



Alberni-Clayoquot Regional District

BOARD OF DIRECTORS MEETING WEDNESDAY, SEPTEMBER 9, 2020, 1:30 pm

Due to COVID 19, the meeting will be held via Zoom Video Conferencing
Watch the meeting live at: <https://www.acrd.bc.ca/events/9-9-2020/>

The public are invited to attend the Zoom meeting by registering at:
https://portalberni.zoom.us/webinar/register/WN_B4bJ_k5oTTWi0vg7ceELVQ

AGENDA

	PAGE #
1. <u>CALL TO ORDER</u>	
Recognition of Territories.	
Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website.	
2. <u>APPROVAL OF AGENDA</u> <i>(motion to approve, including late items required ALL VOTE 2/3 majority vote)</i>	
3. <u>DECLARATIONS</u> <i>(conflict of interest or gifts exceeding \$250 in value as per section 106 of the Local Government Act)</i>	
4. <u>ADOPTION OF MINUTES</u> (ALL/UNWEIGHTED)	
a. Board of Directors Meeting – August 26, 2020	7-20
<i>THAT the minutes of the Board of Directors meeting held on August 26, 2020 be adopted.</i>	
5. <u>PETITIONS, DELEGATIONS & PRESENTATIONS (10 minute maximum)</u>	
a. Mr. Ken Sanders, President, Alberni Golf Club, regarding 2021 Property Tax Exemption Request	21-22
b. Ms. Samantha Charlton, BC Agriculture & Food Climate Action Initiative, regarding the ACRD's involvement with the development of the Vancouver Island Regional Strategies.	
c. Mr. Trevor Cootes, Huu-ay-aht First Nation & Ms. Shannon Janzen, Western Forest Products, regarding a tentative agreement between	

the above parties to transfer a portion of TFL 44 from Western Forest Products to the Huu-ay-aht First Nation.

6. CORRESPONDENCE FOR ACTION

7. CORRESPONDENCE FOR INFORMATION

(ALL/UNWEIGHTED)

- a. **ISLAND COASTAL ECONOMIC TRUST** **23-24**
Revitalizing Lantzville's Commercial Core Through Redevelopment

THAT the Board of Directors receive this item for information.

8. REQUEST FOR DECISIONS & BYLAWS

- a. **REQUEST FOR DECISION** **25-30**
Proposed Transfer of Tree Farm Licence 44
(ALL/UNWEIGHTED)

THAT the ACRD Board of Directors support the proposed transfer of Tree Farm Licence 44, providing Huumiis Ventures Limited Partnership a 51% ownership of Tree Farm Licence 44 Limited Partnership, and Western Forest Products Inc. a 49% ownership of Tree Farm Licence 44 Limited Partnership.

- b. **REQUEST FOR DECISION** **31-34**
Port Alberni Maker Space – Letter of Support
(ALL/UNWEIGHTED)

THAT the ACRD Board of Directors approve a letter of support for the Port Alberni Maker Space's grant application to the Project Based Labour Market Training Program under Work BC Employment Services for the interior upgrades for the leased area of the upstairs of 3rd Avenue Recycling Depot.

- c. **REQUEST FOR DECISION** **35-36**
Update on the Bamfield Free Tipping Fee Pilot Program
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors extend the Bamfield Tipping Free Pilot program until September 30, 2021.

- d. **REQUEST FOR DECISION** **37-40**
Bylaw R1029-3 Tipping fee for Commercial Mixed Recycling at the Alberni Valley Landfill
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020.

e. REQUEST FOR DECISION

41-42

Methods for holding ACRD Board & Committee Meetings during the COVID-19 Pandemic
(ALL/UNWEIGHTED)

THAT, despite Bylaw A1075, Alberni-Clayoquot Regional District (ACRD) Board of Directors Procedures Bylaw and the Terms of Reference for ACRD Committees, authorization be given to Board and Committee Chairs and Vice-Chairs to consult with the Corporate Officer to determine the method for holding Board and Committee meetings during the COVID-19 pandemic while adhering to public health order requirements and Minister Order 192 as follows:

- *Full Zoom Meetings, or;*
- *Hybrid meetings, or;*
- *In-person meetings.*

9. PLANNING MATTERS

**9.1 ELECTORAL AREA DIRECTORS ONLY
(PARTICIPANTS/UNWEIGHTED)**

a. RC19003, CLAYOQUOT WILDERNESS RESORT LTD, LOT 694, BEDWELL SOUND (LONG BEACH)

43-48

Rezoning Application – Memorandum and Bylaws P1394 and P1395

THAT Bylaw P1394, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be adopted.

THAT Bylaw P1395, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be adopted.

- b. **DVD20005, COULSON, 10067 COULSON PLACE (SPROAT LAKE)** **49-52**
Development Variance Permit Application – Memorandum and Permit

THAT the Board of Directors issue development variance permit DVD20005.

- c. **DVE20004, ZDEBIAK, 6572 HILLS ROAD (BEAVER CREEK)** **53-58**
Development Variance Permit Application – Report

THAT the Board of Directors consider issuing development variance permit DVE20004, subject to neighbouring properties being notified as per Local Government Act s.499.

9.2 ELECTORAL AREA DIRECTORS AND TOFINO
(PARTICIPANTS/UNWEIGHTED)

- a. **ZONING BYLAW REVIEW PROJECT UPDATE (ALL AREAS)** **59-61**
Memorandum

THAT the Board of Directors receive the Zoning Bylaw Review Project Update report.

9.3 ALL DIRECTORS
(PARTICIPANTS/UNWEIGHTED)

- a. **LETTER OF SUPPORT FOR SCHOOL DISTRICT 70 SCHOOL GARDEN PROGRAMS (ALL AREAS)** **62-64**
Memorandum

THAT the Board of Directors write a letter to School District 70 sharing information about the ACRD's agricultural initiatives and offering support and encouragement for the School District's involvement with school garden programs.

