

# Alberni-Clayoquot Regional District

## BOARD OF DIRECTORS MEETING WEDNESDAY, MAY 25, 2016, 1:30 pm

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

### AGENDA

	PAGE #
1. <b><u>CALL TO ORDER</u></b>	
Recognition of Traditional Territories.	
2. <b><u>APPROVAL OF AGENDA</u></b> <i>(motion to approve, including late items requires 2/3 majority vote)</i>	
3. <b><u>DECLARATIONS</u></b> <i>(conflict of interest or gifts)</i>	
4. <b><u>ADOPTION OF MINUTES</u></b>	
a. <b>Board of Directors Meeting – May 11, 2016</b>	<b>7-15</b>
<i>THAT the minutes of the Board of Directors meeting held on May 11, 2016 be adopted.</i>	
b. <b>Salmon Beach Committee Meeting – May 10, 2016</b>	<b>16-18</b>
<i>THAT the minutes of the Salmon Beach meeting held on May 10, 2016 be adopted.</i>	
c. <b>Alberni-Clayoquot Transportation Committee Meeting – April 26, 2016</b>	<b>19-21</b>
<i>THAT the minutes of the Alberni-Clayoquot Transportation Committee meeting held on April 26, 2016 be adopted.</i>	
5. <b><u>PETITIONS, DELEGATIONS &amp; PRESENTATIONS (10 minute maximum)</u></b>	
a. <b>Mr. John Bowman, President, North Island College regarding NIC Plan2020.</b>	
b. <b>Mr. Rod Davis, Chair, Private Managed Forest Council regarding update on the regulatory roll on private managed forest land.</b>	
c. <b>Ms. Cyndi Stevens, Executive Director, Port Alberni Friendship Centre regarding Reconciliation update.</b>	

- d. **Mr. Art Skipsey, Resident, regarding Government's plans for Horne Lake Connector and wakeboarding on Sproat Lake.**

**6. CORRESPONDENCE FOR ACTION**

- a. **REQUEST FOR LETTER OF SUPPORT** **22**  
Port Alberni Port Authority, May 10, 2016 regarding request for a letter of support in their request to the Ministry of Transportation for facilitate the paving of the 5.8 km stretch of gravel road from the area known as "Cameron Shops" to the access way turn off to China Creek Campground and Marina.

Possible Recommendation:

*THAT the Board of Directors forward a letter of support to the Port Alberni Port Authority for their request to the Ministry of Transportation for the paving of the 5.8 km of gravel road from the area known as "Cameron Shops" to the access way turn off to China Creek Campground and Marina.*

- b. **REQUEST FOR INFORMATION** **23-24**  
Mr. Gord Johns, MP, Courtenay-Alberni, May 12, 2016 regarding request that the Alberni-Clayoquot Regional District forward their public transit and water infrastructure projects and priorities to Mr. John.

*(Board Direction Requested)*

**7. CORRESPONDENCE FOR INFORMATION**

- a. **ISLAND COASTAL ECONOMIC TRUST** **25-27**  
ICET 10<sup>th</sup> Anniversary Education & Celebration Events Set for June 16

*THAT the Board of Directors receive item a for information.*

**8. REQUEST FOR DECISIONS & BYLAWS**

- a. **REQUEST FOR DECISION** **28-29**  
Log Train Trail Industrial Access Permit – Hupacasath First Nation

*THAT the Board of Directors provide a letter of support for an Industrial Access Permit for Hupacasath First Nation to access the Log Train Trail for log hauling and related forestry activities subject to confirmation that the ACRD is covered by the applicants third party liability insurance.*

b. **REQUEST FOR DECISION**

**30-32**

Amendment to the Alberni-Clayoquot Regional District Procedures  
Bylaw

*THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw A1075-1, Regional District of Alberni-Clayoquot Procedures Bylaw Amendment, 2016.*

*THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw A1075-1, Regional District of Alberni-Clayoquot Procedures Bylaw Amendment, 2016.*

*THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw A1075-1, Regional District of Alberni-Clayoquot Procedures Bylaw Amendment, 2016.*

*THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw A1075-1, Regional District of Alberni-Clayoquot Procedures Bylaw Amendment, 2016.*

c. **REQUEST FOR DECISION**

**33-46**

Coulson Airplane Licence of Use - AVRA

*THAT the Alberni-Clayoquot Regional District Board of Directors enter into a Licence of Use Agreement with Coulson Airplane for a maximum of one (1) year for a sum of \$10.00 for the term of this licence at the Alberni Valley Regional Airport for the purpose of constructing works on a portion of land before the land is subdivided by leasehold plan.*

9. **PLANNING MATTERS**

9.1 **ELECTORAL AREA DIRECTORS ONLY**

a. **DVE16005, MESIC, PARCEL D, ARVAY ROAD**

**47-52**

Development Variance Application – Report

*THAT the Board of Directors consider issuing development variance permit DVE16005.*

b. **RF16002, BROWN, 3745 MOUNTAIN VIEW ROAD**

**53-59**

Rezoning Application – Report and Bylaw P1343

*THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1343 be read a first time.*

*THAT the public hearing for Bylaw P1343 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District.*

*THAT the Board of Directors confirm that adoption of Bylaw P1343 is subject to:*

*Confirmation from a Registered On-Site Wastewater Practitioner that the proposed lot is capable of accommodating on-site sewage disposal to a minimum 0.6-acre density;*

*A variance being issued for the single family dwelling located in the south west corner of the property; and*

*Meeting technical referral agency requirements.*

## **10. REPORTS**

### **10.1 STAFF REPORTS**

a.	Staff Action Items Report – May 20, 2016	<b>60-65</b>
b.	Meeting Schedule – June 2016	<b>66</b>
c.	Financial Statement – April 30, 2016	<b>67-68</b>
d.	Building Inspector's Report – April 2016	<b>69</b>
e.	Sproat Lake Marine Patrol – 2016 Season	<b>70</b>

*THAT the Board of Directors receives the Staff Reports a-e.*

### **10.2 COMMITTEE REPORTS**

#### **a. 2016 Advisory Planning Commission Appointments**

##### **i. Beaver Creek**

*THAT the following individuals be appointed to the Beaver Creek Advisory Planning Commission for a two-year term:*

*Dorothy Brooks, Shelley Chrest, Kevin Clarke.*

##### **ii. Cherry Creek**

*THAT the following individuals be appointed to the Cherry Creek Advisory Planning Commission for a two-year term:*

*Denis Francoeur, Markus Urner, Carrie Smith, Jamie McKinnon, Barb Deederly.*

##### **iii. Sproat Lake**

*THAT the following individuals be appointed to the Sproat Lake Advisory Planning Commission for a two-year term:*

*Dean Sept, Roger Loggin, Roberta Jensen, Walter Konkin, Daniel Watts.*

iv. Bamfield

*THAT the following individuals be appointed to the Bamfield Advisory Planning Commission for a two-year term:*

*Barry Otterson, John Mass, Denise Roberge.*

v. Beaufort

*THAT the following individuals be appointed to the Beaufort Advisory Planning Commission for a two-year term:*

*Gerard Budding, Ursula Budding, George Haack, Sarah Dunbar.*

vi. Long Beach

*THAT the following individual be appointed to the Long Beach Advisory Planning Commission for a two-year term:*

*Don McKinnon.*

### **10.3 MEMBER REPORTS**

- a. 9-1-1 Corporation – J. McNabb
- b. Vancouver Island Regional Library - L. Banton
- c. Central West Coast Forest Society – T. Bennett
- d. Emergency Planning – J. McNabb/P. Cote/M. Kokura/M. Ruttan/L. Banton/J. Osborne
- e. Alberni Valley Chamber of Commerce – Jack McLeman
- f. Coastal Community Network – T. Bennett/D. St. Jacques
- g. West Island Woodlands Advisory Group –L. Banton
- h. Island Coastal Economic Trust – J. Osborne
- i. Air Quality Council, Port Alberni – J. McNabb

- j. West Coast Aquatic Board – T. Bennett/K. Wyton
- k. Association of Vancouver Island & Coastal Communities – P. Cote
- l. Beaver Creek Water Advisory Committee – J. McNabb
- m. Other Reports
  - CUVIC Conference (Reconciliation, Innovation & Transformation through Engagement) April 27-29, 2016, Victoria, BC – P. Cote **71**

*THAT the Board of Directors receives the Member Reports.*

**11. UNFINISHED BUSINESS**

**12. LATE BUSINESS**

**13. QUESTION PERIOD**

**14. IN CAMERA**

*Motion to close the meeting to discuss matters relating to:*

- i. Purchase or sale of land or improvements, disclosure of which the Board considers could be harmful to the Regional District's interests.*

**15. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA**

**16. ADJOURN**

**Next Board of Directors Meeting: Wednesday, June 8, 2016, 1:30 pm  
Regional District Board Room**

## Alberni-Clayoquot Regional District

### MINUTES OF THE BOARD OF DIRECTORS MEETING

HELD ON WEDNESDAY, MAY 11, 2016, 1:30 PM

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

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#### DIRECTORS

#### PRESENT:

Josie Osborne, Chairperson, District of Tofino  
Penny Cote, Vice-Chair, Electoral Area "D" (Sproat Lake)  
Bob Baden, Alternate Director, Electoral Area "A" (Bamfield)  
Tanya Shannon, Alternate Director, Electoral Area "B" (Beaufort)  
Tony Bennett, Director, Electoral Area "C" (Long Beach)  
John McNabb, Director, Electoral Area "E" (Beaver Creek)  
Lucas Banton, Director, Electoral Area "F" (Cherry Creek)  
John Jack, Councillor, Huu-ay-aht First Nation  
Mike Ruttan, Mayor, City of Port Alberni  
Jack McLeman, Councillor, City of Port Alberni  
Dianne St. Jacques, Mayor, District of Ucluelet  
Alan McCarthy, Member of Legislature, Yuułu?it?ath Government  
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government  
Kirsten Johnsen, Councillor, Toquaht Nation (non-voting member)

#### REGRETS:

Keith Wyton, Director, Electoral Area "A" (Bamfield)  
Mike Kokura, Director, Electoral Area "B" (Beaufort)

#### STAFF PRESENT:

Wendy Thomson, Manager of Administrative Services  
Andrew McGifford, Manager of Environmental Services  
Teri Fong, Manager of Finance  
Mike Irg, Manager of Planning and Development

#### 1. CALL TO ORDER

The Chairperson called the meeting to order at 1:30 pm.

The Chairperson recognized the meeting this afternoon is being held in the Tseshaht First Nation and the Hupacasath First Nation Traditional Territories.

#### 2. APPROVAL OF AGENDA

*MOVED: Director Bennett*

*SECONDED: Director McLeman*

*THAT the agenda be approved as circulated with the addition of the following late items:*

- a. *Delegation - S/Sgt/ Dave Paddock, Port Alberni RCMP regarding Port Alberni RCMP Detachment April 2016 Report.*

- b. *Letter to Emcon and Ministry of Transportation and Infrastructure regarding road repairs from the District of Ucluelet to the Tofino/Ucluelet junction.*
- c. *Report from the Alberni-Clayoquot Transportation Committee and recommendation.*

**CARRIED**

### **3. DECLARATIONS**

### **4. ADOPTION OF MINUTES**

#### **a. Board of Directors Meeting – April 27, 2016**

*MOVED: Director Bennett*

*SECONDED: Director McCarthy*

*THAT the minutes of the Board of Directors meeting held on April 27, 2016 be adopted.*

**CARRIED**

#### **b. Bamfield Water Committee Meeting - April 21, 2016**

*MOVED: Director Banton*

*SECONDED: Director Bennett*

*THAT the minutes of the April 21, 2016 held on April 21, 2016 be adopted.*

**CARRIED**

### **5. PETITIONS, DELEGATIONS & PRESENTATIONS**

Alternate Director Baden entered the meeting at 1:34 pm

#### **a. S/Sgt Dave Paddock, Acting OIC, Port Alberni RCMP Detachment, Port Alberni RCMP Detachment April 2016 Report.**

Inspector Paddock advised he is the acting Officer in Charge for the next couple of months and provided an overview of the March/April Port Alberni RCMP Detachment policing report.

#### **b. Jeremy Dunn, Executive Director of the BC Salmon Farmers Association, Presenting the Associations first ever published Sustainability Progress Report and update on the Marine Environmental Research Program.**

Mr. Dunn conducted a power point presentation on the BC Salmon Farmers Association (BCSFA). The BCSFA represents 41 members, including producers and supporting businesses that provide services and supplies. BCSFA members operate an



estimated 106 of 109 licensed and tenured finfish aquaculture facilities across the coastal regions of BC.

**c. Megan Warrender, Welcome Wagon, Introduction of Services offered.**

Ms. Warrender presented the newly launched Port Alberni Welcome Wagon. It's been a very long time since this service has been delivered in the Alberni Valley. She provided an overview of the services provided. The Welcome Wagon has been very well received in the community. To date, 37 business in Port Alberni are participating in the program. The Welcome Wagon welcomes families when they move from one city or community to another.

**d. Rob Anderson, CPA, CA, R. Anderson & Associates, ACRD and ACRHD 2015 Financial Statement Presentation.**

Mr. Anderson presented the Alberni-Clayoquot Regional District and Alberni-Clayoquot Regional Hospital District audited financial statements for 2015.

*MOVED: Director McNabb*

*SECONDED: Director Banton*

*THAT the Alberni-Clayoquot Regional District Board of Directors approve the 2015 Audited Financial Statements for the Alberni-Clayoquot Regional District and Alberni-Clayoquot Regional Hospital District as presented.*

**CARRIED**

**6. CORRESPONDENCE FOR ACTION**

**a. Correspondence dated April 26, 2016 from the Alberni Valley Regatta Association regarding request for a noise exemption for the dates of July 14, 15, 16, and 17, 2016 from 9:00 am to 5:00 pm daily.**

*MOVED: Director Cote*

*SECONDED: Director McNabb*

*THAT the Alberni-Clayoquot Regional District Board of Directors issue the permit for a special event as per Section 7 of the "Sproat Lake Noise Control Bylaw No. R1024, 2013" for July 14, 15, 16 and 17, 2016.*

**CARRIED**

**7. CORRESPONDENCE FOR INFORMATION**

**a. MINISTRY OF PUBLIC SAFETY AND SOLICITOR GENERAL**

BC Community Road Safety Survey Results

**b. DISTRICT OF KITIMAT**

Support for the implementation of the Graduated Licensing Program for Motorcyclists with Training and Power Restrictions.

**c. PORT ALBERNI AIR QUALITY COUNCIL**

Invitation to ***What in the Air?***: Air Quality and Health Forum

**d. MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE, EMERGENCY MANAGEMENT BC**

News you can use – Help BC prep for the big one.

