



# Alberni-Clayoquot Regional District

Revised -  
Late Items

**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, OCTOBER 12, 2016, 1:30 pm**  
Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

## AGENDA

		<b>PAGE #</b>
<b>1.</b>	<b><u>CALL TO ORDER</u></b>	
	Recognition of Traditional Territories.	
<b>2.</b>	<b><u>WELCOME &amp; INTRODUCTIONS</u></b>	
	Welcoming Remarks – Toquaht Nation joins the Alberni-Clayoquot Regional District – October 1, 2016	
<b>3.</b>	<b><u>OATH OF OFFICE</u></b>	
	Kathleen Bradley, Justice of the Peace, Port Alberni Law Courts to conduct Oath of Office:	
	<ul style="list-style-type: none"> <li>• Director Kirsten Johnsen, Member of Council, Toquaht Nation</li> <li>• Alternate Director Noah Plonka, Member of Council, Toquaht Nation</li> </ul>	
<b>4.</b>	<b><u>APPROVAL OF AGENDA</u></b>	
	<i>(motion to approve, including late items required 2/3 majority vote)</i>	
	<b>Late Business:</b>	
	<b>14. (a) Director Cote - Letter of support for Rogers Mobility to proceed with proposed cell tower at Sproat Lake.</b>	
	<b>14. (b) Director Wyton – Tourism Vancouver Island – Destination Development Planning Event</b>	
	<b>11.1(b) Submissions regarding Temporary Use Permit # TUP16001</b>	
<b>5.</b>	<b><u>DECLARATIONS</u></b>	
	<i>(conflict of interest or gifts)</i>	
<b>6.</b>	<b><u>ADOPTION OF MINUTES</u></b>	
a.	<b>Board of Directors Meeting – September 14, 2016</b>	<b>9-17</b>
	<i>THAT the minutes of the Board of Directors meeting held on September 14, 2016 be adopted.</i>	
b.	<b>West Coast Committee Meeting – September 21, 2016</b>	<b>18-22</b>

*THAT the minutes of the West Coast Committee meeting held on September 21, 2016 be adopted.*

- c. **Fisheries Resource Committee Meeting – September 14, 2016** **23-29**

*THAT the minutes of the Fisheries Resource Committee meeting held on September 14, 2016 be adopted.*

- d. **Electoral Area Directors Meeting – October 5, 2016** **30-32**

*THAT the minutes of the Electoral Area Directors meeting held on October 5, 2016 be adopted.*

- e. **Alberni Valley & Bamfield Services Committee Meeting – October 5, 2016** **33-35**

*THAT the minutes of the Alberni Valley & Bamfield Service Committee meeting held on October 5, 2016 be adopted.*

**7. PETITIONS, DELEGATIONS & PRESENTATIONS (10 minute maximum)**

- a. **Ms. Rachelle McElroy, Executive Director, Coastal Invasive Species Committee regarding Invitation to Engage in Efficient Cooperative Management of Invasive Species on Vancouver Island.** **36-37**

- b. **Mr. Al Harley regarding Animal Herding Law**

- c. **Mr. Chris Bird, Long Beach Golf Club, regarding Long Beach Golf Club Tax Exemption.** **38-39**

**8. CORRESPONDENCE FOR ACTION**

- a. **REQUEST FOR PARTICIPATION** **40-46**  
Ministry of Community, Sport and Cultural Development, September 30, 2016 regarding the Climate Action Charter.

*(Board Direction Requested)*

**9. CORRESPONDENCE FOR INFORMATION**

- a. **ISLAND COASTAL ECONOMIC TRUST**  
Bursaries Available for Tuition and Travel Support for Economic Development Training and Education **47-48**  
Life on Mars: Wildlife Rescue and Rehab Centre Adds Tourism Element **49-51**  
Moving from Planning to Action: North Island Quick Start Projects Funded **52-54**