10. REPORTS

10.1 STAFF REPORTS
(ALL/UNWEIGHTED)

- a. **Meeting Schedule – October 2020** **65**
b. **Building Report – August 2020** **66**
c. **Emergency Operations Centre Update – verbal report**
– Heather Zenner

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

10.2 COMMITTEE REPORTS

10.3 MEMBER REPORTS
(ALL/UNWEIGHTED)

- a. 9-1-1 Corporation – J. McNabb
- b. Vancouver Island Regional Library – P. Cote
- c. Alberni Valley Chamber of Commerce – S. Minions
- d. Air Quality Council, Port Alberni – D. Bodnar
- e. West Coast Aquatic Board – J. Osborne
- f. Association of Vancouver Island & Coastal Communities – P. Cote
- g. Beaver Creek Water Advisory Committee – J. McNabb
- h. West Island Woodlands Advisory Group – J. McNabb
- i. Agricultural Development Committee – T. Shannon/P. Cote
- j. Other Reports

THAT the Board of Directors receives the Member Reports.

11. UNFINISHED BUSINESS

12. LATE BUSINESS

13. QUESTION PERIOD

Questions/Comments from the public participating in the Zoom meeting.

Questions/Comments from the Public, respecting an agenda item, can be emailed to the ACRD at responses@acrd.bc.ca and will be read out by the Corporate Officer at the meeting.

14. RECESS
(ALL/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/UNWEIGHTED)

*Motion to close the meeting to the public as per the Community Charter,
section(s):*

i. 90 (1) (g): litigation or potential litigation affecting the regional district.

17. REPORT OUT - RECOMMENDATIONS FROM IN-CAMERA

18. ADJOURN
(ALL/UNWEIGHTED)

Next Board of Directors Meeting: Wednesday, October 14, 2020
Regional District Board Room



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, AUGUST 26, 2020, 1:30 PM

Due to COVID-19 pandemic, meeting conducted via Zoom video/phone conferencing

DIRECTORS

PRESENT:

John Jack, Chairperson, Councillor, Huu-ay-aht First Nation
Josie Osborne, Vice-Chairperson, Mayor, District of Tofino
Bob Beckett, Director, Electoral Area "A" (Bamfield)
Sarah Rymer, Alternate Director, Electoral Area "B" (Beaufort)
Kel Roberts, Director, Electoral Area "C" (Long Beach)
Penny Cote, Director, Electoral Area "D" (Sproat Lake)
John McNabb, Director, Electoral Area "E" (Beaver Creek)
Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)
Sharie Minions, Mayor, City of Port Alberni
Debbie Haggard, Councillor, City of Port Alberni
Rachelle Cole, Councillor, District of Ucluelet
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government
Kirsten Johnsen, Member of Council, Toquaht Nation

REGRETS:

Tanya Shannon, Director, Electoral Area "B" (Beaufort)
Alan McCarthy, Member of Legislature, Yuułuʔiłʔatḥ Government

STAFF PRESENT:

Douglas Holmes, Chief Administrative Officer
Teri Fong, Chief Financial Officer
Alex Dyer, Acting General Manager of Planning and Development
Wendy Thomson, General Manager of Administrative Services
Heather Zenner, Protective Services Manager
Charlie Starratt, Regional Fire Services Manager
Jenny Brunn, Interim General Manager of Community Services
Janice Hill, Executive Assistant
Jodie Frank, Organics Diversion Coordinator

The meeting can be viewed on the Alberni-Clayoquot Regional District website at
<https://www.acrd.bc.ca/events/26-8-2020/>

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 throughout the Nuu-chah-nulth territories.

2. APPROVAL OF AGENDA

MOVED: Director McNabb

SECONDED: Director Cole

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

- *Section 9.1 (c) - Added Material, Correspondence (2 items) - TUP19018, BRAIDEN, 8467 BOTHWELL ROAD (SPROAT LAKE)*
- *Section 9.1 (d) – Added Material, Correspondence - TUP19020, CURTIS, 8279 DICKSON DRIVE (SPROAT LAKE)*

CARRIED

3. DECLARATIONS

Chairperson Jack declared a conflict of interest respecting agenda item 8. (b) Request for Decision: Proposed Transfer of Tree Farm License 44.

Director Cote and Director Bodnar declared a conflict of interest respecting agenda item 5. (d) Delegation - Helen MacPhail Sims, Sims Associates regarding Rezoning Application RD19010, Beauty Island.

Director Minions declared a conflict of interest respecting agenda item 9.1 (c) Temporary Use Permit Application, 8467 Bothwell Road.

4. ADOPTION OF MINUTES

a. Board of Directors Meeting – July 22, 2020

MOVED: Director Beckett

SECONDED: Director McNabb

THAT the minutes of the Board of Directors Meeting held on July 22, 2020 be adopted.

CARRIED

b. COVID-19 Community Recovery Team (CRT) Meeting – July 21, 2020

MOVED: Director Beckett

SECONDED: Director Johnsen

THAT the minutes of the CRT meeting held on July 21, 2020 be adopted.

CARRIED

c. Alberni Valley Regional Airport (AVRA) Advisory Committee Meeting – July 23, 2020

MOVED: Director Cote
SECONDED: Director McNabb

THAT the minutes of the AVRA Advisory Committee meeting held on July 23, 2020 be adopted.

CARRIED

d. Alberni Valley & Bamfield Services Committee Meeting – August 11, 2020

MOVED: Director McNabb
SECONDED: Director Cote

THAT the minutes of the Alberni Valley and Bamfield Services Committee meeting held on August 11, 2020 be adopted.

CARRIED

5. PETITIONS, DELEGATIONS & PRESENTATIONS

a. Sgt. Peter Dionne, Operations Support NCO, Port Alberni Detachment, RCMP regarding the Port Alberni RCMP Report for April – June 2020

Staff Sgt. Dionne provided an overview of the Port Alberni RCMP Detachment policing report. He introduced their new office Manager, Wendy Murphy.

b. Dan Buffett, CEO, Habitat Conservation Trust Foundation (HCTF) and Steve Kozuki, Executive Director, Forest Enhancement Society of BC (FESBC) regarding the economic, environmental and social benefits of HCTF and FESBC-funded projects.