*MOVED: Director Bennett*

*SECONDED: Director Cootes*

*THAT the Board of Directors receive items a-d for information.*

**CARRIED**

**8. REQUEST FOR DECISIONS & BYLAWS**

**a. Request for Decision regarding Finance Warrant No.564.**

*MOVED: Director Bennett*

*SECONDED: Director Banton*

*THAT the Alberni-Clayoquot Regional District Board of Directors approve Finance Warrant Number 564 in the amount of \$1,190,396.67 dated April 30, 2016.*

**CARRIED**

*MOVED: Director Cote*

*SECONDED: Director Ruttan*

*THAT the ACRD Board of Directors forward a letter to the Port Alberni Search and Rescue Society thanking them for transferring ownership of their boat to the Sproat Lake Marine Patrol Program for a low price.*

**CARRIED**

**b. Request for Decision regarding request for meeting with BC Wildfire Service.**

*MOVED: Director McNabb*

*SECONDED: Director McLeman*

*THAT the Alberni-Clayoquot Regional District Board of Directors request a meeting with Mr. Ken Taekema, Fire Centre Manager, Coastal Fire Centre, BC Wildfire Service regarding the July 2015 Dog Mountain Fire to discuss plans and resources for the 2016 wildfire season in the Alberni-Clayoquot Regional District.*

**CARRIED**

Director Cootes left the meeting at 2:21 pm.

**c. Request for Decision regarding HFN FSP 2016-2021, Amendment #4, Sugsaw Lake Community Watershed Assessment.**

*MOVED: Director McNabb*

*SECONDED: Director Bennett*

*THAT the Alberni-Clayoquot Regional District Board of Directors request from the HFN FORESTRY LP & Island Timberlands Ltd a copy of Sugsaw Lake Community Watershed Assessment.*

**CARRIED**

**d. Request for Decision regarding Beaver Creek Community Club – Community Works Fund Contribution Agreement.**

*MOVED: Director McNabb*

*SECONDED: Director Cote*

*THAT the Alberni-Clayoquot Regional District Board of Directors approve the agreement to the Beaver Creek Community Club to provide the organization Gas Tax funding for the purpose of upgrading recreational infrastructure.*

**CARRIED**

**e. Request for Decision regarding Bamfield Water System Treatment Project.**

*MOVED: Director Bennett*

*SECONDED: Director McNabb*

*THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to commence with the Bamfield Water System Treatment project, communicating with the community through the Bamfield Water Committee about the rationale behind proceeding including the timelines and decisions that will follow; providing a report on the process for borrowing and directing the engineer to prepare water treatment plant tender documents.*

**CARRIED**

*MOVED: Director McNabb*

*SECONDED: Director St. Jacques*

*THAT the ACRD Board of Directors invite Island Health, Island Timberlands, Huu-ay-aht First Nations and the Ministry of Forests, Land and Resource Operations to a future meeting to discuss watershed management in the interests of water quality.*

**CARRIED**

MOVED: Director McNabb  
SECONDED: Director Cote

*THAT the Chair of the Alberni-Clayoquot Regional District Board of Directors write to institutional water users to request a contribution to the capital costs of the water treatment facility over and above their property tax contribution.*

**CARRIED**

MOVED: Director McNabb  
SECONDED: Director Cote

*THAT the Alberni-Clayoquot Regional District Board of Directors pass a resolution that the water treatment plant be designed to meet required water quality standards at a reasonable level to ensure capital and operating costs are at affordable levels*

**CARRIED**

## **9. PLANNING MATTERS**

- a. RDN REGIONAL GROWTH STRATEGY AMENDMENT**  
Regional District of Nanaimo Bylaw Referral – Memorandum

MOVED: Director Bennett  
SECONDED: Director St. Jacques

*THAT the Board of Directors accept “Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615.01, 2016” and direct staff to respond that the Regional District’s interests are unaffected.*

**CARRIED**

## **10. REPORTS**

### **10.1 STAFF REPORTS**

- a. CAO Report - May 5, 2016**
- b. Planning and Development Report - May 4, 2016**
- c. Financial Manager Report - May 5, 2016**
- d. Staff Action Items Report - May 5, 2016**
- e. Emergency Program Coordinator Report - May 3, 2016**

MOVED: Director McNabb  
SECONDED: Director Cote

*THAT the Board of Directors receives the staff reports a-e.*

**CARRIED**

## 10.2 COMMITTEE REPORTS

### a. **Salmon Beach Committee Meeting – May 10, 2016 – (Verbal) T. Bennett**

Director Bennett reported on the May 10<sup>th</sup> Committee meeting. The recommendations coming out of the meeting were referred for input from the Salmon Beach lot owners at their meeting May long weekend. Input will be received from lot owners prior to the Committee making recommendations to the ACRD Board. The Salmon Beach Committee is very appreciative of the gas tax funds allocated from the Regional District for the water wells.

*MOVED: Director Bennett*

*SECONDED: Director Ruttan*

*THAT this verbal report be received.*

**CARRIED**

## 10.3 MEMBER REPORTS

### a. **9-1-1 Corporation – J. McNabb - No Report**

### b. **Vancouver Island Regional Library - L. Banton - No Report**

### c. **Central West Coast Forest Society – T. Bennett - No Report**

### d. **Emergency Planning – J. McNabb/P. Cote/M. Kokura/M. Ruttan/L. Banton/J. Osborne - No Report**

### e. **Alberni Valley Chamber of Commerce – Jack McLeman**

Director McLeman provided a brief update on the AV Chamber of Commerce. The “Run Against the Train” event was successful with profits going to McLean’s Mill.

### f. **Coastal Community Network – T. Bennett/D. St. Jacques**

- **Notes from a meeting held on Friday, April 6, 2016 in Nanaimo, BC**

Director Bennett reported the Network is up and operational representing coastal communities of BC.

### g. **West Island Woodlands Advisory Group –L. Banton - No Report**

### h. **Island Coastal Economic Trust – J. Osborne - No Report**

### i. **Air Quality Council, Port Alberni – J. McNabb - No Report**

### j. **West Coast Aquatic Board – T. Bennett/K. Wyton**

Director Bennett provided an update on the WC Aquatic. He encouraged Directors to visit the new office and aquarium down at Harbour Quay.

**k. Association of Vancouver Island & Coastal Communities – P. Cote**

Director Cote provided a brief update on AVICC.

**l. Beaver Creek Water Advisory Committee – J. McNabb - No Report**

**m. Reconciliation Workshop – J. Osborne**

Chairperson Osborne reported on a recommendation coming out of the Reconciliation Committee that was endorsed by the ACRD Board to hold a half day reconciliation workshop. The workshop would include high level discussion on the concept of reconciliation and a review of the Truth and Reconciliation Committee recommendations. A facilitator has been identified for the session. The dates being considered are either Friday, June 17<sup>th</sup> or Monday, June 20<sup>th</sup>. A follow-up session is proposed for the fall to explore ways to implement reconciliation actions in Alberni-Clayoquot region.

*MOVED: Director Bennett*

*SECONDED: Director Banton*

*THAT the Board of Directors receives the Member Reports a-m.*

**CARRIED**

**10.4 OTHER REPORTS**

**a. Port Alberni RCMP Detachment Monthly Report for March 2016**

*MOVED: Director Ruttan*

*SECONDED: Director St. Jacques*

*THAT this report be received.*

**CARRIED**

**11. UNFINISHED BUSINESS**

**12. LATE BUSINESS**

**a. Upgrading Highway 4 from District of Ucluelet to the Junction**

*MOVED: Director Bennett*

*SECONDED: Director McLeman*

*THAT the ACRD Board of Directors forward a letter to Emcon Services and the Ministry of Transportation and Infrastructure requesting paving upgrades on the stretch of road between the District of Ucluelet and the Tofino/Ucluelet junction.*

**CARRIED**

**b. Request for Final Draft Report – Highway 19 Alternate Connector**

*MOVED: Director McLeman*

*SECONDED: Director McNabb*

*THAT the ACRD Board of Directors forward a letter to Ms. Janelle Erwin, District Manager, Ministry of Transportation and Infrastructure requesting a final draft of the consultant study on the alternate connector to highway 19 by the end of May, 2016.*

**CARRIED**

**13. QUESTION PERIOD**

**14. ADJOURN**

*MOVED: Director McLeman*

*SECONDED: Director McNabb*

*THAT this meeting be adjourned at 2:55 pm.*

**CARRIED**

Certified Correct:

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Josie Osborne,  
Chairperson

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Wendy Thomson,  
Manager of Administrative Services

## Alberni-Clayoquot Regional District

### MINUTES OF THE SALMON BEACH COMMITTEE MEETING MEETING HELD ON TUESDAY, MAY 10, 2016, 2:30 PM

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

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**MEMBERS** Tony Bennett, Director, Electoral Area "C" (via teleconference)

**PRESENT:** Mary Ellen Peet  
Kel Roberts  
Ken Lunde  
Terry Graff

**REGRETS:** Jill Maibach

**STAFF PRESENT:** Russell Dyson, Chief Administrative Officer  
Andrew McGifford, Manager of Environmental Services  
Wendy Thomson, Manager of Administrative Services  
Chantel Gemmell, West Coast Assistant  
Alex Raeburn, West Coast Assistant  
Randy Fraser, ACRD Contractor

**1. CALL TO ORDER**

Kel Roberts chaired the meeting and called it to order at 2:36 pm.

**2. APPROVAL OF AGENDA**

The agenda was approved as presented.

**3. CORRESPONDENCE FOR ACTION**

- a. **Correspondence dated May 4, 2016 from John and Ann Rukin regarding alder removal.**

The Committee received the correspondence.

**4. REQUEST FOR DECISIONS & BYLAWS**

- a. **Request for Decision regarding Salmon Beach Garbage.**

The Committee approved proceeding with the garbage bin rinsing from April 15<sup>th</sup> until October 15<sup>th</sup> at a cost of \$50.00 + GST per rinse. Approximate cost of \$1,200 per year.



**b. Request for Decision regarding Salmon Beach Sewage Disposal Fee.**

The Committee will forward to the May 22<sup>nd</sup> lot owners meeting for input on amending 'Bylaw F1076 A Bylaw to set fees and charges for the Salmon Beach Sewage Disposal Service' to increase the fee from \$100 to \$140 per pump, effective July 1, 2016.

**c. Request for Decision regarding Salmon Beach Sewage.**

The Committee reviewed the report and concurred with the 2017 budget considerations as follows:

- a. New pump on pumper truck
- b. Build a cover shed for pumper truck
- c. Trees cut back at the sani-field

**d. Request for Decision regarding Salmon Beach Recreation.**

The Committee will forward the report on Salmon Beach Recreation for discussion and input at the May 22<sup>nd</sup> lot owners meeting.

**e. Request for Decision regarding Salmon Beach Transportation.**

The Committee will forward the report on Salmon Beach Transportation for discussion and input at the May 22<sup>nd</sup> lot owners meeting.

R. Fraser provided an update on road conditions and maintenance. He will work with C. Gemmell on a road maintenance priority list. R. Fraser recommends at some point the Committee consider developing a standard (policy) for culverts which includes standard size and locations.

## **5. REPORTS**

**a. Salmon Beach Water Wells**

The CAO reported on water wells at Salmon Beach and the inventory and recommendations in the report conducted by McElhanney. The ACRD Board of Directors has allocated \$100,000 in gas tax funds to assist in the establishment of a community well.

**b. Volunteers - verbal (R. Dyson)**

The CAO spoke regarding public participation in improving and maintaining Regional District services at Salmon Beach. He requested the Committee's assistance in helping Regional District staff develop a policy on how volunteers can assist at Salmon Beach. The Committee will consider and come back to staff with recommendations.

The CAO left the meeting at 3:32 pm.

**c. Salmon Beach Security - Administration Building - verbal (A. McGifford)**

The Manager of Environmental Services reported that one quote was received to upgrade the administration building at Salmon Beach. The quote received is basically a re-build. The Manager of Environmental Services questioned whether spending \$30,000 on the old building is good value for their money. He asked for direction from the Committee. The Committee discussed possible options including constructing a new building with an area to protect vehicles and equipment.

**d. Public Handout - Salmon Beach Property Taxes**

The Committee received the public handout which outlines what Salmon Beach property taxes go towards. Staff will post on the ACRD website.

**e. Other Reports**

The Committee discussed the "meeting place" structure at Salmon Beach. The Manager of Environmental Services advised that the ACRD Board has given the direction to staff to have the structure removed. The Committee discussed possible new location for the meeting place. C. Gemmell noted that ACRD building regulations apply. Regional District staff will provide a time-line and plan to the Committee.

**6. LATE BUSINESS**

**7. ADJOURN**

The meeting adjourned at 3:50 pm

**MINUTES OF THE ALBERNI-CLAYOQUOT TRANSPORTATION COMMITTEE  
MEETING HELD ON TUESDAY, APRIL 26, 2016 @ 9:00 AM**

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

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**MEMBERS**

Jack McLeman, ACRD, Co-Chair

**PRESENT:**

Gillian Trumper, PAPA, Co Chair

Randy Orr, Island Timberlands

Bob Cole, City of Port Alberni

Lucas Banton, ACRD

Darren DeLuca

Tim Pley, City of Port Alberni

**STAFF PRESENT:**

Pat Deakin, City of Port Alberni

Shelli Lyle, Administrative Assistant

**1. CALL TO ORDER**

The Chairperson called the meeting to order at 9:07 am.

**The Chair recognized the meeting this morning is being held in the Tseshah First Nation and the Hupacasath First Nation Traditional Territories.**

**2. APPROVAL OF AGENDA**

*MOVED: L. Banton*

*SECONDED: B. Cole*

*THAT the agenda be approved as circulated.*

**CARRIED**

**3. ADOPTION OF MINUTES**

a. AC Transportation Committee Meeting held February 9, 2016.

*MOVED: L. Banton*

*SECONDED: B. Cole*

*THAT the minutes of the AC Transportation Committee Meeting held on February 9, 2016 be adopted.*

**CARRIED**

Gillian Trumper entered the meeting at 9:14 am.

**4. PETITIONS, DELEGATIONS & PRESENTATIONS**

5. **CORRESPONDENCE FOR ACTION/INFORMATION**

6. **REPORTS**

a. **2016-02-10 Response to HLC vs Hwy 4 MAE Spreadsheet**

The Committee discussed the findings of the HLC Review Resolution Form received from the Ministry on March 18, 2016. It seems there is no intention of building the new road. The Ministry has answered the ACTC's questions as to their perspective, need to wait for the final draft report. If the intention is to repair Hwy 4 what is the timeline and what will happen this year. We will need to show support for what is being proposed but emphasize that it does not address the long time needs of the community.

Send a letter to Minister Stone along with the final draft asking the Minister to meet with the ACTC at his convenience. After the exercise there will be recommendations and the government is aware there needs to be ongoing support after the exercise.

The ACTC's strategy is to send a letter to Ministry staff asking for the final draft report. After the report is received organize a meeting with Minister Stone.

b. **Qualicum First Nation Meeting**

Have not been successful in meeting with the QFN to this point, we will wait for QFN to contact Gillian with a meeting date.

