



Alberni-Clayoquot Regional District

BOARD OF DIRECTORS MEETING

WEDNESDAY, SEPTEMBER 11, 2019, 1:30 pm

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

REVISED - AGENDA

PAGE #

1. **CALL TO ORDER**

Recognition of Territories.

2. **APPROVAL OF AGENDA**

(motion to approve, including late items required ALL VOTE 2/3 majority vote)

Late Items:

8 (b) Request for Decision – West Coast Multi Use Path – Funding – Revised resolution

9.2 (a) Correspondence regarding Zoning Text Amendment RT19009

3. **DECLARATIONS**

(conflict of interest or gifts exceeding \$250 in value as per section 106 of the Local Government Act)

4. **ADOPTION OF MINUTES**

(ALL VOTE/UNWEIGHTED)

a. **Board of Directors Meeting – August 28, 2019**

8-23

THAT the minutes of the Board of Directors meeting held on August 28, 2019 be adopted.

b. **Bamfield Water Committee Meeting – August 26, 2019**

24-25

THAT the minutes of the Bamfield Water Committee meeting held on August 26, 2019 be adopted.

c. **Committee-of-the-Whole Meeting – September 4, 2019**

26-27

THAT the minutes of the Committee-of-the-Whole meeting held on September 4, 2019 be adopted.

d. **AV & Bamfield Services Committee Meeting – September 4, 2019**

28-30

THAT the minutes of the AV & Bamfield Services Committee meeting held on September 4, 2019 be adopted.

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

- a. **Angie (Harris) Fernandes, Director, Wild Coast Canna regarding an overview of their cannabis-related project** **31-32**
- b. **Warren Arbuckle regarding Development Variance Application DVD19002, 9598 Lakeshore Road**
- c. **Ken Sanders, President, Alberni Golf Club regarding 2020 Property Tax Exemption Request** **33-34**

6. **CORRESPONDENCE FOR ACTION**

7. **CORRESPONDENCE FOR INFORMATION**

(ALL VOTE/UNWEIGHTED)

- a. **MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING** **35-36**
ICIP – Environmental Quality Program
- b. **PORT ALBERNI PORT AUTHORITY** **37-38**
Summary update of PAPA activities
- c. **DISTRICT OF SAANICH** **39-40**
UBCM Resolutions: Clean-up of Needles and Other Harm Reduction Paraphernalia
- d. **CITY OF PRINCE GEORGE** **41-42**
UBCM Resolutions: Proceeds of Crime; and Clean-up of Needles and Other Harm Reduction Paraphernalia
- e. **E-COMM** **43-50**
E-Comm Quarterly Newsletter

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

8. **REQUEST FOR DECISIONS & BYLAWS**

- a. **REQUEST FOR DECISION** **51-52**
UBCM – Community Resiliency Investment Program, FireSmart Community Funding Grant Application
(ALL VOTE/UNWEIGHTED)

THAT the Alberni Clayoquot Regional District Board of Directors apply for a grant through the Union of BC Municipalities – Community Resiliency Investment Program for FireSmart planning and activities that reduce the risk of wildfire in the Alberni Valley.

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to invite other partners to collaborate on a regional project for the Alberni Valley.

- b. **REQUEST FOR DECISION** **53-54**
West Coast Multi Use Path - Funding
(ALL VOTE/UNWEIGHTED)

~~THAT the Alberni Clayoquot Regional District Board of Directors apply for a \$200,000 grant from the Island Coastal Economic Trust to support the construction of the West Coast Multi Use Path.~~

THAT the ACRD Board of Directors direct staff to apply for a \$200,000 grant from the Island Coastal Economic Trust and to also apply for the necessary land tenure with the Province in order to support the construction of the West Coast Multi Use Path.

THAT the Alberni Clayoquot Regional District Board of Directors direct staff to bring funding shortfall options to the next Electoral Area Directors committee meeting, and to request funding for this project from the District of Ucluelet and the Yuułu?if?atḥ Government.

- c. **REQUEST FOR DECISION** **55-59**
Licence to Cut – Alberni Valley Regional Airport
(ALL VOTE/WEIGHTED)

THAT the Alberni Clayoquot Regional District Board of Directors enter into Occupant Licence to Cut L50594 and L50630 with the Ministry of Forests, Lands, and Natural Resource Operations and Rural Development in order to conduct tree clearing at the Alberni Valley Regional Airport for Obstacle Limitation Surface requirements.

- d. **REQUEST FOR DECISION** **60-122**
Waste Composition and Diversion in the Alberni Valley
(PARTICIPANTS/WEIGHTED)

THAT the ACRD Board of Directors receive the Alberni Valley Solid Waste Education Plan and Waste Composition Study for information.

THAT ACRD Board of Directors direct staff to investigate and report back on the feasibility of a clear bag program for the Alberni Valley and Bamfield.