The delegation provided an overview of their organizations and mandate. The Habitat Conservation Trust Foundation funds conservation projects and provides education about BC's freshwater fish and wildlife. Forest Enhancement Society of BC advances environmental and resource stewardship of BC's forests. They provided an overview of their projects and education programs.

c. Chris Donison, Executive Artistic Director, Music by the Sea, regarding update on activities.

The delegation provided an update on activities in 2019 and during the COVID-19 pandemic. They have been conducting concerts in Bamfield and Victoria without public present and livestreaming these concerts on their website. Mr. Donison thanked the Regional District for their continued support.

Director Cote and Director Bodnar left the meeting at 2:23 pm due to a conflict of interest respecting agenda item 5. d.

d. Helen MacPhail Sims, Sims Associates Land Surveying Ltd & Fern Road Consulting Ltd, regarding Rezoning Application RD19010, Beauty Island.

The delegation advised they are the agents for rezoning application RD19010 and provided ownership history of Beauty Island and an overview of their rezoning application. The purpose of this application to give individual ownership to the owners of Beauty Island. The delegation requested changes to the rezoning application as per their proposal. They further requested the ACRD Board of Directors rescind first reading of Bylaws P1405 and P1406 and the applicants work with staff and send the application back to the Advisory Planning Commission.

Directors Bodnar and Cote re-entered the meeting at 2:33 pm.

6. CORRESPONDENCE FOR ACTION

a. Correspondence August 20, 2020 from City of Port Alberni regarding establishing a bus route to East Vancouver Island

MOVED: Director Minions

SECONDED: Director Beckett

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors refer the request from the City of Port Alberni regarding exploring next steps in establishing a bus route to East Vancouver Island for consideration at the ACRD Board Strategic Planning Session in September 2020.

CARRIED

7. CORRESPONDENCE FOR INFORMATION

- a. ISLAND COASTAL ECONOMIC TRUST**
Arts & Tourism Projects to Receive Latest Small Capital Restart Funding
- b. ISLAND COASTAL ECONOMIC TRUST**
Powell River Receives Funding for Property Analysis and Attraction Campaign
- c. ISLAND COASTAL ECONOMIC TRUST**
Sechelt Downtown Improvements to Spur Economic Vitality
- d. CITY OF FORT ST JOHN**
BC Utilities Commission's decision on the approval of BC Hydro's application to amend the net metering service rate.
- e. SUNSHINE COAST REGIONAL DISTRICT**
Police Based Victim Services
- f. MINISTRY OF AGRICULTURE**
Consumers, producers to benefit from new oversight for BC meat inspection

MOVED: Director Beckett

SECONDED: Director Roberts

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

CARRIED

8. REQUEST FOR DECISIONS & BYLAWS

a. Request for Decision regarding ACRD Board and Committee Meetings & Public Participation during the COVID-19 Pandemic

MOVED: Director Cote

SECONDED: Director Johnsen

THAT in accordance with Ministerial Order M192, to protect the health and safety of staff, elected officials and the public and to adhere to the requirements of the Public Health Act, Alberni-Clayoquot Regional District (ACRD) Board and Committee meetings continue to be held via Zoom video conferencing during the COVID-19 pandemic; and

THAT in the interest of openness, accountability and transparency, ACRD Board and Committee meetings continue to be livestreamed on the ACRD Website and the public continue to be given an opportunity to present to the Board as a delegation or to submit input respecting an agenda item by emailing responses@acrd.bc.ca; and,

THAT Regional District staff be instructed to investigate using Zoom webinar or other electronic means for increased public participation in ACRD Zoom meetings and investigate options for in-person or hybrid ACRD Committee meetings.

CARRIED

The Chairperson left the meeting at 3:03 pm due to a conflict of interest with respect the agenda item 8. b.

Director Osborne assumed the Chair.

b. Request for Decision regarding Proposed Transfer of Tree Farm License 44

MOVED: Director Beckett

SECONDED: Director Johnsen

THAT the ACRD Board of Directors defer this until the September 9, 2020 Board of Directors meeting.

CARRIED

Director Jack re-entered the meeting at 3:08 pm and re-assumed the Chair.

c. Request for Decision regarding Emergency Medical Responder Medical Oversight for Bamfield Volunteer Fire Department - Iridia Medical Inc.

MOVED: Director Beckett

SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors enter into an agreement for the provision of Emergency Medical Responder Medical Direction to the Bamfield Volunteer Fire Department with Iridia Medical Inc.

CARRIED

d. Request for Decision regarding Fire Protection Services Agreement – Hupacasath First Nation and Sproat Lake Volunteer Fire Department

MOVED: Director Cote

SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors authorize the Chief Administrative Officer to enter into an interim Fire Protection Services Agreement, until December 31, 2020, with the Hupacasath First Nation, allowing the Sproat Lake Volunteer Fire Department to provide structural fire protection services to Kleekhoot Indian Reservation No. 2, with any long term changes to the agreement being brought back to the ACRD Board of Directors.

CARRIED

e. Request for Decision regarding Sproat Lake Volunteer Fire Department - Great Central Lake Dry Fire Hydrant Contract

MOVED: Director Cote

SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Board of Directors award the contract for the placement of the Sproat Lake Volunteer Fire Department - Great Central Lake Dry Fire Hydrant to Great Central Holdings Ltd. for the quoted price of \$1.00.

CARRIED

f. Request for Decision regarding AVRA – Lease renewal – Northern Lights Aviation Ltd.