To Do's

1. Send a letter inviting Minister Stone to meet with the ACTC from the ACRD Chair with the assistance from Russell, Tim and Randy requesting a meeting with the AC Transportation Committee subject to having the final draft.
2. Send a letter to the Ministry (Janelle Erwin) requesting a copy of the final draft business case.
3. G. Trumper to find out who the contact person is for Pacific Gateway
4. Engage Minister of Environment Mary Pollack regarding Cathedral Grove updates

7. **NEW BUSINESS**

8. **ADJOURN**

*MOVED: L. Banton*

*SECONDED: B. Cole*

*THAT this meeting be adjourned 9:57 am.*

**CARRIED**

*Certified Correct:*

---

Jack McLeman, Co-Chair

**From:** Dianna Stubbs <[dstubbs@alberniport.ca](mailto:dstubbs@alberniport.ca)>

**Sent:** Tuesday, May 10, 2016 4:33 PM

**To:** Russell Dyson; Timothy Pley; [robert.d@huuayaht.org](mailto:robert.d@huuayaht.org); 'charlie.cootes@uchucklesaht.ca'; Hugh Braker (Work); Steve Tatoosh; [rjoseph@ditidaht.ca](mailto:rjoseph@ditidaht.ca); Vancouver Island Economic Alliance

**Cc:** Zoran Knezevic

**Subject:** Letter of Support Request

We cordially request a letter of support and encouragement in our request to the BC Ministry of Transportation to facilitate the paving of the 5.8 km stretch of gravel road from the area known as "Cameron Shops" to the access way turn off to China Creek Campground and Marina.

China Creek Campground and Marina is a very important site for regional tourism and an economic engine. Unfortunately, the potential to leverage the tremendous opportunities of this facility has been extremely limited for decades by the unsafe gravel road. In addition to China Creek Campground the access to the head of the Alberni Inlet Trail, Girl on board kite boarding school, the Regional Park and a number of other recreational activities in the area is negatively impacted by the condition of the road.

As our region of British Columbia continues to become a popular destination for tourists interested in enjoying the natural features of our environment it is critically important to ensure they have safe access to such locations. The road to China Creek, is very winding with undulating hills and dips and is also heavily used by large forestry heavy equipment vehicles. Combine those driving factors with harsh weather conditions in our climate that seasonally alternates between heavy rains and extreme dry conditions this road is simply unsafe for the traveling public. Every season we are aware of many people with intentions of enjoying many recreational activities at China Creek, simply turn around as they are not comfortable driving any further. For the thousands that do brave the trip, we hear of many horror stories about the road conditions.

By stroke of luck or fate we won't have a tragedy on this stretch of road before it can be made safe. Initial paving estimates to be in the \$3 million range. This is a relatively small investment to ensure the safety of all users while BC spends tens of millions of dollars in tourism advertising.

We would greatly appreciate your endorsement as we gather enough support for such a worthy cause.

Sincerely,

*Zoran Knezevic, President & CEO  
Port Alberni Port Authority*



***Rising Tides and New Horizons***

*Phone: 250-723-5312*

*Cell: 250-731-5138*

*Email: [zknezevic@alberniport.ca](mailto:zknezevic@alberniport.ca)*

Sent by:

*Dianna Stubbs,  
Access to Information & Privacy Coordinator  
Port Alberni Port Authority*



***Rising Tides and New Horizons***

*Phone: 250-723-5312*

*Cell: 250-731-9123*

*Email: [dstubbs@alberniport.ca](mailto:dstubbs@alberniport.ca)*



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

### *Ottawa*

Room 319  
Confederation Building  
Ottawa, Ontario  
K1A 0A6  
Tel.: 613-992-0903  
Fax.: 613-992-0913

### *Parksville*

Main Community Office  
1209 East Island Hwy,  
Suite 12  
Parksville, BC  
V9P 1R5  
Tel.: 250-947-2140  
Fax.: 250-947-2144



*Gord Johns*

Member of  
Parliament  
Courtenay—Alberni

Gord.Johns@parl.gc.ca  
<http://gordjohns.ca/>

### *Port Alberni*

Satellite Community Office  
4841 A Johnston Rd.,  
Port Alberni, BC  
V9Y 5M2

### *Courtenay*

Satellite Community Office  
Unit E, 367 4th St.,  
Courtenay, BC  
V9N 1G8

May 12, 2016

Chair Josie Osborne  
Alberni Clayuquot Regional District  
3008 5th Ave  
Port Alberni BC V9Y 2E3

Dear Chair Osborne ,

I am writing you to enquire about your community's public transit and water infrastructure projects and priorities. The 2016 federal budget made commitments to strategic investments that will help grow Canada's economy. As your Member of Parliament, I will hold the government accountable to this promise and advocate for important projects within our riding. For this, I am seeking your insight and local knowledge about infrastructure needs within your community. In particular, at this time, the government is focused on projects of public transit and clean water infrastructure development.

The Government of Canada introduced the \$3.4 billion Public Transit Infrastructure Fund (PTIF) and the \$2 billion Clean Water Wastewater Fund (CWWF) encouraging economic growth and sustainable communities.

#### **Public Transit Infrastructure Fund (PTIF)**

This program supports projects that improve the state of good repair of public transit; system optimization and efficiency; an increase in asset management capacity; and design and planning for future expansion of public transit systems. The PTIF allocation for British Columbia is \$460,490,000.

#### **Clean Water Wastewater Fund (CWWF)**

This program is focused on meeting immediate priorities for clean water and wastewater to support a healthy environment including: the rehabilitation and optimization of water, storm water and wastewater related to infrastructure; improvement of asset management approaches such as studies and pilot projects; planning for future upgrades to wastewater treatment and collection infrastructure to meet applicable regulatory

requirements; and new construction projects including naturalized systems for management and treatment of wastewater and storm water may be considered if they can be completed within the program timeframe. The CWWF allocation for British Columbia is \$225,067,721.

I will be submitting a letter outlining our riding priorities to the Honourable Amarjeet Sohi, Minister of Infrastructure and Communities, in the coming weeks. I would like to include your needs in this list so I can best support residents and communities in Courtenay-Alberni. Please respond to my office with an inventory of Alberni Clayuquot Regional District's important projects that fall into the aforementioned categories.

It would be appreciated if you would submit your responses by e-mail or mail by May 30, 2016. E-mail [gord.johns@parl.gc.ca](mailto:gord.johns@parl.gc.ca) or mail (postage-free) to Gord Johns, MP, House of Commons, Ottawa, ON K1R 7N1.

Sincerely,



Gord Johns, MP  
Courtenay-Alberni



**From:** Island Coastal Economic Trust [<mailto:info@islandcoastaltrust.ca>]  
**Sent:** Wednesday, May 18, 2016 12:28 PM  
**To:** Wendy Thomson <[wendy.thomson@acrd.bc.ca](mailto:wendy.thomson@acrd.bc.ca)>  
**Subject:** [Press Releases] ICET 10TH ANNIVERSARY EDUCATION AND CELEBRATION EVENTS SET FOR JUNE 16



## **ICET 10TH ANNIVERSARY EDUCATION AND CELEBRATION EVENTS SET FOR JUNE 16**

Wednesday, May 18, 2016

COURTENAY – With a decade of success in spurring regional economic growth and job creation, the Island Coastal Economic Trust is hosting a day of learning to help individuals, organizations, First Nations and local governments capitalize on the economic opportunities that exist in the region.

The events - including a 10th Anniversary celebratory evening reception and dinner - are taking place on June 16th at the VIU Deep Bay Marine Field Station.

“We’ve seen the success that comes from collaboration and creativity in economic development, and our daytime event on the 16th will allow some of the successful applicants from the past 10 years to pay it forward by sharing best practices with the next cohort,” said Phil Kent, ICET Chair and Mayor of Duncan. “The panels and inspirational talks will connect attendees with the visionaries, project champions, and volunteers who have turned ideas into action, generating jobs and sustainable economic growth for their communities.”

Line Robert, ICET CEO, explained that by hearing from the project proponents directly, people in attendance at the event will hear a unique perspective on how to create ‘economic infrastructure’.

“This is about the grassroots, it’s about the people who saw an opportunity, and found a way to make it happen,” Robert said. “These panelists embody persistence in the face of seemingly impossible visions and they are keen to share what they have learned along the way.”

The panel presentations will go behind the scenes and help participants learn how to build a winning team, mobilize project champions, community members and volunteers and explore the conventional and less conventional avenues to raise funds for community initiatives. Speakers include representatives from some of the region’s signature projects, including: Wild Pacific Trail; Elk Falls Suspension Bridge; Ucluelet Aquarium; Gibsons Public Market; Sunshine Coast Trail; VIU Deep Bay Field Station and Nanaimo Airport.

After the panels, guests will have the opportunity to mingle and enjoy the appetizer stations, beautiful scenery and tours of the VIU Deep Bay Marine Field Station.

The evening dinner celebration will highlight the contributions of the hundreds of groups, communities, First Nations, individuals and partners who have contributed to the success of the past 10 years and will feature a keynote address by Dr. Ralph Nilson, President and Vice-Chancellor of Vancouver Island University.

Tickets are available for the day event only, the evening event only or both events. Numbers are limited and sales will end on June 8. To register, please visit <http://bit.ly/1T3XLdt>.

### **About the Island Coastal Economic Trust**

The Island Coastal Economic Trust is a \$50 million fund established in 2006 by the Government of British Columbia to help diversify the economies of central and northern Vancouver Island and the Sunshine Coast.

ICET is guided by a Board of Directors and two Regional Advisory Committees which include more than 50 locally elected officials and MLAs and five appointees. This exceptional team of leaders collaborates to set regional priorities and build vital multi-regional networks.

Through a community-centred decision-making process, ICET has approved more than \$49 million for over 160 economic infrastructure and economic development readiness projects on the Island and Sunshine Coast since implementing its grant program in 2007. ICET investments have leveraged more than \$277 million in incremental funding into the region.

A full overview of ICET can be found at [www.islandcoastaltrust.ca](http://www.islandcoastaltrust.ca)

-end-

For further information:

Line Robert, CEO

Island Coastal Economic Trust

Tel. 250-871-7797 (Ext. 227)

[line.robert@islandcoastaltrust.ca](mailto:line.robert@islandcoastaltrust.ca)

PDF Version:

[NR 10th Anniversary Event 18May2016.pdf](#)

#108 - 501 4th Street - Courtenay, British Columbia - Canada V9N 1H3  
[info@islandcoastaltrust.ca](mailto:info@islandcoastaltrust.ca) - 250-871-7797

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## **REQUEST FOR DECISION**

**To:** Russell Dyson, Chief Administrative Officer; and  
Regional Board of Directors

**From:** Heather Adair, Planner

**Meeting Date:** May 18, 2016

**Subject:** Log Train Trail Industrial Access Permit – Hupacasath First Nation

---

### **Recommendation:**

- 1) THAT the Board of Directors provide a letter of support for an Industrial Access Permit for Hupacasath First Nation to access the Log Train Trail for log hauling and related forestry activities subject to confirmation that the ACRD is covered by the applicants third party liability insurance.

### **Desired Outcome:**

That the Board of Directors provide a letter to the Ministry of Transportation and Infrastructure supporting an industrial road access permit for Hupacasath First Nation to access the Log Train Trail from the end of Woolsey Road for the purposes of transporting logs to support woodlot W1902 forestry operations.

### **Summary:**

Hupacasath First Nation has applied for an Industrial Access Permit from the Ministry of Transportation and Infrastructure to access the Log Train Trail from the end of Woolsey Road for log hauling and related woodlot forestry operations. The Hupacasath First Nation received a top up to their existing woodlot W1902 in 2013 of 'Unit D' in the Beaufort Electoral Area as part of a mediation agreement with the province. To date Hupacasath First Nation has not had any development in Unit D but has engaged with property owners in the area regarding water licenses and woodlot plans. Hupacasath has GPS'ed and mapped all licensed and unlicensed water permits in Unit D.

### **Background:**

The portion of the Log Train Trail accessed from Woolsey Road has been used intermittently over the last number of years for log hauling and forestry access for Timberwest and Woodlot W0011 (Todd Thompson).

**MISC16011**

**Time Requirements – Staff & Elected Officials:**


Minimal staff time to draft the letter of support.

**Financial:**

The ACRD leases the Log Train Trail for use as a trail corridor and has completed improvements to the trail which may provide some level of ownership in terms of the liability risk. Hupacasath First Nation will carry liability insurance for his logging operations but to ensure that the ACRD is covered with respect to liability as a result of logging operations the ACRD must be included in the company's third party liability insurance policy. It is recommended that this be a condition of support for the access permit application.

**Policy or Legislation:**

The Log Train Trail is a gazetted road right-of-way owned by the province under the authority of the Ministry of Transportation and Infrastructure. The ACRD holds a non-exclusive lease from the Ministry to use the right-of-way as an interim recreational trail corridor.

Submitted by:   
Heather Adair, Planner

Reviewed by:   
Mike Irg MCIP, Manager of Planning and Development

  
Russell Dyson, Chief Administrative Officer

## REQUEST FOR DECISION

**To:** ACRD Board of Directors

**From:** Wendy Thomson, Manager of Administrative Services

**Meeting Date:** May 25, 2016

**Subject:** Amendment to the ACRD Procedures Bylaw

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### **Recommendation:**

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw A1075-1, Regional District of Alberni-Clayoquot Procedures Bylaw Amendment, 2016.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw A1075-1, Regional District of Alberni-Clayoquot Procedures Bylaw Amendment, 2016.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw A1075-1, Regional District of Alberni-Clayoquot Procedures Bylaw Amendment, 2016.

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw A1075-1, Regional District of Alberni-Clayoquot Procedures Bylaw Amendment, 2016.

### **Desired Outcome:**

To reduce the number of regular Board of Directors meetings during the summer.

### **Background:**

In January of 2016 the ACRD Board of Directors endorsed going down to one regular board meeting in the summer months (July and August) instead of two. In order to make these changes, an amendment is required to *Bylaw A1075, Regional District of Alberni-Clayoquot Procedures Bylaw, 2012*.

Attached please find a copy of *Bylaw A1075-1, Alberni-Clayoquot Regional District Board of Directors Procedures Bylaw Amendment, 2016* for consideration of three readings and adoption by the ACRD Board of Directors which reduces the number of Board meetings in July and August annually.

The *Local Government Act* requires staff to provide notice to each Board Member at least five days prior to the meeting where the amending bylaw is to be considered. Proper notice has been provided to Directors. This bylaw requires 2/3's majority in order to be adopted.

### **Time Requirements – Staff & Elected Officials:**


Minimal

**Financial:**

Minimal cost savings for the reduced number of Board meetings.

**Policy or Legislation:**

*Local Government Act* Section 225 (2) applies.