b.	<b>ENVIRONMENT AND CLIMATE CHANGE CANADA</b> Species at Risk Act	<b>55</b>
c.	<b>MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT</b> Ride Sourcing Consultation Summary Report	<b>56-70</b>
d.	<b>HUMAN TRAFFICKING/SEXUAL EXPLOITATION IN BC</b> Human trafficking/sexual exploitation, youth and child exploitation, youth porn use/addiction	<b>71-74</b>
e.	<b>BC ROAD BUILDERS &amp; HEAVY CONSTRUCTION ASSOCIATION</b> 2016 Strategic Work Plan	<b>75-85</b>
f.	<b>FISHERIES AND OCEANS BC</b> Proposal Presented by Trawl Representatives to the Groundfish Integrated Advisory Board	<b>86</b>
g.	<b>MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE</b> Nominations for New Stop of Interest Signs	<b>87-88</b>
h.	<b>YOUTH PARLIAMENT OF BRITISH COLUMBIA ALUMNI SOCIETY</b> British Columbia Youth Parliament, 88 <sup>th</sup> Parliament	<b>89</b>
i.	<b>CANADIAN UNION OF POSTAL WORKERS</b> Another Opportunity to Have Your Say in Canada Post Review	<b>90-92</b>
j.	<b>ISLAND HEALTH</b> Operating Permit for the Bamfield Water System	<b>93-96</b>
k.	<b>ALBERNI-CLAYOQUOT REGIONAL DISTRICT &amp; TOQUAHT NATION</b> Toquaht Nation Joins the Alberni-Clayoquot Regional District Board	<b>97</b>

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

**10. REQUEST FOR DECISIONS & BYLAWS**

a.	<b>REQUEST FOR DECISION</b> Finance Warrant No. 569	<b>98-129</b>
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*THAT the Board of Directors approves Finance Warrant Number 569 in the amount of \$1,440,666.15 dated September 30, 2016.*

b.	<b>REQUEST FOR DECISION</b> Alberni Valley Golf Club & Long Beach Recreation Cooperative Tax Exemption	<b>130-133</b>
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*THAT the Alberni Clayoquot Regional District Board of Directors instruct staff to prepare a 2017 property tax exemption bylaw including the Alberni Valley Golf Club and the Long Beach Recreation Cooperative for consideration by the Board.*

c.	<b>REQUEST FOR DECISION</b> Tofino-Ucluelet Airport Fees Bylaw Amendment	<b>134-138</b>
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- g. **REQUEST FOR DECISION** **153**  
Request for a West Coast Based Session and Funding to attend  
Parliamentary Standing Committee for the Federal Fisheries Act Review  
Consultation Process

*THAT the Board of Directors forward a letter to the Parliamentary Standing Committee for the Federal Fisheries Act Review requesting both a West Coast based session and funding for non-First Nation groups to attend the Fisheries Act Review Sessions.*

- h. **REQUEST FOR DECISION** **154**  
Province of BC – Importance of BC’s Fishing Industry

*THAT the Board of Directors forward a letter to the Minister of Agriculture reinforcing how important the Fishing Industry is to the Province of BC and requesting a Provincial representative be re-appointed to sit on the Alberni-Clayoquot Regional District’s Fisheries Resource Committee.*

- i. **REQUEST FOR DECISION** **155**  
Letter of Support – West Coast Aquatic Restoration Project Phase 1  
Model

*THAT the Board of Directors forward a letter of support to West Coast Aquatic regarding their Restoration Project Phase 1 model including the Barkley and Clayoquot.*

- j. **REQUEST FOR DECISION** **156**  
T’aaq-wiihak Fisheries

*THAT the Board of Directors forward a letter to the Department of Fisheries and Oceans asking why the T’aaq-wiihak Fisheries is being so heavily monitored and the enforcement tightened.*

- k. **REQUEST FOR DECISION** **157**  
Province of BC – Need for More Fisheries Habitat Restoration

*THAT the Board of Directors forward a letter to the Minister of Agriculture advising of the need for more fisheries habitat restoration and highlighting the Somass River Integrated Fish Habitat Restoration Overview by West Coast Aquatic.*

- l. **REQUEST FOR DECISION** **158-187**  
Island Corridor Foundation – Governance and Financial Review

*THAT the Board of Directors of the Alberni Clayoquot Regional District receive a report from Directors Banton and Cote regarding the meeting with ICF October 6*