MOVED: Director Cote

SECONDED: Director Rymer

THAT the ACRD Board of Directors renew the Northern Lights Aviation Ltd. lease at the Alberni Valley Regional Airport for a (3) three-year term commencing September 1st, 2020 and ending August 31st, 2023 at a rate of \$1613.00 per year plus applicable taxes and yearly BC CPI increases, with the option to renew for (2) two more (3) year terms.

CARRIED

g. Request for Decision regarding Amendment to Lease Lot # 16 Alberni Valley Regional Airport

*MOVED: Director Cote
SECONDED: Director Haggard*

THAT the ACRD Board of Directors approve entering into a (3) three-year lease agreement with SRM Restorations for lot # 16 at the Alberni Valley Regional Airport (AVRA) effective September 1st, 2020 to August 31st, 2023 at a rate of \$1529.78 per year plus applicable taxes and yearly BC CPI increases.

CARRIED

h. Request for Decision regarding City of Port Alberni Collection of 3-stream Waste Service

*MOVED: Director Cote
SECONDED: Director Roberts*

THAT the ACRD Board of Directors support Option 1 – City of Port Alberni Collection of the proposed 3-Stream (Recycling, Organics and Waste) Automated Waste Service.

CARRIED

i. Request for Decision regarding Bylaw R1033-1 Tipping fee for Mattresses at the West Coast Landfill

*MOVED: Director Cote
SECONDED: Director Roberts*

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw R1033-1, West Coast Landfill Tipping Fee and Regulation Amendment, 2020.

CARRIED

*MOVED: Director Osborne
SECONDED: Director Johnsen*

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw R1033-1, West Coast Landfill Tipping Fee and Regulation Amendment, 2020.

CARRIED

*MOVED: Director Osborne
SECONDED: Director Johnsen*

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw R1033, West Coast Landfill Tipping Fee and Regulation Amendment, 2020.

CARRIED

*MOVED: Director Osborne
SECONDED: Director Roberts*

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw R1033-1, West Coast Landfill Tipping Fee and Regulation Amendment, 2020.

CARRIED

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY

- a. DVD20005, COULSON, 10067 COULSON PLACE (SPROAT LAKE)**
Development Variance Permit Application – Report

*MOVED: Director Cote
SECONDED: Director McNabb*

THAT the Board of Directors consider issuing development variance permit DVD20005, subject to neighbouring properties being notified as per Local Government Act s.499.

CARRIED

- b. RD20004, RHODES/CARNIATO & COSS, LOT 3 CENTRAL LAKE ROAD (SPROAT LAKE)**
Rezoning Application – Report and Bylaws P1408 and P1409

*MOVED: Director Cote
SECONDED: Director Rymer*

THAT Bylaw P1408 Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be read a first time.

CARRIED

MOVED: Director Cote
SECONDED: Director Rymer

THAT Bylaw P1409 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.

CARRIED

MOVED: Director Cote
SECONDED: Director Rymer

THAT the public hearing for Bylaws P1408 and P1409 be delegated to the Director for Electoral Area 'D', the Alternate Director or the Chairperson of the Regional District.

CARRIED

MOVED: Director Cote
SECONDED: Director Rymer

THAT the Board of Directors confirm that adoption of Bylaws P1408 and P1409 is subject to:

The applicant agreeing to a covenant preventing future subdivision;

Confirmation of adequate water for one (1) house plus four (4) cottages;

Confirmation of suitable sites for sewage disposal; and

Meeting technical referral agency requirements.

CARRIED

Director Minions left the meeting at 3:40 pm due to a conflict of interest respecting agenda item 9.1 (c).

- c. TUP19018, BRAIDEN, 8467 BOTHWELL ROAD (SPROAT LAKE)**
Temporary Use Permit Application – Memorandum and Permit
Late Correspondence – Submissions received respecting TUP19018

MOVED: Director Cote
SECONDED: Director Rymer

THAT the Board of Directors issue Temporary Use Permit TUP19018.

CARRIED

Director Minions re-entered the meeting at 3:44 pm.

- d. TUP19020, CURTIS, 8279 DICKSON DRIVE (SPROAT LAKE)**

Temporary Use Permit Application – Memorandum and Permit
Late Correspondence – Submissions received respecting TUP19020

MOVED: Director Cote
SECONDED: Director Rymer

THAT the Board of Directors issue Temporary Use Permit TUP19020.

CARRIED

- e. RE20001, ANKER, 6261 LAMARQUE ROAD (BEAVER CREEK)**
Rezoning Application – Memorandum and Bylaw P1404

MOVED: Director McNabb
SECONDED: Director Rymer

THAT Bylaw P1404 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be adopted.

CARRIED

- f. RE20002, MCNAMARA & 0960271 BC LTD, 6755/6765 BEAVER CREEK ROAD (BEAVER CREEK)**
Rezoning Application – Memorandum and Bylaw P1407

MOVED: Director McNabb
SECONDED: Director Rymer

THAT Bylaw P1407 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be adopted.

CARRIED

9.2 ALL DIRECTORS

- a. MISC20006, TOQUAHT NATION, ADDITION TO SETTLEMENT LANDS (LONG BEACH)**
Miscellaneous Referral – Report

MOVED: Director McNabb
SECONDED: Director Osborne

THAT the Board of Directors direct staff to notify the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that the ACRD supports Toquaht Nation's fee simple disposition for Lot A, District Lot 2219, Clayoquot District, resulting in an Addition to Treaty Settlement Lands.

CARRIED

**b. MISC20007, TOQUAHT NATION, ADDITION TO SETTLEMENT LANDS
(LONG BEACH)**

Miscellaneous Referral – Report

MOVED: Director McNabb

SECONDED: Director Osborne

THAT the Board of Directors direct staff to notify the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that the ACRD supports Toquaht Nation's fee simple transfer for PIN 153030 & 152960 (Stopper Islands, Macoah Passage), resulting in an Addition to Treaty Settlement Lands.

CARRIED

c. ACRD AGRICULTURAL PLAN IMPLEMENTATION PROJECT (ALL AREAS)
Progress Report 2020

MOVED: Director Cote

SECONDED: Director Roberts

THAT the Board of Directors receive the report.