Submitted by:   
 Wendy Thomson, Manager of Administrative Services

Approved by:   
 Russell Dyson, Chief Administrative Officer





## **REQUEST FOR DECISION**

**To:** Board of Directors

**From:** Russell Dyson, CAO

**Meeting Date:** May 25, 2016

**Subject:** Coulson Aircrane Licence of Use - AVRA

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**Recommendation:**

***THAT the Alberni-Clayoquot Regional District Board of Directors enter into a Licence of Use Agreement with Coulson Aircrane for a maximum of one (1) year for a sum of \$10.00 for the term of this licence at the Alberni Valley Regional Airport for the purpose of constructing works on a portion of land before the land is subdivided by leasehold plan.***

**Summary:**

The ACRD advertised various lease opportunities at the AVRA. Coulson Aircrane submitted a proposal for a portion of land adjacent to their current facility. Coulson's has requested a lease term of twenty (20) years, which will be subject to approval by the Provincial Subdivision Officer.

Coulson's would like to start clearing and prepping the site before the long term lease is approved by the Provincial Approving officer. The Licence of Use will allow work to start on the site which may include land clearing, site preparation, drainage work and hard surfacing. The term of the licence will be for up to one year, with a clause that cancels the licence when the lease agreement is completed and signed. The licence was prepared with input from our lawyers.

**Time Requirements – Staff & Elected Officials:**

Staff time to finalize the Licence of Use and work with Coulson's on the Lease Agreement.

**Financial:**

Coulson Aircrane will pay the ACRD the sum of ten dollars (\$10.00) for the term of this licence.



Approved by: \_\_\_\_\_  
Russell Dyson, Chief Administrative Officer

## LICENCE OF USE

**THIS AGREEMENT** made the 13th day of May, 2016.

BETWEEN:

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

3008 Fifth Street  
Port Alberni, BC V9Y 2E3

(the "**Regional District**")

OF THE FIRST PART

AND:

**COULSON AIRCRANE LTD.**

(Inc. No. BC0297018)

1800-401 West Georgia Street  
Vancouver, BC V6B 5A1

(the "**Licensee**")

OF THE SECOND PART

**W H E R E A S:**

- A. The Regional District is the owner of land legally described as:

Part of Block F of Block 209, District Lots 130, 157, 171, 172 and 204, Alberni District

(the "**Land**");

- B. The Regional District and the Licensee intend to negotiate, but have not yet executed, a ground lease under which the Regional District as landlord would lease a portion of the Land to the Licensee as tenant (the "**Lease**"), and the parties acknowledge that certain works will need to be constructed on the Land before the subdivision of the Land necessary to create a leasehold parcel is approved by the Subdivision Approving Officer;
- C. The Licensee would like to begin constructing certain works on the Land before the Land is subdivided by leasehold plan;
- D. The Licensee wishes to be granted this licence of use to use that portion of the Land as shown outlined in bold on the sketch map attached as Schedule "A" hereto (the "**Licence Area**") for the purpose of constructing certain works on the Land.

**NOW THEREFORE THIS AGREEMENT WITNESSES** that in consideration of the construction of the works by the Licensee, and the licence fee to be paid by the Licensee to the Regional District, and in consideration of the premises and covenants and agreements contained in this agreement (the "**Agreement**"), the Regional District and the Licensee covenant and agree with each other as follows:

## **1.0 RIGHT OF USE**

- 1.1 The Regional District, subject to the performance and observance by the Licensee of the terms, conditions, covenants and agreements contained in this Agreement and to earlier termination as provided in this Agreement, grants to the Licensee a non-exclusive right by way of licence for the Licensee, its agents, employees, and invitees, together with machinery, vehicles, equipment and materials to:
  - (a) use that portion of the Licence Area outlined on the Schedule "A" and marked "Access Area" for the purpose of gaining access to the Licence Area; and
  - (b) use the Licence Area for the purpose of constructing those works and making those improvements to the Licence Area, as described in Schedule "B" (the "**Works**") and for no other purpose.
- 1.2 This Agreement does not grant any interest in the Licence Area to the Licensee.
- 1.3 The Licensee covenants and agrees to use the Licence Area in accordance with the terms of use attached to this Agreement as Schedule "C".

## **2.0 RESERVATION OF RIGHTS**

- 2.1 The Regional District hereby reserves to itself from the grant and the covenants made by it to the Licensee under section 1.0 above the right for the Regional District, its agents, employees, contractors and subcontractors to have full and complete access to the Licence Area to carry out any operations associated with the Regional District's use of the Licence Area.

## **3.0 LICENCE FEE**

- 3.1 In consideration of the right to use granted under this Agreement the Licensee must pay to the Regional District the sum of Ten Dollars (\$10.00) payable on the first day of the Term.

#### **4.0 TERM**

4.1 The Term of the Licence granted under this Agreement is from the 13<sup>th</sup> day of May, 2016 until the earlier of:

- (a) the 12th day of May, 2017; or
- (b) the date on which the Lease becomes effective.

#### **5.0 TAXES**

5.1 The Licensee must pay all taxes, rates, duties and assessments whatsoever, whether federal, provincial, municipal or otherwise charged upon the Licensee or the Regional District as a result of the Licensee's occupation of or use of the Licence Area. Without in any way restricting the generality of the foregoing, the Licensee must pay to the Regional District G.S.T. on the licence fee or like similar tax.

#### **6.0 CONSTRUCTION**

6.1 The Licensee must not construct the Works, unless:

- (a) prior to constructing the Works, it has obtained the Regional District's approval in writing for any plans, working drawings, specifications, and elevations;
- (b) prior to constructing the Works, it has obtained the necessary permits from any and all authorities having jurisdiction to authorize the Works;
- (c) it obtains all required inspections, and carries out the Works in accordance with all enactments;
- (d) on completion of the Works, it delivers final as-built drawings to the Regional District.

6.2 The Licensee must not occupy any buildings or structures constructed on the Licence Area without first obtaining an occupancy certificate from the Regional District's Building Inspector.

6.3 The Licensee will construct, repair and maintain the Works at its sole cost and expense.

6.4 The Licensee acknowledges and agrees that:

- (a) any right to lease the Licence Area at the end of the Term is subject to final agreement by the parties as to the terms of the Lease, approval of the subdivision of the Land by leasehold plan by the Subdivision Approving Officer, and a resolution of the Board of

Directors of the Regional District agreeing to enter into the Lease;  
and

- (b) if the Licensee constructs all or part of the Works on the Licence Area in advance of the Lease being approved as set out in this section 6.4 it does so solely at its own risk and the Regional District shall not be liable for any damages, costs or expenses incurred by the Licensee as a result of the construction of the Works.

## **7.0 REGULATIONS**

- 7.1 The Licensee must comply promptly at its own expense with all statutes and regulations applicable to the use of the Licence Area, and with the legal requirements of all authorities, including an association of fire insurance underwriters or agents, and all notices issued under them that are served upon the Regional District or the Licensee.

## **8.0 INSURANCE**

- 8.1 The Licensee must take out and maintain during the Term of the Licence a policy of comprehensive general liability insurance against claims for bodily injury, death or property damage arising out of the use of the Licence Area by the Licensee in the amount of not less than five million dollars (\$5,000,000.00) per single occurrence or such greater amount as the Regional District may from time to time designate, naming the Regional District as an additional insured party thereto and must provide the Regional District with a certified copy of such policy or policies.
- 8.2 All policies of insurance must contain a clause requiring the insurer not to cancel or change the insurance without first giving the Regional District thirty days' prior written notice.
- 8.3 If the Licensee does not provide or maintain in force the insurance required by this Agreement, the Regional District may take out the necessary insurance and pay the premium for periods of one year at a time and the Licensee must pay to the Regional District as additional Licence fees the amount of the premium immediately on demand.
- 8.4 If both the Regional District and the Licensee have claims to be indemnified under any insurance required by this Agreement, the indemnity must be applied first to the settlement of the claim of the Regional District and the balance, if any, to the settlement of the claim of the Licensee.
- 8.5 The deductible on the policy of insurance must be not more than five thousand dollars (\$5,000.00).

## **9.0 RELEASE AND INDEMNITY**

- 9.1 The Licensee releases the Regional District, its elected and appointed officials, appointed officers, employees and agents from and waives any claim, right, remedy, action, cause of action, loss, damage, expense, fee (including fees of solicitors on a solicitor and own client basis) or liability which the Licensee may have against any or all of them arising from or in connection with the use of the Licence Area by any person, or the carrying on upon the License Area of any activity in relation to the Licensee's use of the Licence Area, except to the extent that such claim, right, remedy, action, cause of action, loss, damage, expense, fee (including fees of solicitors on a solicitor and own client basis) or liability is caused by the negligence or wilful misconduct of the Regional District, its elected and appointed officials, appointed officers, employees and/or agents.
- 9.2 The Licensee must indemnify and save harmless the Regional District, its elected and appointed officials, appointed officers, employees and agents from and against any and all claim, right, remedy, action, cause of action, loss, damage, expense, fee (including fees of solicitors on a solicitor and own client basis) or liability of any nature whatsoever arising from or in connection with any breach, default, violation, or non-performance of any condition or covenant of this Agreement to be fulfilled, kept, observed, or performed by the Licensee.
- 9.3 The Licensee must indemnify and save harmless the Regional District, its elected and appointed officials, appointed officers, employees and agents from and against any and all claim, right, remedy, action, cause of action, loss, damage, expense, fee (including fees of solicitors on a solicitor and own client basis) or liability of any nature whatsoever arising from or in connection with the use of the Licence Area by any person, or the carrying on upon the License Area of any activity in relation to the Licensee's use of the Licence Area, except to the extent that such claim, right, remedy, action, cause of action, loss, damage, expense, fee (including fees of solicitors on a solicitor and own client basis) or liability is caused by the negligence or wilful misconduct of the Regional District, its elected and appointed officials, appointed officers, employees and/or agents.

## **10.0 BUILDERS' LIENS**

- 10.1 The Licensee must indemnify the Regional District from and against any builder's liens and must upon the request of the Regional District immediately cause any registered lien to be discharged from title to the Licence Area.

## 11.0 NOTICES

### 11.1 Notices

- (a) Each notice sent pursuant to this Agreement ("**Notice**") shall be in writing and shall be sent to the relevant party at the relevant address, facsimile number or e-mail address set out below. Each such Notice may be sent by registered mail, by commercial courier, by facsimile transmission, or by electronic mail.
- (b) The Contact Information for the parties is:

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT	COULSON AIRCRANE LTD.
3008 Fifth Avenue Port Alberni, BC V9Y 2E3	4890 Cherry Creek Road Port Alberni, B. C. V9Y 8E9
Attention: Mark Fortune	Attention: Britton Coulson
Email: <a href="mailto:lbairport@acrd.bc.ca">lbairport@acrd.bc.ca</a> Tel. No. 250-725-3751	Email: Britton.coulson@coulsongroup.com Tel. No. 250-724-7634

or at the address a party may from time to time designate. Notice shall be deemed to have been received forty-eight hours after the time and date of delivery. If, at the time of delivery, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow-down, lock-out or other labour dispute, then the Notice may only be given by actual delivery of it.

## 12.0 TERMINATION

- 12.1 If the Licensee is in default on the payment of Licence fees, or the payment of any other sum payable under this Agreement, or is in breach of this Agreement, and if the default continues after the giving of notice in writing by the Regional District to the Licensee, then the Regional District may terminate this Agreement and the rights of the Licensee with respect to the Licence Area lapse and are absolutely forfeited.

## 12.2 If

- (a) either party provides the other with at least 60 days' written notice that it does not intend to enter into the Lease; or
- (b) the subdivision of the Land by leasehold plan is not approved by the Subdivision Approving Officer;

then this Agreement is terminated, and the rights of the Licensee with respect to the Licence Area then lapse and are absolutely forfeited.

- 12.3 If this Agreement expires or is terminated in accordance with any of the provisions of this Agreement, the Regional District may require removal of any of the Works, and if the Licensee fails to remove any of the Works within thirty (30) days' written notice to remove, the Works shall remain on the Licence Area without compensation to the Licensee therefore and they shall become the sole and exclusive property of the Regional District.

## 13.0 OWNERSHIP OF WORKS

- 13.1 The Regional District and the Licensee agree that the title to and ownership of the Works will at all times during the Term of this Agreement be vested in the Licensee, notwithstanding any rule or law as to the immediate vesting of the title to and ownership of the Works in the Regional District as owner of the freehold. The title to and ownership of, the Works will not pass to or become vested in the Regional District until the expiration or termination of this Agreement either by forfeiture, default, or lapse of time, in which event the Works will become the absolute property of the Regional District free of all encumbrances, but only in the circumstances described in section 12.3.

## 14.0 FORFEITURE

- 14.1 The Regional District, by waiving or neglecting to enforce a breach of this Agreement, does not waive the Regional District's rights upon any subsequent breach of the same or any other provision of this Agreement.

## 15.0 REPAIRS AND MAINTENANCE

- 15.1 The Licensee must repair and maintain the Licence Area to a high standard of repair and cleanliness.
- 15.2 The Licensee is responsible for, and must repair, any damage to the Licence Area arising from or in connection with the use of the Licence Area by any person or the carrying on upon the Licence Area of any activity in relation to the Licensee's use of the Licence Area.
- 15.3 If the Licensee fails to repair or maintain the Licence Area in accordance with this Agreement, the Regional District may, by its agents, employees



or contractors make the required repairs or do the required maintenance and the cost of the repairs or maintenance is a debt due from the Licensee to the Regional District.

- 15.4 In making the repairs or doing the maintenance the Regional District may bring and leave upon the Licence Area the necessary materials, tools and equipment and the Regional District is not liable to the Licensee for any inconvenience, annoyance, loss of business or other injuries suffered by the Licensee by reason of the Regional District effecting the repairs or maintenance.
- 15.5 The Licensee releases the Regional District, its elected and appointed officials, appointed officers, employees and agents from and waives any claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability which the Licensee may have against any or all of them in respect of an act of the Regional District under section 15.0 except insofar as such claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability arises from the negligence of the Regional District, its elected officials and appointed officers, employees, agents or contractors.

## **16.0 ENVIRONMENTAL MATTERS**

16.1 For the purposes of section 16.2 below:

- (a) "Contaminants" means any pollutants, contaminants, deleterious substances, underground or above-ground tanks, asbestos materials, hazardous, corrosive, or toxic substances, special waste or waste of any kind, or any other substance which is now or hereafter prohibited, controlled, or regulated under Environmental Laws; and
- (b) "Environmental Laws" means any statutes, laws, regulations, orders, bylaws, standards, guidelines, permits, and other lawful requirements of any governmental authority having jurisdiction over the Licence Area now or hereafter in force relating in any way to the environment, environmental assessment, health, occupational health and safety, or transportation of dangerous goods, including the principles of common law and equity.