- b. **TUP16001, GAIGA/HAWKINS, 6741 CYPRESS BLVD & Late Submissions – Helena & Care Haukas, John Adams**  
Temporary Use Permit Application – Memorandum and Permit

**206-209**  
**Late Items**

*THAT the Board of Directors issue temporary use permit TUP16001.*

## **11.2 ALL DIRECTORS**

- a. **MISC16014, HUPACASATH FIRST NATION, DOG MOUNTAIN SALVAGE** **210-214**  
Miscellaneous Referral – Request for Decision

*THAT the Alberni-Clayoquot Regional District Board of Directors provide support for the Hupacasath First Nations' plans to salvage damaged timber from Dog Mountain.*

- b. **UPDATED CROWN LAND REFERRAL PROCEDURES** **215-216**  
Request for Decision

*THAT the Board of Directors update the Crown land referral procedures to allow Area Directors the option to forward Crown land referrals to the Board of Directors, when the Director is of the opinion that it is in the best interest of the ACRD for the Board to review and provide a resolution.*

## **12. REPORTS**

### **12.1 STAFF REPORTS**

- a. Planning & Development Manager Report – October 6, 2016 **217**  
b. Financial Manager Report – October 3, 2016 **218-219**  
c. Staff Action Items Report – October 6, 2016 **220-226**

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

### **12.2 COMMITTEE REPORTS**

### **12.3 OTHER REPORTS**

- a. **Vancouver Island Regional Library**
- Letter **227**
  - Adopted 2017-2021 Financial Plan **228-283**
  - Budget Information **284-285**
  - News Release **286**
  - From the Board Table **287-293**

*THAT the Board of Directors receives this report.*

**13. UNFINISHED BUSINESS**

**14. LATE BUSINESS**

- a. **Request for letter of support for rogers to proceed with the proposed cell tower at Sproat Lake – P. Cote**
- b. **Approval of Travel Expenses – Director Wyton’s attendance – Tourism Vancouver Island, Destination Development Planning Session, Tofino, BC**

**15. QUESTION PERIOD**

**16. RECESS**

*Motion to recess the Regular Board of Directors Meeting in order to conduct the Regional Hospital District Meeting.*

**17. RECOVENE**

**18. IN CAMERA**

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

- i. *The acquisition, disposition or expropriation of land or improvement, if the Regional District considers that disclosure could reasonably be expected to harm the interests of the Regional District,*
- ii. *Litigation or potential litigation affecting the Regional District.*

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

**20. ADJOURN**

**Next Board of Directors Meeting: Wednesday, October 26, 2016, 1:30 pm  
Regional District Board Room**



**From:** "HNH" <hnh1944dn@shaw.ca>  
**Date:** October-09-16 2:25 PM  
**To:** <mirg@acrd.bc.ca>  
**Subject:** Temporary use permit re :TUP16001 6741 Cypress Blvd

*We would like to have our original letter dated Feb 15 2016 read again at the meeting on wednesday Oct. 12 , 2016 regarding Temporary use permit TUP 16001 , 6741 Cypress Blvd .*

*As mentioned in that letter we grow vegetables and fruit to sell at the farmers market. We also have a hayfield in the back.*

*Our concern is this : with fumes etc. coming from the DIESEL truck repair shop right next door , who would want to cut and feed their animals ? The hayfield is app. 4 acres and we have about 50 – 60 fruit trees .*

*We certainly hope that all the information given to you will be taken into consideration before any decision is made . We need more farmland in the valley not less .*

*Helena & Kare Haukas  
6767 Cypress Blvd  
P Alberni B C*

REGIONAL DISTRICT OF  
ALBERNI-CLAYOQUOT

H.A.

**HNH**

**From:** "HNH" <hnh1944dn@shaw.ca>  
**Date:** February-14-16 11:54 AM  
**To:** "Mike Ruttan" <mike\_ruttan@portalberni.ca>; "Jack McLeman" <jmcleman7428@gmail.com>; "Dianne St.