CARRIED

**d. JULY 30, 2020 PROVINCIAL NEWS RELEASE – ALC FEES, SOIL REMOVAL AND
PLACEMENT OF FILL IN THE ALR (ALL AREAS)**

Memorandum

MOVED: Director Rymer

SECONDED: Director McNabb

THAT the Board of Directors receive the memorandum.

CARRIED

10. REPORTS

10.1 STAFF REPORTS

- a. Meeting Schedule – September 2020
- b. Building Inspection Report – July 2020
- c. Emergency Operations Centre Update – verbal report – H. Zenner, Protective Services Manager
- d. 'Hole in the Wall' Visitor Attraction – D. Holmes, CAO
- e. Update on 3rd Ave Depot – B. Sauve, Environmental Services Coordinator
- f. Recycling App – verbal report – J. Brunn, Interim General Manager of Community Services
- g. West Coast Landfill – Financial Update and Fall Operating Hours – J. Brunn, Interim General Manager of Community Services

h. Board Strategic Priorities and Resolved Staff Actions – D. Holmes, CAO

MOVED: Director McNabb

SECONDED: Director Bodnar

THAT the Board of Directors receives the staff reports a-h.

CARRIED

10.2 COMMITTEE REPORTS

10.3 MEMBER REPORTS

a. 9-1-1 Corporation – J. McNabb

Director McNabb provided a brief update on the Corporation. They continue to examine different apportionment methods of the annual tax requisition allocation. Director McNabb encouraged Directors to review the documentation provided on this issue in the agenda package.

- **North Island 911 Apportionment Methods – Information Report**

b. Vancouver Island Regional Library – P. Cote

Director Cote reported that some of the larger libraries are starting to open up for walk through customers. The VIRL Board meets this Friday.

c. Alberni Valley Chamber of Commerce – S. Minions – No Report

d. Air Quality Council, Port Alberni – D. Bodnar – No Report

e. West Coast Aquatic Board – J. Osborne – No Report

f. Association of Vancouver Island & Coastal Communities – P. Cote

The AVICC Annual General Meeting will be held in conjunction with the UBCM Convention on September 22nd. Director encouraged Directors to register and attend. Port Alberni City Councillor, Cindy Solda is running again this year for the Executive. Director Cote was acclaimed first vice-president.

g. Beaver Creek Water Advisory Committee – J. McNabb – No Report

h. West Island Woodlands Advisory Group – J. McNabb – No Report

i. Agricultural Development Committee – T. Shannon/P. Cote – No Report

j. Other Reports

MOVED: Director Cote

SECONDED: Director McNabb

THAT the Board of Directors receive the Member Reports.

CARRIED

The Chairperson left the meeting at 4:32 pm.

The Vice-Chairperson Chairperson assumed the Chair.

11. UNFINISHED BUSINESS

12. LATE BUSINESS

13. QUESTION PERIOD

In order to provide the public with an opportunity to ask questions or provide input to the Board of Directors respecting a topic on the agenda, the Regional District set up an email address responses@acrd.bc.ca. The Corporate Officer reported there were no questions or comments received from the public with respect to the meeting today.

14. RECESS

(ALL/UNWEIGHTED)

MOVED: Director McNabb

SECONDED: Director Cole

THAT the meeting be recessed at 4:32 pm in order to conduct the Regional Hospital District Meeting.

15. RECONVENE

The meeting was re-convened at 4:38 pm.

16. IN-CAMERA

MOVED: Director McNabb

SECONDED: Director Roberts

THAT the meeting be closed to the public as per the Community Charter, sections:

- i. 90 (1) (a): personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district;*
- ii. 90 (1) (b): personal information about an identifiable individual who is being considered for a regional district award or honour, or who has offered to provide a gift to the regional district on condition of anonymity;*
- iii. 90 (1) (c): labour relations or other employee relations;*
- iv. 90 (1) (i): the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*

- v. 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;
- 21 (1) (a) (ii) of FOIPPA: the head of a public body must refuse to disclose to an applicant information, that would reveal, commercial, financial, labour relations, scientific or technical information of or about a third party;
- vi. 90 (2) (b): the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

The meeting was closed to the public at 4:39 pm.

The meeting was re-opened to the public at 5:26 pm.

17. REPORT OUT – RECOMMENDATIONS FROM IN-CAMERA

The following resolutions passed by the Alberni-Clayoquot Regional District Board of Directors at the in-camera portion of the meeting were reported out in open meeting:

The Alberni-Clayoquot Regional District Board of Directors will forward a letter to the family of the late Kay Gordon (Soup) Campbell in memory and honour of his volunteer service and commitment to the Alberni Valley community for over 60 years.

The ACRD Board of Directors approved a 5 year (October 1, 2020 – September 30, 2025) contract renewal to Berry and Vale Contracting Ltd. for the operation of the Alberni Valley Landfill at annual cost of \$898,868.13 plus CPI in future years 2-5.

18. ADJOURN

MOVED: Director McNabb

SECONDED: Director Roberts

THAT this meeting be adjourned at 5:26 pm.

CARRIED

Certified Correct:

John Jack,
Chairperson

Wendy Thomson,
General Manager of Administrative Services



Alberni Golf Club Ltd.

6449 Cherry Creek Road, Port Alberni, BC V9Y 8T3
Phone (250) 723-7111 Fax (250) 723-7010
www.albernigolf.com (email) albernigolf@shaw.ca

August 19th, 2020

Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, B.C.
V9Y 2E3

Dear Board Members,

It is time again for the Alberni Golf Club to request consideration from the Board of the Alberni-Clayoquot Regional District relative to granting a property tax exemption for the golf course under the provisions of the Local Government Act. The Alberni Golf Club has requested this tax exemption since learning of its existence 18 years ago, and we are extremely appreciative that the Board has recognized the merits in granting it, and has been supportive and granted it in all 18 years. We have been scheduled to make a presentation to the Board at the September 9th, 2020 Board Meeting, and appreciate the opportunity to attend and update the Board on our Club's activities, and answer any questions you might have.