16.2 The Licensee covenants and agrees as follows:

- (a) not to use or permit to be used all or any part of the Licence Area for the sale, storage, manufacture, handling, disposal, use, or any other dealing with any Contaminants, without the prior written consent of the Regional District, which consent may be unreasonably withheld;

- (b) to strictly comply, and cause any person for whom it is in law responsible to comply, with all Environmental Laws regarding the use and occupancy of the Licence Area;
- (c) to promptly notify the Regional District in writing of any release of a Contaminant or any other occurrence or condition at the Licence Area or any adjacent property which could contaminate the Licence Area or subject the Regional District or the Licensee to any fines, penalties, orders, investigations, or proceedings under Environmental Laws;
- (d) on the expiry or earlier termination of this Licence, or at any time if requested by the Regional District or required by any governmental authority under Environmental Laws, to remove from the Licence Area all Contaminants, and to remediate by removal any contamination of the Licence Area or any adjacent property resulting from Contaminants, in either case brought onto, used at, or released from the Licence Area by the Licensee or any person for whom it is in law responsible. The Licensee shall perform these obligations promptly at its own cost and in accordance with Environmental Laws. All such Contaminants shall remain the property of the Licensee, notwithstanding any rule of law or other provision of this Licence to the contrary and notwithstanding the degree of their affixation to the Licence Area; and
- (e) to indemnify the Regional District and its elected officials, appointed officers, employees, agents, successors, and assigns from any and all liabilities, actions, damages, claims, remediation cost recovery claims, losses, costs, orders, fines, penalties, and expenses whatsoever (including all legal and consultants' fees and expenses and the cost of remediation of the Licence Area and any adjacent property) arising from or in connection with:
  - (i) any breach of or non-compliance with the provisions of this section 16.2 by the Licensee; or
  - (ii) any release or alleged release of any Contaminants at or from the Licence Area related to or as a result of the use and occupation of the Licence Area or any act or omission of the Licensee or any person for whom it is in law responsible.

16.3 The obligations of the Licensee under section 16.2 above shall survive the expiry or earlier termination of this Agreement.

## **17.0 SURVIVAL OF RELEASE AND INDEMNITY**

17.1 The Licensee's obligation to release and indemnify the Regional District under any provision of this Agreement by reason of any matter arising

prior to the end of the Term shall survive the expiry or earlier termination of this Agreement.

## **18.0 NO COMPENSATION**

- 18.1 The Licensee is not entitled to compensation for any loss, including economic loss, or injurious affection or disturbance resulting in any way from the termination of the License or the loss of the Licensee's interest in the Works or any other building, structure or improvement built or placed on the Licence Area.

## **19.0 NON-DEROGATION**

- 19.1 Nothing contained in this Agreement shall prejudice or affect the rights and powers of the Regional District in the exercise of its functions under any public or private statutes, bylaws, orders or regulations, all of which may be fully and effectively exercised in relation to the Licence Area as if this Agreement had not been executed and delivered.

## **20.0 MISCELLANEOUS**

- 20.1 The execution and delivery of this Agreement, and the completion of the transactions contemplated by this Agreement, if any, have been duly and validly authorized by all necessary corporate action of the Licensee, and this Agreement constitutes a legal, valid and binding obligation of the Licensee, enforceable against the Licensee in accordance with its terms.
- 20.2 Waiver of any default by a party is not a waiver of any subsequent default.
- 20.3 The Licence is personal to the Licensee and the Licensee may not assign its interest to any other person without the written consent of the Regional District, which consent may be withheld by the Regional District in its sole discretion.
- 20.4 Time is of the essence of this Agreement.

## **21.0 INTERPRETATION**

- 21.1 That when the singular or neuter are used in this Agreement they include the plural or the feminine or the masculine or the body politic or corporate where the context or the parties require.
- 21.2 The headings to the clauses in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

- 21.3 That this Agreement must enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors, administrators and permitted assignees.
- 21.4 This Agreement must be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 21.5 All provisions of this Agreement are to be construed as covenants and agreements as though the word importing covenants and agreements were used in each separate paragraph.
- 21.6 A provision in this Agreement granting the Regional District a right of approval must be interpreted as granting a free and unrestricted right to be exercised by the Regional District in its discretion.
- 21.7 This is the entire agreement between the parties.

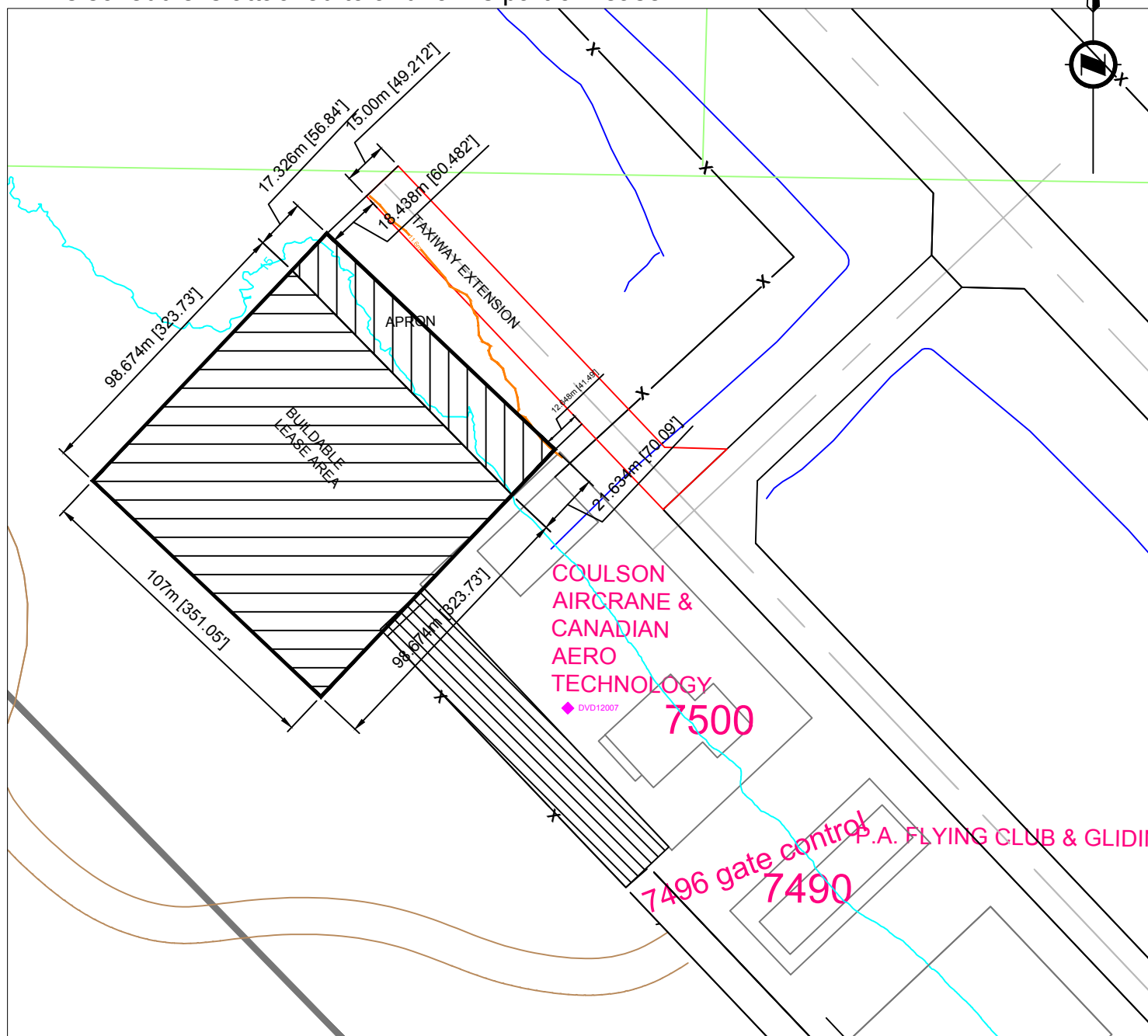
**IN WITNESS WHEREOF** the parties hereto have set their hands and seals as of the day and year first above written.

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**, by its authorized signatory(ies): )  
)  
)  
)  
)  
)  
)  
\_\_\_\_\_  
Name: Russell Dyson, CAO )  
)  
)  
)  
\_\_\_\_\_  
Name: Josie Osborne, Chair )

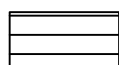
**COULSON AIRCRANE LTD.**, by its authorized signatory(ies): )  
)  
)  
)  
)  
\_\_\_\_\_  
Name: : Wayne Coulson, President & CEO )  
)  
)  
\_\_\_\_\_  
Name: Susan D. Merivirta, Sr. VP, Finance )

# Schedule 'A'

This schedule is attached to and forms part of Lease



Legal Description: Part of Block 204 Alberni District.



Buildable Lease Area  
10342.095m<sup>2</sup>



Apron Lease Area  
2069.799m<sup>2</sup>



Access Lease Area  
2456.447m<sup>2</sup>



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

1:2000



**SCHEDULE “B”  
THE WORKS**

“Works” for this Licence of Use for may include land clearing, site preparation, drainage work and hard surfacing on the lands as shown outlined on Schedule ‘A’.



## ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC,  
CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

### Development Variance Application

**DATE:** May 17, 2016

**ACRD FILE NO.:** DVE16005

**APPLICANTS:** Mike & Rosemary Mesic

**LEGAL DESCRIPTION:** PARCEL D (BEING A CONSOLIDATION OF LOTS 23, 24 AND 25, SEE CA2373148), BLOCK 2, DISTRICT LOT 100, ALBERNI DISTRICT, PLAN 1488

**LOCATION:** Parcel D, Arvay Road

**ELECTORAL AREA:** "E" Beaver Creek

**APPLICANT'S INTENTION:** To reduce the required side yard setback for an accessory building from 15 to 5 feet to allow for the construction of a proposed shop/garage.

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#### **Recommendation:**

*THAT the Board of Directors consider issuing development variance permit DVE16005.*

#### **Development Variance DVE16005:**

- i. Development variance DVE16005 is to consider issuing a development variance of Section 6.5.2 (c) ii) to vary the side yard setback from 15 feet to 5 feet.

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**Procedure:** Prior to the issuance of a development variance permit, the Board must first pass a resolution to consider issuing the permit. Staff then notifies neighbouring property owners and tenants to afford them the opportunity to make written or verbal submissions to the Board. At the subsequent meeting, the Board issues or denies the development variance permit.

#### **Observations:**

- i. **Status of Property:** The 0.344 acre vacant parcel (120 wide by 125 feet deep) was recently cleared and is relatively level. Parcel D is a consolidation of three smaller lots, each lot originally being 40 feet wide. The property is located on the east side of Arvay road, north of the intersection with Dayton Road. There has been recent new construction on this portion of Arvay Road with two new single family dwellings built

### **DVE16003**

since 2014 on neighbouring properties to the south.

ii. **Services**

- a. **Sewage Disposal:** On-site sewage disposal.
- b. **Water Supply:** The property is located within the Beaver Creek Water Service Area. A water connection application to the water system along with a minimum \$4,800 connection fee and capital cost charge will be required prior to the issuance of a building permit for a single family dwelling on the property. The Environmental Services department will review to determine if any water system upgrades are required.
- c. **Fire Protection:** Beaver Creek Volunteer Fire Department.
- d. **Access:** The property is accessed from Arvay Road which is constructed along the full frontage of the subject property.

iii. **Existing Planning Policies Affecting the Site**

- a. **Agricultural Land Reserve:** Not within the ALR.
- b. **Official Community Plan:** The Beaver Creek Official Community Plan designates this property "Residential Use". There are no Development Permit Areas that affect this property.

***The proposal complies with the policies and objectives of the Beaver Creek Official Community Plan.***

- c. **Zoning:** The property is zoned Rural (A2) District

<b>Rural (A2) District requires:</b>		
Minimum Lot Area:		5 acres
Minimum Lot Width:		330 feet
Lot Coverage:		-
Minimum Setbacks (single family dwelling)		
	Front:	25 feet *
	Rear:	30 feet
	Side:	15 feet
Minimum Setbacks (accessory building)		
	Front:	25 feet *
	Rear:	15 feet
	Side:	15 feet

\* Development Variance DVE12001 issued on May 23, 2012 to reduce the front yard setback from 50 feet to 25 feet.

***The property owners are applying to reduce the side yard setback for an accessory building from 15 feet to 5 feet in order to facilitate the construction of a proposed shop/garage. The proposed single family dwelling, to be***

**DVE16003**



***constructed at the same time, would comply with the existing setbacks on the property.***

**Comments:**

The property owners have applied for a variance to the side yard setback for an accessory building to reduce the required setback from 15 feet to 5 feet. The required setbacks in the A2 District are appropriate for larger lots in the range of 5 acres or more. These lots were originally created in 1912 and are non-conforming to the existing zoning. As a result of restrictive building setbacks and on-site servicing required on these properties, many of the lots in this area have been consolidated to accommodate development. There have also been a number of variances approved in this neighbourhood in the early 1990s and 2011-2012 to allow for construction on similar sized properties in the area.

The site plan submitted with the application shows that the proposed house on the property will comply with the required rear and side yard setbacks in the A2 District and the front yard setback that was reduced by variance in 2012. The proposed accessory building would require a reduction of the side yard setback for an accessory building. The 5 foot side yard setback for an accessory building would be appropriate for a property of this size. The total combined floor area of all accessory buildings is restricted to 5% of the lot area which in this case would limit the floor area of the shop/garage to 750 square feet.

The proposed construction fits with the character of development on similar sized parcels in the immediate area. Planning staff recommends that the Board proceed with this variance application.