**Subject:** Letter of Concern, Complaint and Consideration - Violation at 6741 Cypress Blvd

To the Regional Board of Directors,

I am writing this letter regarding a commercial bus business and truck repair shop operating in our neighbourhood.

Off Road Diesel and Island Shuttle Buses are both located at 6741 Cypress Blvd, Port Alberni, BC. Both of these businesses operate in violation of the rural zoning, Cherry Creek Official Community Plan and the Agricultural Land Commission (ALC) regulations.

Besides the violation of the bylaws and regulations, our specific complaints include:

1. Strong diesel fumes from vehicles left idling for hours at a time; on October 7th, a dump truck was idling from 4:45 until 6:10 PM!
2. Traffic increase in the neighbourhood from the commercial operations including occasional roadway hold-ups due to equipment loading/off-loading .
3. Noise from vehicle acceleration as individuals come and go.
4. Our quality of life is deteriorating as we often have to stay indoors due to the fumes and noise!
5. Land value decrease; neighbours have been told that their property has been appraised less than last year due to the adjacent business operations.
6. Buses are parked onsite 24 hours/day, 7 days/week.

We have lived at 6767 Cypress Blvd for 53 years (Kare) and 15 years (Helena). We have had a small farm operation for 20 years. We produce vegetables and fruit for sale at the farmers market. We cherish our rural lifestyle and are devastated by the negative impact these businesses have created.

We feel as though our enjoyment of our lands should be considered when making a decision on the ALR application for non-farm use. Our rights as neighbourhood residents are no less important!

Sincerely,  
Kare and Helena Haukas

Late Item 11.1 (b)

Directed to: *MIKE IRB &*

The Board of Directors of the ACRD, and all concerned.

I would like to make you aware of issues that concern me about application <sup>TUP</sup> ~~A~~ 16001.

1. The building permit (shop) was issued for private use. Would a building suitable for commercial use, (employees and extensive hours), be of a different expectation?
2. The parking area was put in for a shop of a personal nature. Does it comply with the mandate for commercial use, e.g. containment of oil leaks, etc.
3. a) Is the septic, (although new), capable of supporting employees (3), household members, visitors?  
b) Is the shop isolated from the septic to insure the safety & integrity of the septic? (i.e. - distillates, oils, chemicals, diesel and gasoline can harm residential septic fields.)  
c) Hand cleaners, (especially grease removers), should be considered. Also large amounts of paper towelling & toilet paper being used and discarded.
4. Has the Cherry Creek Fire Department inspected the said building. Has the Chief, (Mr. Banton), ascertained information as to hazardous materials that will be or may be in use; Has the Chief, ( also a Cherry Creek Director), considered the safety of other neighbours and also the applicant and potential employees? Does the Cherry Creek Fire Dept. have the mandate to enforce fire code regulations?
5. Proximity to Coho fish stream. Fisheries and Oceans, (Federal Govt.), should be notified. Restrictions not only apply to farmers, but to residential and commercial enterprises. Having said that, all uses are determined differently. By allowing a variance – From Agricultural /Residential to Commercial – Heavy duty repairs – there may be different requirements.

Comments:

*RE: Application to ACRD for Development & Temporary Commercial Use Permit describing existing land use of properties adjacent to subject property.*

Application says:

North: ALR – No farm activity- residential.

Late Item 11.1 (b)

In fact Helena and Kare Haukas own the land adjacent to the North of subject property. I have personally cut their hay fields, collecting 300 bales per season. These fields are a creation of Kare Haukas & Helean Haukas' hard work. Helena still sells produce at the Farmer's Market, albeit, due to their advancing age the produce is limited. She also has a very productive apple orchard.

The decision by the ACRD – Agricultural Committee, was made from information in the application. They elected to forward the application as it was, to the ACRD board for approval. Approval was granted to forward the application to the ALC. Decisions have been made by the ACRD Agricultural Committee, ACRD Board of Directors, and ALC, based on the application which states – NO Farm Activity on property adjacent to the North.