The Alberni Golf Club operates as a non-profit limited company, governed by a volunteer board and executive, and is supported by many volunteers. We are in a very competitive industry and are operating on an extremely conservative and fiscally responsible budget. We have an aging membership, and this fact, coupled with ever-rising costs of operation, make long term survival of the Club a constant challenge. Our ongoing success and survival is dependent upon the efforts of conscientious staff and volunteers, as well as the continued support of our tax exemption request from this Board. The ongoing Covid Pandemic has made this year particularly challenging, as we were closed for a portion of the golf season, all functions had to be cancelled, and consequently, normal revenue streams have been compromised. At the same time, new protocols have increased costs of operation. Support from the Regional District is vital to our efforts to provide a quality venue which attracts contestants and tourists, raises money for local charities, provides the facility for our local school district to introduce the game of golf at no cost to all local children, and cultivates one of the best and most active junior programs in the province.

As we have done since the first year in this process, we will include in our budget a provision for the Cherry Creek Fire Department.

We request your support again this year. I look forward to seeing you at the Board Meeting, and should you have any questions, I would be pleased to address them.

Sincerely,

Ken Sander, President Alberni Golf Club

CHERRY CREEK WATERWORKS DISTRICT

5920-A Cherry Creek Rd, Port Alberni, BC V9Y 8R7 email: cwww@shaw.ca www.cherrycreekwater.com Phone: 250-723-2214

June 22, 2020

Alberni Golf Club Ltd.
6449 Cherry Creek Road
Port Alberni, BC V9Y 8T3

Received June 27/20

Attention: Ken Sander

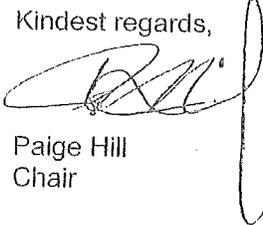
Dear Ken:

Re: 2021 Tax Exemption Support Letter.

The Cherry Creek Waterworks District Board of Trustees discussed your request for support in applying for an exemption from property taxes.

The Board of Trustees wish to lend their support to your request. The District is satisfied with the amount you contribute each year to Cherry Creek Volunteer Fire Department.

Kindest regards,



Paige Hill
Chair

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Forward

REVITALIZING LANTZVILLE'S COMMERCIAL CORE THROUGH REDEVELOPMENT

Streetscape Improvement Plan to boost economic and social vitality

COURTENAY, 3 September 2020 – The District of Lantzville is preparing to transform their Village Core through several development project works aimed at enhancing their commercial area with funding support from the Island Coastal Economic Trust's (ICET) Economic Infrastructure and Innovation Program.

The Streetscape Improvement Plan seeks to revitalize a priority section of Lantzville Road from Caillet to Dickinson Road. The Plan will strengthen the Village core through a series of small-scale beautification projects reflecting the District's new community branding, improving walkability and creating new public gathering spaces.

"This redevelopment plan will help create a more attractive, inviting and accessible corridor for residents and visitors, and serve as a catalyst for new commercial investment within the Village core," says ICET Board Chair Josie Osborne. "Supporting business attraction and growth are key priorities of the Downtown Revitalization funding stream, and this Lantzville project is well-aligned with these goals."

The Improvement Plan is the result of a community-engaged design and

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walkability experience for visitors and residents. Creating a pocket plaza in front of Municipal Hall, replete with seating pods and bevelled timber posts for interpretive content and wayfinding signage, will enhance the sense of community and create a more attractive and safe physical distancing location for socializing. Professionally designed structural elements, incorporating stone and timber, and naturalistic plantings evocative of local beaches, ridges and forests and historical use of the land will be used throughout to help preserve Lantzville's semi-rural character and lifestyle. Strengthening the linkages to the waterfront area will provide a draw for beachgoers to venture further and discover downtown.

"This project will go a long way towards helping build a renewed and thriving commercial core, both for residents and visitors," says Lantzville Mayor Mark Swain. "Not only do these works address safety and economic concerns, but they also encourage business expansion and investment, as well as community and environmental health."

ICET has contributed \$133,000 to the project's overall \$400,000 cost. The project is expected to get underway shortly.

###

[About the Island Coastal Economic Trust \(ICET\)](#)

Created and capitalized by the Province of BC in 2006, the Island Coastal Economic Trust (ICET) mission is to create a more diverse and globally competitive Island and Coastal economy. In partnership with local and regional governments, non-profits and indigenous communities, ICET serves nearly half a million residents. Funding and support for economic infrastructure and other economic diversification initiatives is delivered through a unique community centered decision-making process. Since inception, ICET has approved more than \$52 million in funding for over 200 initiatives. These investments have leveraged over \$270 million in new investment into the region creating more than 2500 construction phase jobs and 2650 long term permanent jobs.

For further information:

[Amanda Fortier](#), Communications Officer
Island Coastal Economic Trust
Tel. 250-871-7797



REQUEST FOR DECISION

To: ACRD Board of Directors

From: Heather Zenner, Protective Services Manager

Meeting Date: September 9, 2020

Subject: Proposed Transfer of Tree Farm Licence 44.

Recommendation:

THAT the ACRD Board of Directors support the proposed transfer of Tree Farm Licence 44, providing Huumiis Ventures Limited Partnership a 51% ownership of Tree Farm Licence 44 Limited Partnership, and Western Forest Products Inc. a 49% ownership of Tree Farm Licence 44 Limited Partnership.

Desired Outcome:

For the Alberni-Clayoquot Regional District (ACRD) Board of Directors to give consideration to the proposed transfer of Tree Farm Licence (TFL) 44.