Submitted by:



Alex Dyer, Planner

Reviewed by:

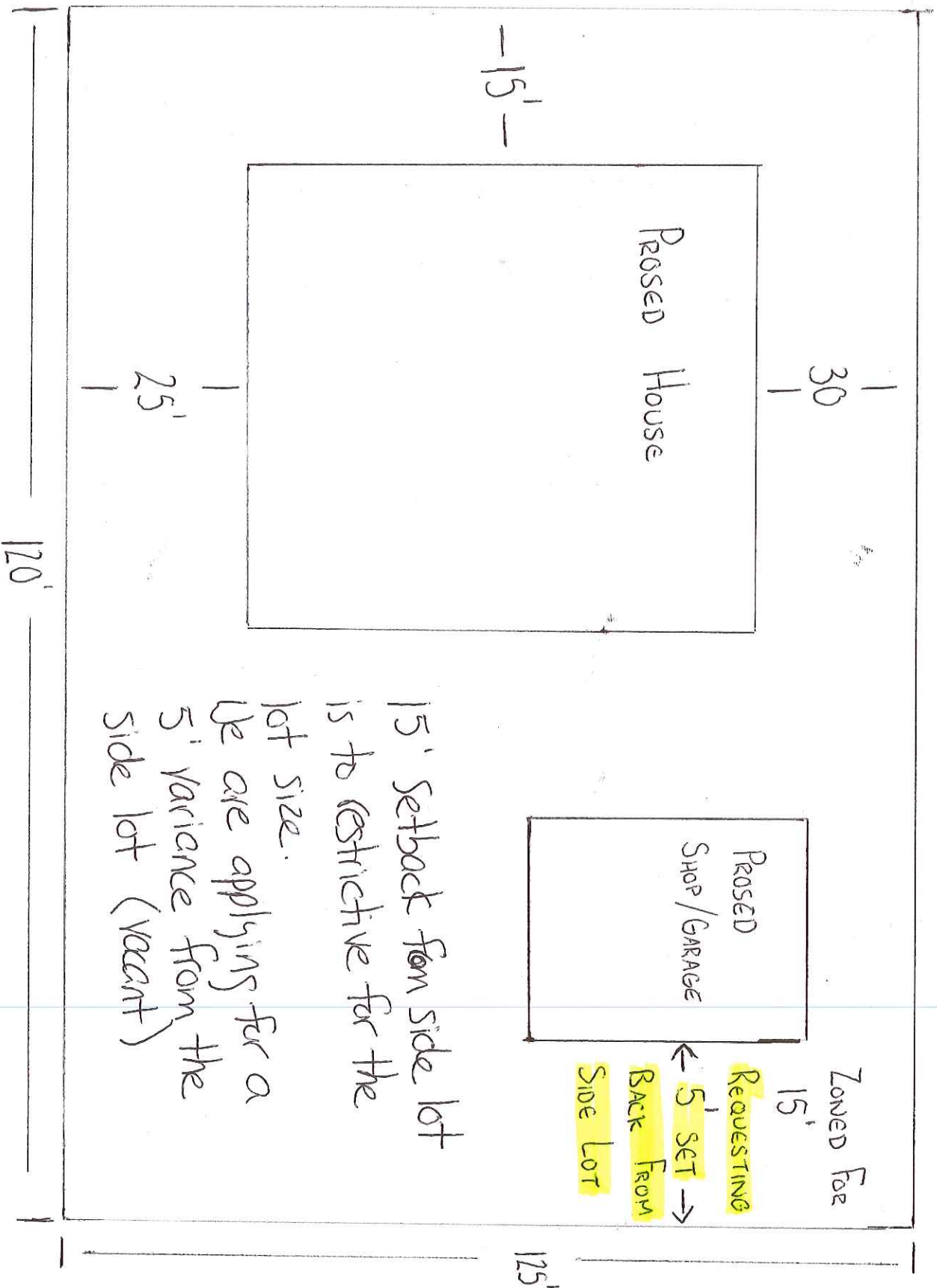


Mike Irg MCIP RPP, Manager of Planning & Development



Russell Dyson, Chief Administrative Officer

**DVE16003**



15' Setback from side lot is to restrictive for the lot size. We are applying for a 5' variance from the side lot (vacant)







**SUBJECT PROPERTY**

### **Rezoning Application**

**TO:** Russell Dyson, Chief Administrative Officer and  
ACRD Board of Directors

**DATE:** May 11, 2016

**FROM:** Mike Irg, Manger of Planning and Development

**ACRD FILE NO:** RF16002

**APPLICANTS:** Steve Brown

**LEGAL  
DESCRIPTION:** LOT A, DISTRICT LOT 97, ALBERNI DISTRICT, PLAN 30975.

**LOCATION:** 3745 Mountain View Road

**ELECTORAL AREA:** "F" Cherry Creek

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#### **Recommendation:**

The following are recommendations of the staff report:

- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1343 be read a first time.
- THAT the public hearing for Bylaw P1343 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District.
- THAT the Board of Directors confirm that adoption of Bylaw P1343 is subject to:
  - i. Confirmation from a Registered On-Site Wastewater Practitioner that the proposed lot is capable of accommodating on-site sewage disposal to a minimum 0.6 acre density;
  - ii. A variance being issued for the single family dwelling located in the south west corner of the property; and
  - iii. Meeting technical referral agency requirements.

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**Applicant's Intention:** The property owner has applied to rezone the property in order to facilitate a two lot subdivision.

**Observations:**

i) **Status of Property:** The 1.918 acre property is partially treed on north portion of the lot. There is a small house on the south west portion of the property.

ii) **Services**

- a. **Sewage Disposal:** On-site sewage disposal. A permitted septic system was installed in the summer of 2015 when the existing house was renovated. As a condition of rezoning, the property owner will need to seek confirmation from a Registered On-Site Wastewater Practitioner that the proposed lot can accommodate a septic system to serve a minimum 0.6 acre lot subdivision.
- b. **Water Supply:** Cherry Creek Waterworks District.
- c. **Fire Protection:** Cherry Creek Volunteer Fire Department.
- d. **Access:** The property is accessed via Mountain View Road. The proposed second lot would require a driveway accessed from Mountain View Road.

iii) **Existing Planning Policies Affecting the Site**

- A. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- B. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as “Residential Use”. Policy 3.2.13 allows a minimum lot size of 0.24 hectares (0.6 acres) in all designations for a lot serviced by a community water system. As this property is serviced by the Cherry Creek Waterworks District, the 0.24 hectare minimum would apply. There are no Development Permit Areas designated in the OCP that affect this property.

***The proposal complies with the policies and objectives of the Cherry Creek Official Community Plan.***

- A. **Zoning:** The property is currently zoned Small Holdings (A1) District. The owner has applied to rezone the entire property to Acreage Residential (RA3) District.

<b>Zoning Bulk and Site Regulations</b>		
	<b>A1 District</b>	<b>RA3 District</b>
Minimum Lot Area:	2 acres	0.6 acres
Minimum Lot Width:	165 feet	98.4 feet
Lot Coverage:	-	15%
Minimum Setbacks		
Front:	25 feet	49.2 feet
Rear:	30 feet	32.8 feet
Side:	5 feet	16.4 feet

The applicant intends to rezone the property to allow for a two lot subdivision. Rezoning the property to Acreage Residential (RA3) District would allow the flexibility of creating a new lot with a 0.6 acre minimum lot size while complying with the Cherry Creek OCP. Note: there is a potential to create three lots under the proposed RA3 zoning.

#### Comments:

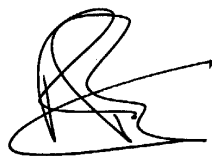
1. Confirmation from a Registered On-Site Wastewater Practitioner the proposed lot is capable of accommodating on-site sewage disposal to a minimum 0.6 acre density will be required prior to proceeding to public hearing.
2. Planning staff have sent a preliminary referral to the Cherry Creek Waterworks District. If the application is furthered to a public hearing, the bylaw would be referred to affected agencies, including the Cherry Creek Waterworks District, and they would be given an opportunity to provide comments/concerns that would be presented at the public hearing.
3. The proposal complies with the requirements of the Cherry Creek OCP and would not be out of character in this area. The property lies in close proximity to the services provided in the city and provides a good opportunity for in-fill development. Planning staff feels that this application is reasonable provided that the applicant can confirm the soil capability for on-site sewage disposal for a minimum 0.6 acre density.
4. While the property is fronted by road allowance on three sides, most of the road allowance is not constructed. The applicant should discuss with MOTI what level of road construction will be required at the subdivision stage. The rezoning application will be referred to MOTI.
5. The house constructed in the south west corner of the property will require a variance if the rezoning application is furthered.



Submitted by:

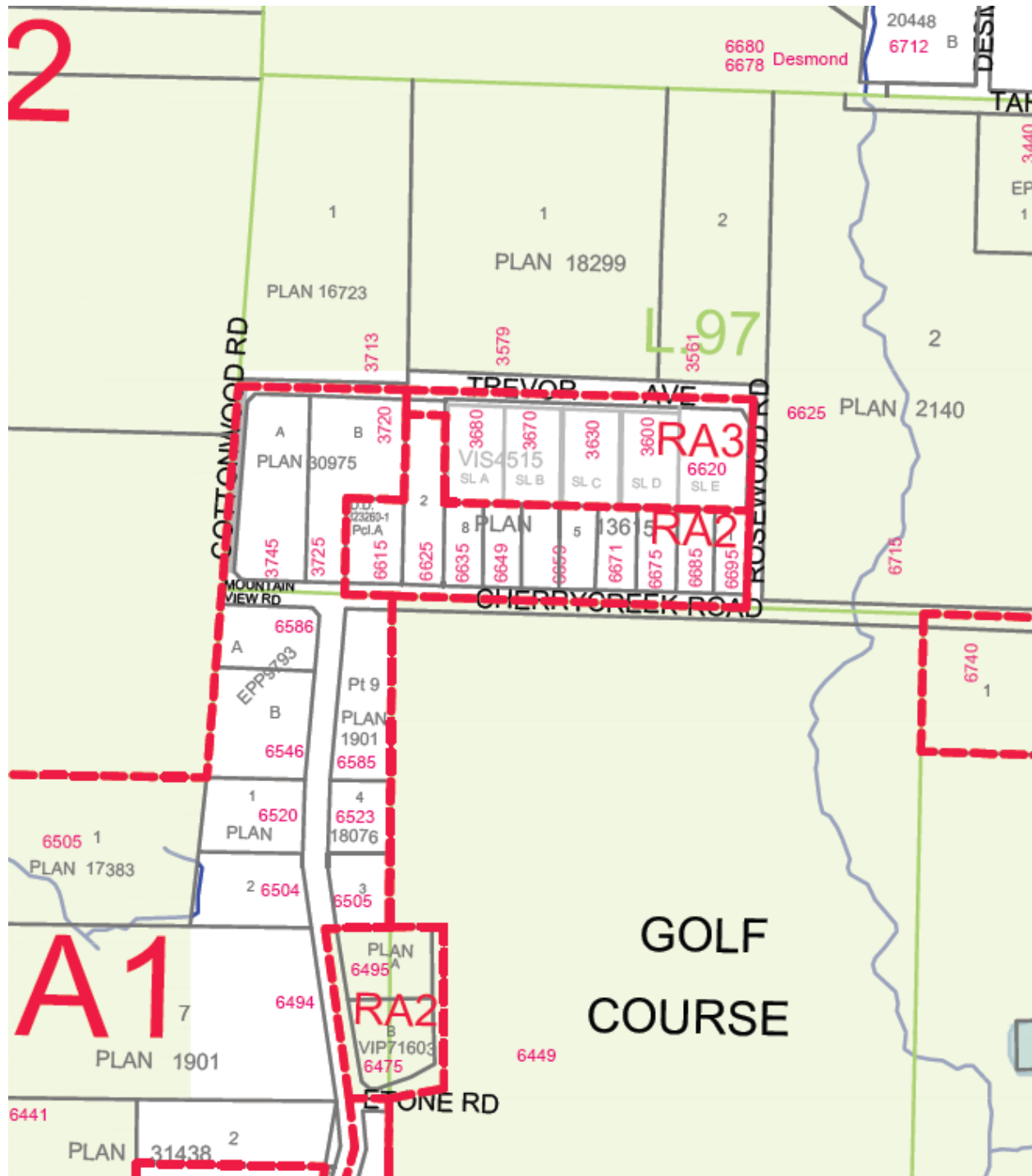
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Mike Irg RPP, MCIP  
Manager of Planning and Development




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Russell Dyson, Chief Administrative officer

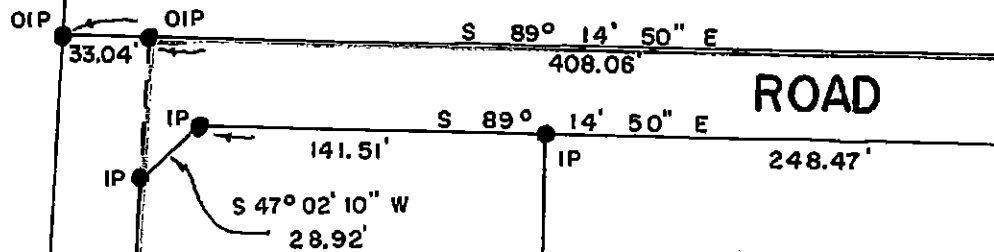




LOT

1

PLAN 16723



PLAN

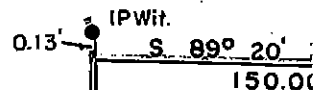
PART OF  
LOT 10

A

Area = 1.918 Acs.

B

Area = 2.011 Acs.



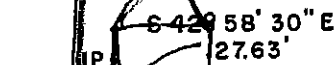
PARCEL  
(DD 3232)

ROAD

N  $3^{\circ} 19' 40'' E$   
442.80'

N  $0^{\circ} 20' 10'' E$   
482.18'

N  $0^{\circ} 20' 10'' E$   
218.17'



53.03' 1.89' 166.72' 100.00' 150.00'  
DEDICATED FOR ROAD

BK. 9

PLAN 1901

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1343**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 687**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470, and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE  
This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1343.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning LOT A, DISTRICT LOT 97, ALBERNI DISTRICT, PLAN 30975 from Small Holdings (A1) District to Acreage Residential (RA3) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of           , 2016  
Public Hearing held this day of           , 2016  
Read a second time this day of           , 2016  
Read a third time this day of           , 2016

Adopted this day of           , 2016

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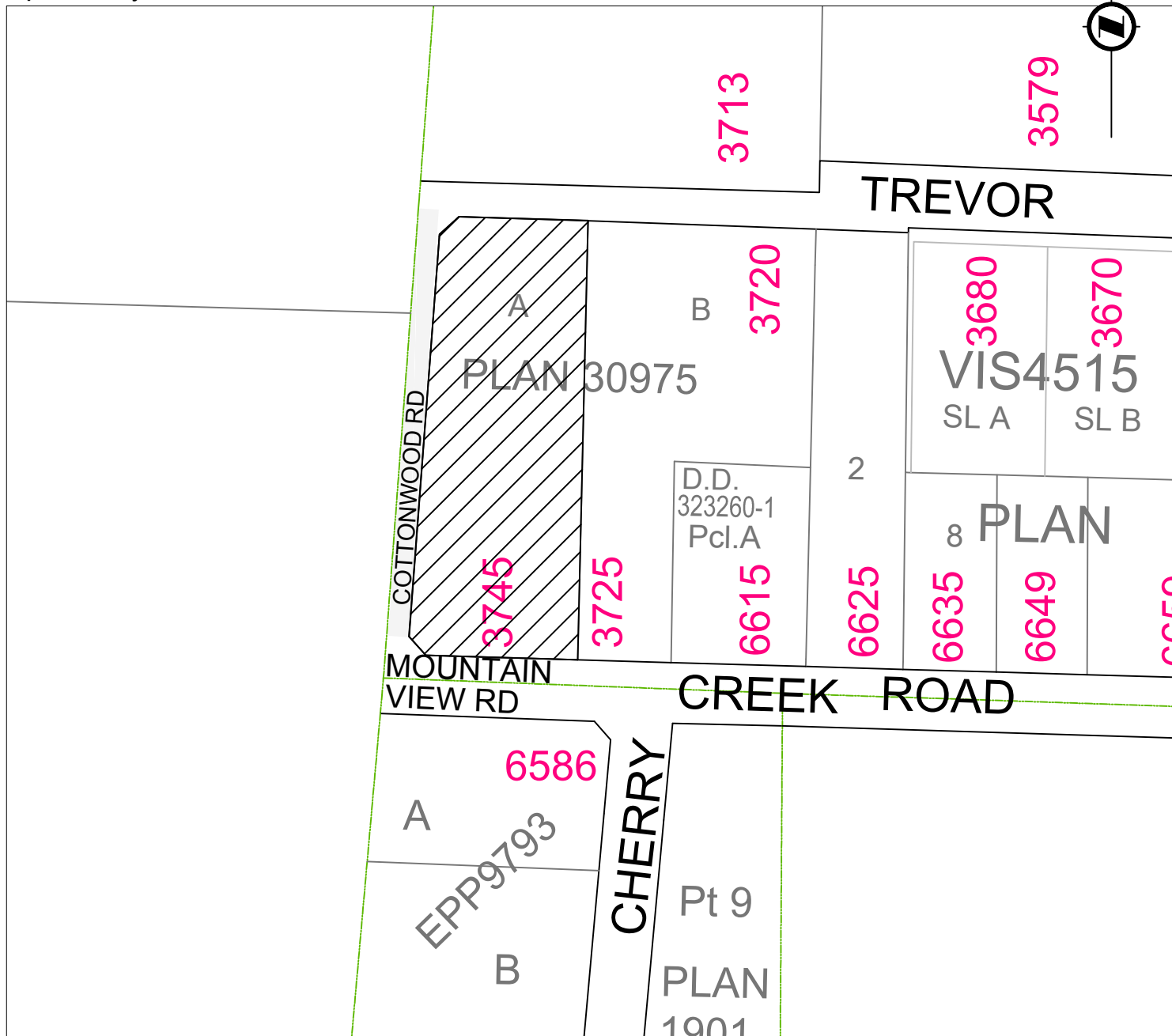
Russell Dyson, CAO

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Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of Bylaw P1343



Legal Description: LOT A, DISTRICT LOT 97, ALBERNI DISTRICT, PLAN 30975



To be rezoned from Small Holdings (A1) District to Acreage Residential (RA3) District.