*Note:*

*Helena Haukas sells at a Farmer's Market where two ACRD Agricultural Committee Representatives also sell. How did this application get this far without a correction?*

My opinion is as follows:

1. The process is flawed.
2. Correct information should be presented at the Agricultural Committee Level.
3. Fair Decisions can only be made with accurate information. The ACRD Agricultural Committee should make a decision to forward or stop application, based only on whole, factual information with respect to the Haukas family.

In conclusion, Helena & Kare Haukas have been denied a thank you or even an acknowledgment of their farming endeavours. They have lived, Kare, 53 years and Helena, 15 years, respectively on their property deemed to be residential, agricultural land. They have enhanced the farming community and residential community.

Why the ACRD Agricultural Committee or the ALC has supported any of this is beyond my comprehension. Residential homes, pig barns and farming are not allowed in industrial, service oriented zonings, likewise repair shops should NOT be allowed on residential, agricultural land. The word variance means, 'a deviation from the set of rules'. **It does not mean throw out the rules and do as you like.**

By issuing the permit AF16001, the Board of Directors will essentially be condoning the amended use and potential results of that use.

John Adams,  
5205 Batty Road,  
Port Alberni, BC  
*Owner of Lot 94, ACRD, 132 Acres, lived 25 years on property.*

*P.S. I have attached an excerpt of the Local Government Act Part 26 Section 921(11).  
Note: Length of time of permit.*

**LOCAL GOVERNMENT ACT — *Continued***  
**[RSBC 1996] CHAPTER 323**

**Part 26 — Planning and Land Use Management**

**Division 1 — General**

**Temporary commercial and industrial permits**

921

(11) The owner of land in respect of which a temporary commercial or industrial use permit has been issued has the right to put the land to the use described in the permit until

(a) the date that the permit expires, or

(b) 2 years after the permit was issued,

whichever occurs first.

**Wendy Thomson**

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**From:** Keith Wyton <wyton@shaw.ca> Late Item 14 (b)  
**Sent:** Saturday, October 08, 2016 10:15 AM  
**To:** Wendy Thomson  
**Cc:** Josie Osborne; Russell Dyson  
**Subject:** Late item for board meetingFwd: Tourism Vancouver Island - Destination Development RSVP  
**Attachments:** Destination Development Expression of Commitment .pdf; ATT00001.htm

Hi Wendy,  
Here is a late item:

A request to the board to cover my travel expenses to the destination tourism planning events in Tofino. No accommodations required.

This has been discussed with Josie and Russell.

See below

Regards,  
Keith

Sent from my iPad

Begin forwarded message:

**From:** Calum Matthews <[calum@tourismvi.ca](mailto:calum@tourismvi.ca)>  
**Date:** September 29, 2016 at 3:47:46 PM PDT  
**Subject:** **Tourism Vancouver Island - Destination Development RSVP**

Dear Partners in Tourism:

Further to the Destination Development Program Information Session which occurred on July 21st, we are now ready to begin hosting the planning sessions which will inform the creation of your South Central Island Destination Development Strategy.

The purpose of this first round of planning sessions is to help provide context to the tourism operating environment, identify and assess the tourism development issues and opportunities relevant to the South Central Island planning area and have a preliminary discussion on the tourism vision for the area. The content obtained in this session will provide much of the framework for the Destination Development Strategy for your destination, so your participation is critical.

In order to limit the travel for partners to attend this first round of planning, three (3) identical sessions are available to select from:

All meeting will be held from 9:00am – 4:30pm. Lunch and refreshments will be provided.		
<b>Tuesday, October 18, 2016</b>	<b>Wednesday, October 19, 2016</b>	<b>Thursday, October 20, 2016</b>

Tofino	Nanaimo	North Saanich
Long Beach Lodge Resort 1441 Pacific Rim Hwy, Tofino, BC V0R 2Z0	Coast Bastion Hotel 11 Bastion St, Nanaimo, BC V9R 6E4	Glen Meadows Golf & Country Club 1050 McTavish Rd, North Saanich, BC V8L 4W2

To RSVP for a planning session, simply click on the link below. If you do not have one already, you will be asked to create an Eventbrite account. However, this request will occur only once and you will be able to easily register for any upcoming sessions/events using this platform.

