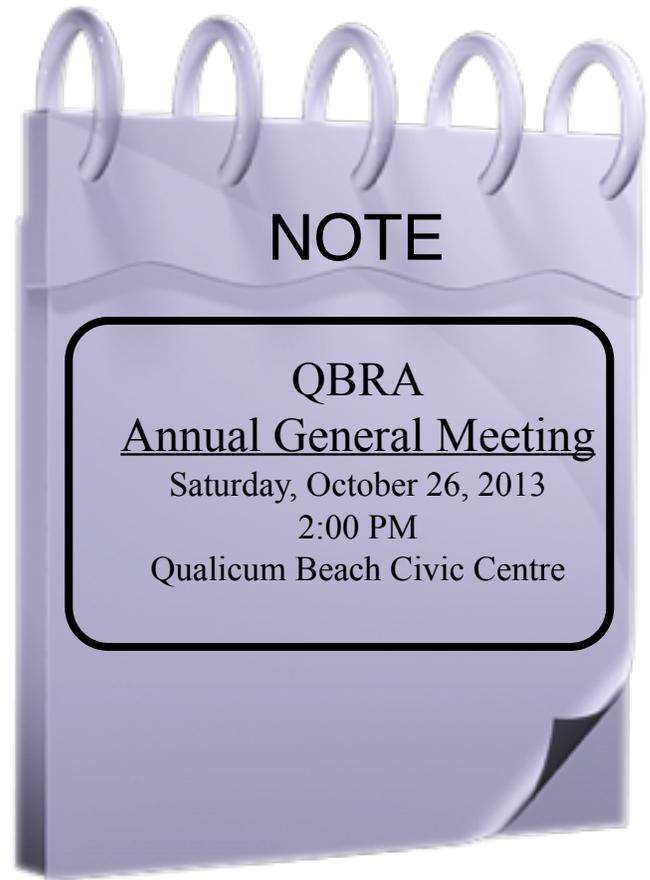
7. We need a frank and open discussion about our future. What is real and what is not. Then we need a land plan showing where we are going to have future growth to meet our maximum build out. The plan must be realistic both sustainable and economically viable. It will take time and cost a bit of money but in the end we could all have input and create a real vision for Qualicum Beach.

## Note to Readers

QBRA has been accused by Qualicum Beach Councillor Dave Willie of disseminating libelous information in our July newsletter. He was speaking at the Town Council meeting on August 12, 2013. This was reported in the PQB News and the Oceanside Star (see story in 'IN THE NEWS' below). The QBRA Board of Directors has reviewed this newsletter and doesn't believe that is libelous. It is, however, difficult to understand what Councillor Willie is talking about because his assertion is unspecified. That is, Mr. Willie says that we are spreading "libel, lies and hogwash" but he does not say what we have written that is untrue or damaging.

We want to be sure that we are not inadvertently publishing "false statements that are damaging to a person's reputation", which is the dictionary definition of 'libel'. At the conclusion of our Newsletter, we clearly state that "every effort has been made to ensure accuracy" and, "If readers identify errors in fact, please advise the QBRA Board by return email". Needless to say, this is important to us and if any recipient of this newsletter has any idea whatsoever about the unspecified libel to which Councillor Willie has referred, we would appreciate hearing from you. Thank you.

Board of Directors, QBRA



**This newsletter is published by the Board of Directors of the Qualicum Beach Residents' Association. Every effort has been made to ensure accuracy. If readers identify errors in fact, please advise the QBRA Board by return email.**

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**or by regular mail at**

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## ***In the News***

### **Residents' association newsletter disseminating 'lies,' Willie claims**

[Brian Wilford](#) / *Oceanside Star*

August 15, 2013

Qualicum Beach Coun. Dave Willie used a bland discussion of the town's communications policy Monday to launch yet another attack on the Qualicum Beach Residents' Association.

Willie accused the QBRA of disseminating "libel," "lies" and "hogwash" in its July newsletter and said the town needs a way of publishing its own "accurate information."

He wondered if a "small group" has taken over the QBRA.

In the past, he has accused the QBRA of being undemocratic and socialist and of being the minions of Coun. Scott Tanner, a former QBRA president.

In June 2012, according to a letter-writer, he "berated" QBRA volunteers working at a sign-up booth at the Saturday farmers' market, one a woman in her 80s.

The nine-page newsletter sent last month to the association's 200 members reports on the meetings it has organized this year on first responders, The Clarion condominium project, and growth and development in Qualicum Beach.

It asks some "food for thought" questions tied to a proposal from Willie and others to alter the town's urban containment boundary. And it reprints a story from the Oceanside Star on the growth and development panel discussion, an editorial from the PQB News and an editorial from the Star.

Willie took exception to the Star editorial's claim that the developer of the five-storey Clarion was prepared to proceed with a

three-storey version and to pay development cost charges when he got wind of proposals from Willie and others to eliminate the height restriction and waive DCCs in the town's downtown core. The developer consequently held off, the editorial claims, subsequently benefitting by millions of dollars, including a million dollars in DCCs now to be paid by Qualicum Beach taxpayers.

The QBRA should not be printing and distributing such "hogwash," Willie said.

Tanner defended the QBRA, saying it's not run by a small group but is in fact a democratic organization that seeks to improve the town without having its own political agenda.

Mayor Teunis Westbroek also praised the QBRA and the town's other residents' associations, saying they make a valuable contribution.

He later said he has no trouble with the claims made in the Star's editorial.

QBRA board Secretary Janet Raines said Tuesday that the July newsletter, the second this year, was vetted at length and approved by the association's nine-member board and has been the subject of compliments from members who have received it.

"I'm mystified why he continues these attacks on our association," she said of Willie. "We've never been a thorn in his side.

"It's unfortunate he doesn't come and sit down with us and talk about what the problem is."

QBRA Secretary Janet Raines says the group is 'mystified' by Coun. Dave Willie's attacks.;

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What can membership mean for you?

QBRA brings ideas and concerns to our elected officials. A large, involved membership makes our efforts more effective regarding issues such as the Health Care Clinic and the OCP review.

QBRA monitors the Qualicum Beach Town Council Meetings.

QBRA organizes community events such as the Emergency Preparedness evening, and All Candidates forums.

Members are welcome to bring suggestions and concerns to us, or to attend Directors' meetings which are held regularly throughout the year.

QBRA is represented at the Federation of Oceanside Residents Associations (FORA)

QBRA is a non-profit organization registered under the BC Society Act.

For more information, please contact us at [QBRA2010@gmail.com](mailto:QBRA2010@gmail.com)



Dues are \$25 for 3 years or \$10 for one year and includes all adult family members at same address.

New Membership: \_\_\_\_\_ or Renewal of Membership: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

All memberships are based on the calendar year.

First & Last names of adults at this address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_ Qualicum Beach, BC

Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

[To help us reduce expenses, please provide an email address if possible]

Please return membership form with payment to any Director of QBRA or mail to:

Qualicum Beach Residents' Association,  
PO BOX 32,  
Qualicum Beach, BC  
V9K 1S7