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

1:2000



**Alberni-Clayoquot Regional District**  
**Staff Action Items by Department and Date**  
**Update to the Board of Directors as of May 20, 2016**

#	Date	Action Item	Assigned to	Target Date/Update
<b>Administration Department</b>				
1.	Jan. 23/13 WC Comm	Explore with the Yuułu?iŋ?ath Government possible participation in the South Long Beach Multi Purpose Bike Path in the future.	Russell	Yuułu?iŋ?ath to respond
2.	July 10 <sup>th</sup> Board	Contact and work with the Nuu-chah-nulth Tribal Council and the Port Alberni Friendship Centre to develop a long term plan for reconciliation.	Reconcil. Committee	In Progress
3.	April 9th Board	C2C recommend contacting the President NTC Deb Foxcroft and request an observer from the ACRD at the NTC meetings.	Reconcil. Committee	Committee to review status
4.	Feb. 11 <sup>th</sup> Board	Consult with affected interests of the AVRA expansion including Greenmax, SD#70, Ministry of Forests Lands and Natural Resource Operations, Coulson Group of Companies, AV Drag Racing Assoc. and Hupacasath First Nation and Tseshaht First Nation.	Russell	Ongoing
5.	May 27 <sup>th</sup> Board	Assessment of Tseshaht First Nation water system expansion to Bell & Stuart roads waiting further information from the Tseshaht First Nation.	Russell	TFN Assessing water system
6.	Sept. 16 <sup>th</sup> AV & Bamfield Services Comm.	A 3 person committee made up of the CAO, Chairperson Osborne and Director McNabb was established to continue to meet with the Tseshaht First Nation to discuss tenure at the AV Landfill - arrange next meeting.	Russell	Contact new TFN Council
7.	February 10 <sup>th</sup> Board	Organize a workshop regarding the United Nations Declaration on the Rights of Indigenous Peoples and specific local government actions from the Truth and Reconciliation Commission with First Nations leaders with Nuu-chah-nulth Tribal Council President Deb Foxcroft.	Russell/ Josie	June 20 <sup>th</sup> , Tseshaht Admin. Building, 9:30 am to 3:00 pm
8.	March 22 <sup>nd</sup> EA Directors Comm.	Dialogue with the City of Port Alberni to discuss a possible future funding contribution from the Gas Tax Allocation for the Alberni Valley Regional Airport improvements	Russell	Letter sent to the City of PA
9.	April 13 <sup>th</sup> Board	Refer the Tla-o-qui-aht First Nation's request for support in addressing the Float Homes issue to the next the West Coast Committee meeting and invite the Tla-o-qui-aht First Nation to attend	Done	Meeting with WC Comm – May 31 <sup>st</sup>

#	Date	Action Item	Assigned to	Target Date/Update
10.	May 11 <sup>th</sup> Board	Request a meeting with Mr. Ken Taekema, Fire Centre Manager, Coastal Fire Centre, BC Wildfire Service regarding the July 2015 Dog Mountain Fire to discuss plans and resources for the 2016 wildfire season in the Alberni-Clayoquot Regional District	Russell	Contact made – date to be determined
11.	May 11 <sup>th</sup> Board	Forward a letter to Ms. Janelle Erwin, District Manager, Ministry of Transportation and Infrastructure requesting a final draft of the consultant study on the alternate connector to highway 19 by the end of May, 2016	Done	
<b>Finance Department</b>				
12.	March 9 Board	Create an Emergency Plan 5 year Budget in 2017	Teri	September 2016
13.	April 27 <sup>th</sup> Board	Invite BC Transit and Diversified Transit to meet with the ACRD Board and discuss the program and changes in ridership	Teri	Arranging
14.	April 27 <sup>th</sup> Board	The Board of Directors passed a resolution supporting issuing grant-in-aid funds in the amount of \$28,850.71 from the Alberni Valley fund to the Tseshaht First Nation for the purpose of establishing a sani-station at the Tseshaht Market – forward a letter advising the Tseshaht First Nation	Teri	Offer provided waiting TFN response
15.	May 11 <sup>th</sup> RHD Board	Invite Mr. Chris Sullivan, Director, Capital Planning, Island Health, Marie Duperrault, Director, Pt. Alberni/West Coast and Pam Rardon, WCGH Site Director to meet with the Hospital District Board regarding health services and identified issues in the region – Arrange in the am prior to a Board meeting	Teri	Arranging for July or August
16.	May 11 <sup>th</sup> Board	The Board of Directors approve the 2015 Audited Financial Statements for the Alberni-Clayoquot Regional District and Alberni-Clayoquot Regional Hospital District as presented – Send to required agencies	Teri	In Progress
17.	May 11 <sup>th</sup> Board	The Board of Directors approved the agreement to the Beaver Creek Community Club to provide the organization Gas Tax funding for the purpose of upgrading recreational infrastructure – proceed with agreement	Teri	In Progress

#	Date	Action Item	Assigned to	Target Date/Update
<b>Environmental Services Department</b>				
18.	May 11/11 <sup>th</sup> AV Comm.	Investigate with the Tseshaht First Nation possible resource recovery at the AV Landfill.	Russell	In progress
19.	June 13/12 <sup>th</sup> BD	Develop a plan for appropriate use of the funds on the Log Train Trail from the Arrowsmith Radical Runners.	Luc	Design in progress – GPS Complete
20.	Oct. 10/12 <sup>th</sup> Board	Work with the Air Quality Council to develop a draft valley wide woodstove bylaw based on the City of Port Alberni's bylaw following receipt by the Board of Directors a joint APC meeting will be called to review the proposal.	Russell	Drafting a bylaw for board review
21.	Nov. 13 <sup>th</sup> Board	The ACRD Board adopted the ACRD Contractor Safety and Coordination Policy as presented – Implement the Policy & provide copies to all ACRD Contractors.	Russell	In progress
22.	June 10 <sup>th</sup> Board	The Board of Directors adopt the following implementation policy for penalties at the Alberni Valley Landfill: <ul style="list-style-type: none"> <li>• Commencing January 1, 2016, a surcharge of 50% of the current tipping fee for loads containing more than 10% of corrugated cardboard;</li> <li>• Commencing July 1, 2016 a surcharge of 100% of the current tipping fee for loads containing more than 5% of corrugated cardboard</li> <li>• Update ACRD policy book etc.</li> </ul>	Janice/ Andrew	Site visit complete preparing procedures and practices – Follow up with Contractor – No issues with Feb. visit
23.	Aug. 12 <sup>th</sup> Board	Prepare a report for the next West Coast Committee regarding review of lease rates at the Long Beach Airport.	Andrew/ Janice/Mark	Done
24.	Sept. 9 <sup>th</sup> Board	Refer the correspondence from the District of Tofino regarding working with Eco West on green infrastructure to staff for consideration and report back to the West Coast Committee and then the Board of Directors – Prepare a report for consideration at the October 7 West Coast Committee Meeting.	Andrew	In Progress
25.	March 16 <sup>th</sup> Special Board	The Board of Directors directed staff to complete waste reduction strategies as presented in the March 16 <sup>th</sup> Report at a cost of \$95,000	Andrew/ Janice	Done – Undertaking
26.	March 23 <sup>rd</sup> Board	The Board of Directors passed a resolution to submit a funding application to the British Columbia Air Access Program (BCAAP) for Airfield Lighting for the Alberni Valley Regional Airport for a total project value of \$1,458,430 which can be submitted as a one year	Janice/ Mark	Done – awaiting notification

#	Date	Action Item	Assigned to	Target Date/Update
		project or as a multi-year project requesting \$966,575 in the first year and \$509,105 in the second year – prepare application		
27.	March 23 <sup>rd</sup> Board	The Board passed a resolution to submit an application for funding through Bike BC on behalf of Cherry Creek Community Parks service – submit application	Janice	Done – awaiting notification
28.	April 13 <sup>th</sup> Board	Work with the Huu-ay-aht First Nation and Bamfield Marine Science Centre to develop a plan to combine waste services for the Bamfield Area	Andrew	In progress
29.	April 13 <sup>th</sup> Board	Forward a letter to the Huu-ay-aht First Nation thanking them for their letter dated March 15, 2016 supporting the Regional District's application through the Build Canada Small Communities grant program for funding for the Bamfield Water System and advise: <ul style="list-style-type: none"> <li>a. The Regional District has changed their funding approach for the Bamfield Water System and will not be applying for funding through the Build Canada Fund; and,</li> <li>b. The Regional District is interested in future collaboration with the Huu-ay-aht First Nation regarding water infrastructure in the Bamfield area.</li> </ul>	Andrew	In progress
30.	May 11 <sup>th</sup> Board	Draft a letter to the Port Alberni Search and Rescue Society thanking them for transferring ownership of their boat to the Sproat Lake Marine Patrol Program for a low price	Janice	Done
31.	May 11 <sup>th</sup> Board	The Board of Directors passed a resolution directing staff to commence with the Bamfield Water System Treatment project, communicating with the community through the Bamfield Water Committee about the rationale behind proceeding including the timelines and decisions that will follow; providing a report on the process for borrowing and directing the engineer to prepare water treatment plant tender documents – Assigned staff meet to discuss next steps	Andrew	For next Board meeting

#	Date	Action Item	Assigned to	Target Date/Update
32.	May 11 <sup>th</sup> Board	Invite Island Health, Island Timberlands, Huu-ay-aht First Nations and the Ministry of Forests, Land and Resource Operations to a future meeting to discuss watershed management in the interests of water quality	Andrew	
33.	May 11 <sup>th</sup> Board	Draft a letter for the Chair's signature to institutional water users to request a contribution to the capital costs of the water treatment facility over and above their property tax contribution	Andrew	
34.	May 11 <sup>th</sup> Board	The Board of Directors passed a resolution that the water treatment plant be designed to meet required water quality standards at a reasonable level to ensure capital and operating costs are at affordable levels	Andrew	Engineer directed to proceed with final design and tender docs
<b>Planning Department</b>				
35.	May 13/10 WC	Planning Staff proceed with subdivision process on the Long Beach Airport lands for the WC Multiplex Society and Long Beach Golf Course following Airport rezoning.	Mike	Including in new zoning bylaw
36.	Nov. 14/12 Board	The Board referred the Bamfield Community Hall Society's request to approve & support their proposal to build a new hall to staff to review & provide a recommendation, following consultation with the Society, on the role of the ACRD.	Mike	Contacted Hall Society – Society working on options
37.	May 27 <sup>th</sup> EA Directors	Zoning Bylaw Text Amendment for Riparian Setbacks within all Electoral Area Official Community Plan Areas - The EA Directors passed a resolution instructing planning staff to re-designate major and minor streams within all electoral area official community plan areas.	Mike	Planning staff to review
38.	May 27 <sup>th</sup> EA Directors	Bring a report to the Board on options for dealing with vacation rentals.	Mike	Planning staff to review
39.	May 27 <sup>th</sup> Board	The Board approved the plan for a communal meeting place for Salmon Beach owners to be located on ACRD owned 10, Block 63, Section 49, Clayoquot District, Plan VIP510. This will be in accordance with: <ol style="list-style-type: none"> <li>1. All structures to meet BC Building Code;</li> <li>2. "Use at own risk" signage is provided;</li> <li>3. Material and construction costs are not from public funds;</li> <li>4. Future Maintenance and Inspection to be performed by ACRD;</li> </ol> As outlined in the staff report dated November 20, 2014 – Proceed with the project.	Luc	In progress



#	Date	Action Item	Assigned to	Target Date/Update
40.	May 27 <sup>th</sup> Board	Work with West Coast Aquatic and bring back a recommendation to the Board on partnering with West Coast Aquatic in habitat restoration, protection and enhancement projects	Mike	Met with WCA and biologist – in progress
41.	April 13 <sup>th</sup> Board	The Board of Directors passed a resolution to enter into a one (1) year agreement with the District of Ucluelet to provide building inspection services - Prepare for signatures	Mike	Done
42.	April 13 <sup>th</sup> Board	Review ACRD Fire Department recent truck repairs and investigate Fire Departments use of maintenance contract for light vehicles	Luc	Investigating
43.	April 18 <sup>th</sup> WC Comm.	Forward a response letter to the Tla-o-qui-aht First Nation (TFN) clarifying the role of local government in regulating float homes and requesting a meeting with TFN to further discuss engagement with the Province on float home issues in Clayoquot Sound	Mike	Done
44.	May 11 <sup>th</sup> Board	The Board of Directors passed a resolution to issue the permit for a special event as per Section 7 of the “Sproat Lake Noise Control Bylaw No. R1024, 2013” for July 14, 15, 16 and 17, 2016	Jason	Done
45.	May 11 <sup>th</sup> Board	Forward a letter from the Board of Directors requesting from the HFN FORESTRY LP & Island Timberlands Ltd a copy of Sugsaw Lake Community Watershed Assessment	Heather	Done
46.	May 11 <sup>th</sup> Board	The Board of Directors accepted “Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615.01, 2016” and directed staff to respond that the Regional District’s interests are unaffected	Alex	Done
47.	May 11 <sup>th</sup> Board	Forward a letter to Emcon Services and the Ministry of Transportation and Infrastructure requesting paving upgrades on the stretch of road between the District of Ucluelet and the Tofino/Ucluelet junction	Mike	Drafting