Background:

In March 2019, Huumiis Ventures Limited Partnership (beneficially owned by Huu-ay-aht First Nations) and Western Forest Products Inc. (WFP) formed a new limited partnership, whereby Huumiis acquired a 7% interest in TFL 44 Limited Partnership (TFL 44 LP). In March 2020, Huumiis and WFP announced that Huumiis would acquire a majority ownership interest in TFL 44 LP (see attached News Release).

Under the provisions of the *Forest Act*, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNROD) have advised the ACRD of the upcoming TFL transfer decision by the Minister. The Minister considers the public interest in the transfer and can include consideration provided by First Nations, communities and local governments. Also included in the March 2020 announcement, but not part of the Minister's TFL transfer decision, was a 7% ownership interest in Alberni Pacific Division Sawmill (APD) for Huumiis. WFP and TFL 44 LP have also indicated that they will enter into a long-term fibre agreement to continue to supply WFP's BC coastal manufacturing operations.

FLNROD is consulting with First Nations on the upcoming decision, including consulting with the Huu-ay-aht First Nations. Huumiis and WFP are also reaching out to First Nations, public advisory groups, and contractors regarding the proposed TFL transfer. As part of the proposed TFL transfer any renewable contracts must be honored by the new licence holder.

The proposed TFL transfer is expected to be in front of the Minister this fall, subject to input received.

Discussion:

Staff are not aware of any reason that the transfer of TFL 44 should be opposed by the ACRD Board of Directors. The

Province is considering the input of many stakeholders and consideration to existing contracts and fiber supply for coastal mills has been addressed between both parties.

Time Requirements – Staff & Elected Officials:

Minimal staff time to send response to Province.

Submitted by: 

Heather Zenner, MA, RPF, Protective Services Manager

Approved by: 

Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



huu ay aht

ANCIENT SPIRIT, MODERN MIND



Western Forest Products Inc.
DEFINING A HIGHER STANDARD™

FOR IMMEDIATE RELEASE

Western Forest Products Inc. Announces Sale of Ownership Interests in TFL 44 LP and Alberni Pacific Division Sawmill to Huu-ay-aht First Nations

March 16, 2020 – Port Alberni, British Columbia – Western Forest Products Inc. (TSX: WEF) (“Western”) and Huumiis Ventures Limited Partnership (“Huumiis”), a limited partnership beneficially owned by Huu-ay-aht First Nations, (“Huu-ay-aht”), have reached an agreement whereby Huumiis will acquire a majority ownership interest in TFL 44 Limited Partnership and an ownership interest in a newly formed limited partnership that will own the Alberni Pacific Division Sawmill for total consideration of \$36.2 million (the “Transaction”). The key details of the Transaction are summarized below.

TFL 44 Limited Partnership (“TFL 44 LP”)

- TFL 44 LP holds certain assets in Port Alberni, British Columbia, including Tree Farm Licence 44 (“TFL 44”) and other associated assets and liabilities
- Huumiis will acquire an incremental 44% ownership interest in TFL 44 LP from Western for \$35.2 million
- On completion of the Transaction, Huumiis will own 51% of TFL 44 LP and Western will own 49% of TFL 44 LP
- Western may sell other area First Nations, including Huumiis, a further incremental ownership interest of up to 26% in TFL 44 LP, under certain conditions
- Western and TFL 44 LP will enter into a long-term fibre agreement to continue to supply Western's British Columbia coastal manufacturing operations, which have undergone significant capital investment over the past several years

Alberni Pacific Division Sawmill (“APD Sawmill”)

- Western will transfer its APD Sawmill into a newly formed limited partnership (“APD LP”) along with certain other assets and liabilities
- Huumiis will acquire a 7% ownership interest in APD LP from Western for \$1 million, and subject to further negotiations, Huumiis will have an option to purchase an incremental ownership interest in APD LP, which may include a majority interest

“This agreement is an example of how collaboration between First Nations and the private sector can contribute to reconciliation,” said Don Demens, Western’s President and Chief Executive Officer. “Western is committed to the long-term success of this partnership, and we look forward to continuing to work towards our shared goal of revitalization of a forest sector that benefits everyone in the Alberni Region.”

“This is an important step to gain more control over the ḥahuuḷi of the Huu-ay-aht Ḥawiiḥ (traditional territory of the Hereditary Chiefs),” explains Tayii Ḥawiiḥ Ḥiišiiḥ (Head Hereditary Chief Derek Peters). “Our sacred principles of ḥiisaak (utmost respect), ḥuuḥaḥuk (taking care of), and ḥiisuk ma ḥawak (everything is one), will guide us as we create more opportunities and wealth for our Nation in a way that protects our resources for present and future generations.”

“This is an historic announcement that is fundamentally about reconciliation and forestry revitalization,” said Chief Councillor Robert J. Dennis Sr. “This agreement will enable Huu-ay-aht to have more jurisdiction over our ḥahuuḷi (traditional territory), strengthen the long-term sustainability of the forest sector in the Alberni Region, provide strong environmental stewardship that aligns with Huu-ay-aht’s forestry guiding principles, and create more opportunities for First Nations, including our citizens.”

The completion of the Transaction is subject to satisfaction of customary closing conditions, financing, and certain third party consents, including approval by the British Columbia Provincial Government and the Huu-ay-aht First Nations People's Assembly. The Transaction is expected to close in the second quarter of 2020.

The agreement announced today builds on the Reconciliation Protocol Agreement between Huu-ay-aht and Western signed in March 2018 and the TFL 44 LP transaction completed in March 2019. It is a positive step towards the furtherance of Huu-ay-aht's and Western's framework for reconciliation and revitalization of the Alberni Region. The framework includes economic opportunities for increased participation of the other 13 area First Nations through increased engagement, tenure ownership, employment and business opportunities, sustained domestic manufacturing, increased training, effective marketing and value-added product innovation, and strong environmental stewardship – all in a manner consistent with the British Columbia *Declaration on the Rights of Indigenous Peoples Act*.

For further information, please contact:

Western Forest Products Inc.