- e. **REQUEST FOR DECISION** **123-125**
Somass Watershed Flood Mapping Project Stakeholder Committee Terms of Reference
(ALL VOTE/UNWEIGHTED)

THAT the Board of Directors approve the terms of reference as presented for the Somass Watershed Flood Mapping Project Stakeholder Committee.

- f. **REQUEST FOR DECISION**

Bylaw E1062, West Coast Transit Service Area Establishment, 2019
(ALL VOTE/UNWEIGHTED)

126-135

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw No. E1062, cited as West Coast Transit Service Area Establishment, 2019.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw No. E1062, cited as West Coast Transit Service Area Establishment, 2019.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw No. E1062, cited as West Coast Transit Service Area Establishment, 2019.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that the alternative approval process will be the method used to obtain the required electorate approval from the service area.

THAT the Alberni-Clayoquot Regional District confirm that participating area approval is to be obtained for the entire proposed service area.

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY
(ALL PARTICIPANTS/UNWEIGHTED)

- a. **DVD19002, SCOTT & ARBUCKLE, 9598 LAKESHORE RD (SPROAT LAKE)** **136-141**
Development Variance Permit Application – Report

THAT the Board of Directors consider issuing development variance permit DVD19002 subject to:

*Neighbouring properties being notified as per Local Government Act s.499;
and*

*Approval of a building setback relaxation from the Ministry of
Transportation.*

- b. **DVD19007, CERMAQ CANADA LTD, 11113 CENTRAL LAKE ROAD** **142-144**
(SPROAT LAKE)
Development Variance Permit Application – Memorandum and Permit

THAT the Board of Directors issue development variance permit DVD19007.

- c. **TUP19014, HUTCHISON, 10670 TILLY ROAD (SPROAT LAKE)** **145-147**

Temporary Use Permit Application – Memorandum and Permit

THAT the Board of Directors issue Temporary Use Permit TUP19014.

- d. **DVE19009, RYDING, PARCEL B MAPLE ROAD (BEAVER CREEK)** **148-158**
Development Variance Permit Application – Report

THAT the Board of Directors consider issuing development variance permit DVE19009, subject to:

Neighbouring properties being notified as per Local Government Act s.499;

Relaxation of the Ministry of Transportation building setback from a public right-of-way.

- e. **RE19006, KOBUS, 6455 LAMARQUE ROAD (BEAVER CREEK)** **159-169**
Rezoning Application – Report and Bylaw P1398

THAT Bylaw P1398, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.

THAT the public hearing for Bylaw P1398 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District.

THAT the Board of Directors confirm that adoption of Bylaw P1398 is subject to:

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

Meeting technical referral agency requirements.

9.2 ELECTORAL AREA DIRECTORS AND TOFINO
(ALL PARTICIPANTS/UNWEIGHTED)

- a. **RT19009, CANABIS REGULATION ZONING TEXT AMENDMENT** **170-178**
(ALL AREAS)
Report and Bylaw P1399
Late Item: Public Correspondence regarding RT19009

THAT Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1399 be read a first time.

THAT the public hearing for Bylaw P1399 be delegated to the Chairperson of the Regional District or the Chairperson of the Electoral Area Directors Committee.

THAT the Board of Directors confirm that adoption of Bylaw P1399 is subject to meeting technical referral agency requirements.

THAT the Board of Directors direct staff to incorporate the Bylaw P1399 zoning amendments into the draft Zoning Bylaw comprehensive update.

THAT the Board of Directors resolve that proposals for new cement-based cannabis facilities will be considered on a case-by-case basis by rezoning application and to include a specific cannabis production zone in the draft Zoning Bylaw comprehensive update.

THAT the Board of Directors direct staff to organize meetings of the area Advisory Planning Commissions to be held following first reading of the bylaw and prior to the public hearing.

10. REPORTS

10.1 STAFF REPORTS

(ALL VOTE/UNWEIGHTED)

- a. Meeting Schedule – October 2019
- b. Building Inspectors’ Report – August 2019

179
180

THAT the Board of Directors receive reports a-b.

10.2 COMMITTEE REPORTS

10.3 OTHER REPORTS

11. UNFINISHED BUSINESS

12. LATE BUSINESS

13. QUESTION PERIOD

14. RECESS

(ALL VOTE/UNWEIGHTED)

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

15. RECONVENE

16. IN CAMERA
(ALL VOTE/UNWEIGHTED)

Motion to close the meeting to the public as per the Community Charter, section:

- i. 90 (1)(j): information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;*
- ii. 90 (1)(k): negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the committee, could reasonably be expected to harm the interests of the regional district if they were held in public.*

17. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA

18. ADJOURN
(ALL VOTE/UNWEIGHTED)

Next Board of Directors Meeting: Wednesday, October 9, 2019, 1:30 pm.
Regional District Board Room