Issued: May 20, 2016



**Alberni-Clayoquot Regional District**  
**Board of Directors Meeting Schedule**  
**JUNE 2016**

DATE	MEETING	TIME & LOCATION	ATTENDEES
Monday, June 6 <sup>th</sup>	Drop In Welcome Reception - Emergency Coastal Response Exercise	7-10 pm Echo Centre	Directors, Staff, Participants, Volunteers
Tues. – Fri. June 7-10 <sup>th</sup>	Emergency Coastal Response Exercise	7:30 am–5:30 pm Emergency Operations Centre & Various Locations in the Alberni Valley	Staff, Volunteers, Participants
Wednesday, June 8 <sup>th</sup>	Board of Directors Meeting	1:30 pm - Regional District Board Room	Directors, Staff
	Hospital District Meeting	Immediately Following Above	Directors, Staff
	Mock Board of Directors Meeting - Emergency Coastal Response Exercise	Immediately Following Above	Directors, Staff
	Tour - the Emergency Coastal Response Exercise Facilities	3:30 pm	Directors, Staff
Wednesday, June 15 <sup>th</sup>	West Coast Committee Meeting	10:30 am - Ucluelet Community Centre	Committee, Staff
Monday, June 20 <sup>th</sup>	Reconciliation Workshop	Great Room – Tseshaht Admin. Building	Directors, Staff
Wednesday, June 22 <sup>nd</sup>	Tour of Alberni Valley Regional Airport	Time & Meeting Location TBA	Directors, Staff
	Board of Directors Meeting	1:30 pm – Harold Bishop Fire Hall, Sproat Lake	Directors, Staff

**SUMMARY OF REVENUE AND EXPENDITURES  
FOR PERIOD ENDING APRIL 30, 2016**

(PAGE 1)

	<b>2016 YEAR TO DATE ACTUAL</b>	<b>2016 ANNUAL BUDGET</b>	<b>PERCENTAGE OF BUDGET</b>
<b><u>REVENUE</u></b>			
Tax requisition	\$ -	\$ 4,733,752	0.00%
Parcel taxes	-	858,821	0.00%
Grants in lieu of taxes	24,022	30,500	78.76%
Services provided to other governments	35,593	78,954	45.08%
Sale of services	1,195,316	3,507,000	34.08%
Other revenue	20,212	483,600	4.18%
Grants from other sources	106,234	4,083,083	2.60%
Surplus (deficit) from prior years	1,929,885	1,935,065	99.73%
Committed surplus from prior year	2,016,588	2,016,589	100.00%
Transfers between services	833	651,021	0.13%
	<hr/>		
<b>SUBTOTAL</b>	<b>5,328,683</b>	<b>18,378,385</b>	<b>28.99%</b>
 <b><i>Transfers from Municipalities for</i></b>			
Municipal Finance Authority	\$ 491,888	\$ 911,739	53.95%
	<hr/>		
<b>TOTAL REVENUE</b>	<b>\$ 5,820,571</b>	<b>\$ 19,290,124</b>	<b>30.17%</b>
	<hr/>		

**SUMMARY OF REVENUE AND EXPENDITURES  
FOR PERIOD ENDING APRIL 30, 2016**

(PAGE 2)

EXPENDITURES	2016 YEAR TO DATE ACTUAL	2016 ANNUAL BUDGET	PERCENTAGE OF BUDGET
<b>All Members</b>			
E911 Telephone System	2,527	299,151	0.84%
General Government Services	351,458	1,236,000	28.44%
Alberni-Clayoquot Health Network	30,960	160,000	19.35%
Regional Parks	13,035	42,000	31.04%
Regional Planning	55,386	187,500	29.54%
<b>Electoral Area's</b>			
Building Inspection	54,819	249,000	22.02%
Electoral Area Administration	18,792	921,812	2.04%
Mgmt of Development - Rural Areas	80,869	372,000	21.74%
Vancouver Island Regional Library	112,772	450,090	25.06%
<b>Alberni Valley</b>			
Alberni Valley Emergency Planning	50,597	292,400	17.30%
Alberni Valley & Bamfield Waste Mgmt	439,362	2,658,374	16.53%
Alberni Valley Regional Airport	36,266	2,030,750	1.79%
Alberni Valley Regional Water - Proposed	5,525	44,000	12.56%
Custom Transit	116,956	555,000	21.07%
Sproat Lake Marine Patrol	4,904	36,500	13.44%
<b>West Coast</b>			
Long Beach Airport	88,297	2,327,280	3.79%
West Coast Emergency Planning	7,164	24,315	29.46%
West Coast Multiplex	634	20,000	3.17%
West Coast Waste Mgmt	238,593	896,000	26.63%
<b>City of Port Alberni</b>			
Port Alberni Arena	333	199,475	0.17%
<b>Bamfield</b>			
Bamfield Community Park	3,670	12,500	29.36%
Bamfield Volunteer Fire Dept	30,595	185,198	16.52%
Bamfield Water System	27,443	615,342	4.46%
<b>Beaufort</b>			
Mountain Ranch Rd Fire Protection	33	3,187	1.04%
<b>Long Beach</b>			
Millstream Water System	6,819	36,450	18.71%
Salmon Beach Garbage	5,521	26,971	20.47%
Salmon Beach Power Distribution	15,305	85,800	17.84%
Salmon Beach Recreation	3,962	39,632	10.00%
Salmon Beach Security	6,723	46,000	14.62%
Salmon Beach Sewage	22,992	94,000	24.46%
Salmon Beach Transportation	18,185	198,000	9.18%
Salmon Beach Water	3,977	28,500	13.95%
South Long Beach Bike Path	33	7,200	0.46%
South Long Beach Community Park	-	7,500	0.00%
South Long Beach Fire Protection	33	14,000	0.24%
South Long Beach Street Lighting	224	920	24.35%
<b>Sproat Lake</b>			
Sproat Lake Animal Control	241	3,100	7.77%
Sproat Lake Arena	33	28,159	0.12%
Sproat Lake Community Park	5,372	96,000	5.60%
Sproat Lake Noise Control	1,508	7,100	21.24%
Sproat Lake Volunteer Fire Department	73,204	381,400	19.19%
<b>Beaver Creek</b>			
Arvay Rd Street Lighting	351	1,420	24.72%
Beaver Creek Animal Control	278	3,000	9.27%
Beaver Creek Community Park	1,106	10,000	11.06%
Beaver Creek Arena	33	21,316	0.15%
Beaver Creek Noise Control	268	2,100	12.76%
Beaver Creek Volunteer Fire Department	56,459	272,261	20.74%
Beaver Creek Water System	221,914	1,139,277	19.48%
Granville Rd Fire Protection	33	1,967	1.68%
<b>Cherry Creek</b>			
Cherry Creek Animal Control	518	4,972	10.42%
Cherry Creek Arena	33	17,636	0.19%
Cherry Creek Noise Control	268	2,100	12.76%
Franklin River Rd Fire Protection	33	100	33.00%
Cherry Creek Community Park	167	20,000	0.84%
<b>Grants-in-Aid</b>			
Total Grants in Aid	19,679	423,842	4.64%
	2,236,262	16,838,597	13.28%
Transfers to Municipal Finance Authority on behalf of the Municipalities	491,888	911,739	53.95%
	<b>\$ 2,728,150</b>	<b>\$ 17,750,336</b>	<b>15.37%</b>

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT  
APRIL, 2016**

	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
BUILDING TYPE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family					1	98,000	1	478,332					2	576,332
Mobile Homes													0	0
Multi-Family													0	0
Adds&Rens							1	205,671					1	205,671
Commercial													0	0
Institutional													0	0
Industrial													0	0
Miscellenaous							2	2,000	2	51,000			4	53,000
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>98,000</b>	<b>4</b>	<b>686,003</b>	<b>2</b>	<b>51,000</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>835,003</b>

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT  
APRIL, 2016 TO DATE**

	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
BUILDING TYPE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	0	0	0	0	2	533,000	3	1,114,661	2	483,250	0	0	7	2,130,911
Mobile Homes	0	0	0	0	0	0	2	26,500	1	74,939	0	0	3	101,439
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adds&Rens	0	0	0	0	0	0	1	205,671	2	295,000	1	60,000	4	560,671
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellenaous	0	0	0	0	0	0	7	84,000	3	92,670	1	25,325	11	201,995
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>533,000</b>	<b>13</b>	<b>1,430,832</b>	<b>8</b>	<b>945,859</b>	<b>2</b>	<b>85,325</b>	<b>25</b>	<b>2,995,016</b>

	BAMFIELD	BEAUFORT/ BEAVER CREEK	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
<b>WOODSTOVE INSPECTIONS</b>				<b>2</b>		<b>2</b>	<b>13</b>

	YEAR TO DATE		TOTAL YEAR			YEAR TO DATE		TOTAL YEAR	
2015	22	2,047,279	89	8,577,170					
2014	31	2,329,985	73	7,121,200					
2013	22	2,067,123	81	8,208,948					
2012	26	1,895,500	92	9,011,700					
2011	43	3,403,853	120	9,221,498					
2010	49	5,951,800	149	21,524,170					
2009	26	2,546,153	123	11,302,380	1999	18	1,282,894	80	3,348,092
2008	43	4,431,477	147	22,682,130	1998	21	806,780	75	3,320,890
2007	34	2,303,241	163	15,007,877	1997	28	1,263,866	104	10,025,166
2006	44	3,854,390	161	15,909,705	1996	38	2,625,000	128	9,050,554
2005	38	5,223,675	138	12,962,379	1995	37	2,483,000	116	9,641,300
2004	43	4,945,370	133	11,036,854	1994	62	3,704,000	151	7,915,500
2003	16	2,384,680	97	6,925,356	1993	49	3,732,000	167	10,864,000
2002	20	572,656	76	2,986,134	1992	46	2,591,000	173	11,192,500
2001	25	1,930,402	89	5,790,126	1991	31	1,891,520	126	7,155,120
2000	24	1,299,537	88	4,095,339	1990	49	4,866,500	118	6,323,900

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**MEMORANDUM**

**To:** Board of Directors

**From:** Janice Hill, Environmental Services Coordinator

**Date:** May 20, 2016

**Subject:** Sproat Lake Marine Patrol – 2016 Season

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The Sproat Lake Marine Patrol is preparing for another successful season. The ACRD is fortunate to have two members that are returning from last year, Madison Redman and Elisabeth Hill. These two members of the team have prepared and updated the school presentation program for 2016. They are currently visiting local schools presenting their boating safety education program, the school program is a component of Transport Canada's grant award to fund this service. The early indication from the presentations completed is that the presentation is very engaging for the students and the teachers have been impressed with the updated program.

New members to the Patrol are Ross Johnson and Christa Overbury. The two new members have strong boating backgrounds and have shown excellent customer service in their past positions. The two new recruits are very enthusiastic to start working with the team.

The SLMP boat had been identified for replacement or extensive repair over the past two years and the capital funds have been set aside to do this. Originally the pontoons were going to be replaced and the cost of doing this was close to \$20,000. The boat would have still required some additional repairs beyond this capital expense. Last year staff were made aware of an opportunity to replace the boat with a used and well maintained option from the Alberni Valley Search and Rescue squad.

We are pleased to announce that we are the new owners of an awesome zodiac. The Alberni Valley Search and Rescue Squad were generous to offer us their boat for an **extremely** reasonable price. The new zodiac for the Marine Patrol will provide us with a larger vessel with seating for 4 and stable pontoons and a new trailer. We are able to re-use our old motor for this zodiac which will have some additional cost to install. This option is far less than the first option considered.

The Marine Patrol will start their work at the Sproat Lake Boat Launch on July 1<sup>st</sup> and continue until late August. We are hoping for great summer weather and no Dog Mountain Fire this year!

## CUVIC Conference

### Reconciliation, Innovation and Transformation through Engagement.

Sessions included panels discussing:

**Aboriginal Health.** Changes needed with Housing, Child Welfare, Cultural Safety and Humility. There is no compartmentalization in Aboriginal Health.

Question: What is it to all of you who pass by? What does Health look like to the soul of a nation?

**Child Welfare Practices.** First Nations in crisis with 50% of children in care – CHILD –WELLBEING. Child protection is a gateway to systems of poverty, jail, and homelessness, in harms way. Indigenous child welfare should have right to connect with the homelands to acquaint with rivers, land, people, food, health and culture.

Question: What are we doing as a society to help? (Not just Social Workers).

Social Child Care workers only require 8 weeks training and look after 8000 youth and 50% are FN. There is a disconnect between schools and social work. Teachers only have 2 days to train on residential schools and 60's education. Reconciliation should not be put on the children.

**HEALTHY LANDS 7 HEALTHY LIVING.** Video: Welcome to the Anthropocene.

Local land-based indigenous knowledge of the Anthropocene is looking backwards to move forwards to reconciliation. Education of being rather than knowing.

Transformation should come from engagement.

**JUSTICE and STANDING UP THE LAWS OF THE LAND.** Vancouver Foundation funded the Witness Blanket. Indigenous Law is simplistic in comparison to Canadian Western law. \*Notable is that Oral evidence is now submissible evidence (Changed Law by the Supreme Court). Indigenous law exists collected from Elders never left to need to return. Pilot program of the Indigenous Law Research Unit to work and support the Secwepemc FN to rebuild, revitalize and develop tools even after immense losses and damage. Question: How do people Secwepemc legal tradition manage, regulate and resolve disputes concerning land and resources and address government with laws?

One law passed unanimously by 17 bands that all agreed on Welfare Protection of Children. Circle of protection to evolve.

**GUARDIANSHIP PROGRAM.** Culturally Relevant Urban Wellness (CRUW)

Innovation and transformation in Aboriginal Child Welfare. Video: Creating Healthy Agents of Change (Vancouver Island Aboriginal Youth Programing). A youth advisory committee created a genuine partnership to mentor children in care.

Learning through Elders knowledge of the traditional ways, health, medicine, and foods at the UBC – Musqueam farm. They formed the youth advisory council for Mediation for Provincial Advisors for Justice for Child Protection for Meaningful Voices and [Complaint@VACFSS.com](mailto:Complaint@VACFSS.com).

**LANGUAGE AND CULTURE** grew with the land. The first lesson is to LISTEN.

Indigenous people were made invisible, made to look out of the norm.

Decolonization was a work of a lifetime. History is a story – Restoring is all our part.

It takes courage to look inward to challenge colonialism of language, culture and land protection.