<https://www.eventbrite.com/e/south-central-island-destination-development-planning-session-registration-28013319593>

Please RSVP using the Eventbrite link by **October 14<sup>th</sup>**.

*RSVPs are limited to 1 per person. If you know of another tourism stakeholder who would be interested in attending this planning session, please forward the Eventbrite link so they can register.*

For more information on the Destination Development program, please visit [www.destinationbc.ca](http://www.destinationbc.ca). Otherwise, my contact information is below and I welcome your call.

If you have yet to return your Expression of Commitment document please do so at your nearest convenience. You can find the document attached to this email.

We look forward to having you join us at one of the planning sessions listed above and working with you in creating a Destination Development Strategy for the South Central Island!

Sincerely,

Calum

**Calum Matthews, BAsc, MA**  
***Community & Industry Specialist***  
Tourism Vancouver Island  
501-65 Front Street, Nanaimo, BC V9R 5H9  
Phone: 250.740.1224  
Cell: 250.739.3736

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Late Item 14 (b)

## DESTINATION DEVELOPMENT

### Expression of Commitment

Between Destination British Columbia, Tourism Vancouver Island

And Stakeholders in the South Central Island planning area

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Destination BC is offering destination development planning assistance to support the ongoing viability of BC's tourism sector. The Destination Development Program (Program) is a critical part of Destination BC's corporate strategy and will facilitate the collaboration of local, regional and provincial agencies, First Nations, destination marketing organizations (DMOs), tourism operators and other community interests to guide the long-term growth of tourism experiences and revenues.

The Program will provide strategic direction to the tourism industry to enhance the quality of the visitor experience by ensuring tourism services, amenities and practices are exceptional. This Program will address two fundamental needs of BC's tourism industry:

1. Increase tourism to BC's communities by improving their attractiveness as 'destinations' for visitors,
2. Align tourism development efforts of individual communities and regions with a provincial strategy to avoid duplication of effort, improve impact and increase the effectiveness of all investments in tourism.

The Destination Development program will result in a 10-year Strategic Destination Development Plan which will inform the creation of both a regional and provincial Destination Development Strategies.

Stakeholder participation is critical in ensuring program success. To ensure planning sessions are at a manageable size, it is requested that one individual is identified to represent your organization and/or business.

By way of signature on this Expression of Commitment, you are committing to collaborate with other tourism stakeholders in your planning area to provide guidance on the creation of a destination development strategy for the South Central Island planning area.

Late Item 14 (b)



Specific Commitments Required:

- Participation in two to three formal in person facilitator-led planning sessions over the next (up to) 12 months with fellow. The tentative schedule for the South Central Island planning process is the following:
  1. **Planning Session #2** - Three location/date options (tentative locations)
    - a) *October 18, 2016 – Pacific Rim*
    - b) *October 19, 2016 – Central Island*
    - c) *October 20, 2016 – Gulf Islands*
  2. **Planning Session #3** - Three location/date options (to be confirmed)
    - a) *December 6, 2016 – Pacific Rim*
    - b) *December 7, 2016 – Central Island*
    - c) *December 8, 2016 – Gulf Islands*
  3. **Planning Session #4** – Locations and logistics will depend on the number and locations of the stakeholders participating at this level of planning.  
*April, 2017*
- Come prepared to planning sessions by reviewing documentation as requested by your facilitator
- Be available to participate in surveys/polls sent by the program facilitator, between planning sessions, in order to collect required information that will provide context in planning.
- Participate in on-going discussions with fellow stakeholders when required to provide the facilitator additional context in the development of the destination development strategy.
- Assist as necessary to complete a tourism asset inventory

Destination British Columbia commits to providing the services of a facilitator for a period determined by Destination British Columbia to conduct each of the above-mentioned activities.

\_\_\_\_\_  
Destination British Columbia representative    Print Name    Date

\_\_\_\_\_  
Tourism Vancouver Island representative    Print Name    Date

\_\_\_\_\_  
Participant Signature    Print Name    Date

**Full Participant Contact Information:**

Name: \_\_\_\_\_

Business/Organization: \_\_\_\_\_

Title/Role: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_