Investor Inquiries:
Stephen Williams
Executive Vice President & Chief Financial Officer
(604) 648-4500

Media Inquiries:
Babita Khunkhun
Senior Director, Communications
(604) 648-4562

Huu-ay-aht First Nations

Amanda Munro
Munro Thompson Communications Inc.
(604) 360-3994

Backgrounder

Huu-ay-aht and Western have a successful track record of finding common ground to achieve reconciliation and forestry revitalization. This announcement continues the positive relationship that has grown, especially over the last three years. Certain milestones of the successful working relationship include:

Sale of Sarita Bay Log Sort

On May 17, 2017, the parties announced the sale and purchase of three properties, including Western's dry land sort in Sarita, British Columbia for a purchase price of \$3 million. The transaction also involved a long-term lease back of the dry land sort to Western, an agreement to harvest 200,000 cubic metres of timber from Huu-ay-aht lands, and an employment and training agreement. For Huu-ay-aht, the Sarita River is the "Heart of the People" and the properties involved in the agreement with Western completed the reunification of Huu-ay-aht-owned lands at Sarita Bay.

Signing of the Reconciliation Protocol Agreement

On March 20, 2018, the Huu-ay-aht and Western announced the signing of a Reconciliation Protocol Agreement which affirmed the parties' commitment to seek mutually-beneficial solutions to achieve their respective interests. The agreement marked an important milestone along the shared path to reconciliation and a joint vision for a safe, competitive and forward-looking forest sector. The agreement guided how Huu-ay-aht and Western would work collaboratively and explore opportunities to improve economic vibrancy while respecting the three sacred principles of the Huu-ay-aht people: hišuk ma čawak (everything is one); ʔuuʔałuk (taking care of); and ʔiisaak (utmost respect).

Further Work Together

On August 22, 2018, Western and the Huu-ay-aht jointly announced they were working together to explore potential alternative ownership structures in Huu-ay-aht's traditional territories. These discussions were pursuant to and consistent with the Reconciliation Protocol Agreement and reaffirmed the parties' desire to work together to bring benefits to the community, the entire Alberni Region and the forestry sector. The announcement also referenced a framework for reconciliation that includes exploring increased participation of area First Nations through tenure ownership, employment and business opportunities, sustained domestic manufacturing, increased training and jobs, effective marketing and value-added product innovation, and strong environmental stewardship.

Creation of TFL 44 LP

On December 14, 2018, the parties announced the creation of a newly formed limited partnership between Western and Huumiis, whereby Huumiis acquired a 7% interest in TFL 44 LP. The agreement established a three person Board of Directors, two Western representatives and one Huumiis, to oversee the harvesting operations within TFL 44 LP. Following customary closing conditions and receiving approval from the Huu-ay-aht's Peoples Assembly, the transaction was completed on March 29, 2019. The operations of TFL 44 LP have an Allowable Annual Cut ("AAC") of 782,482 cubic metres and cover an area of 137,330 hectares.

Engagement with First Nations

Huu-ay-aht, with the full support of Western, is committed to engagement with the other 13 area First Nations that have TFL 44 in their traditional territory, on an ongoing basis in accordance with traditional protocols.

About Huu-ay-aht First Nations and Huumiis Ventures Limited Partnership

Huu-ay-aht is an indigenous community located on the west coast of Vancouver Island in British Columbia. It is a part of the Nuu-chah-nulth Nation, formerly called the Nootka. Huu-ay-aht is a party to the Maa-nulth Final Agreement, a modern treaty that grants its five member-nations constitutionally-protected self-government as well as ownership, control and law-making authority over their lands and resources. Huumiis is a limited partnership formed under the laws of British Columbia that is beneficially-owned by the Huu-ay-aht. For more information, visit huuayaht.org.

About Western Forest Products Inc.

Western is an integrated forest products company building a margin-focused log and lumber business to compete successfully in global softwood markets. With operations and employees located primarily on the coast of British Columbia and Washington State, Western is a premier supplier of high-value, specialty forest products to worldwide markets. Western has a lumber capacity in excess of 1.1 billion board feet from eight sawmills and four remanufacturing facilities. The Company sources timber from its private lands, long-term licenses, First Nations arrangements, and market purchases. Western supplements its production through a wholesale program providing customers with a comprehensive range of specialty products.

Forward-Looking Statements and Information

This press release contains statements that may constitute forward-looking statements under the applicable securities laws. Readers are cautioned against placing undue reliance on forward-looking statements. All statements herein, other than statements of historical fact, may be forward-looking statements and can be identified by the use of words such as “may”, “explore”, “will”, “expect”, “assure” and similar references to future periods. Forward-looking statements in this news release include, but are not limited to, statements relating to the potential benefits from the Transaction, the framework for reconciliation and revitalization in the Alberni Region forest sector, the timing or anticipated closing of the Transaction and the selling of additional incremental interest in TFL 44 LP or APD LP in the future. Although such statements reflect Western management’s current reasonable beliefs, expectations and assumptions as to, amongst other things, the reconciliation and revitalization framework, future supply and demand of forest products, global and regional economic activity and the consistency of the regulatory framework within which the Company currently operates, there can be no assurance that forward-looking statements are accurate, and actual outcomes, results and performance may materially vary. Many factors could cause our actual results or performance to be materially different including: general economic conditions; relations with First Nations groups; changes in annual allowable cut; changes in laws, regulations or public policy affecting the forest industry; and other factors referenced under the “Risks and Uncertainties” section of Western’s Management’s Discussion and Analysis in Western’s 2019 Annual Report dated February 11, 2020, which is available on Western’s website at www.westernforest.com. The foregoing list is not exhaustive, as other factors could adversely affect Western’s actual results and performance. Forward-looking statements are based only on information currently available to Western and refer only as of the date hereof. Except as required by law, Western undertakes no obligation to update forward-looking statements.



REQUEST FOR DECISION

To: ACRD Board of Directors
From: Jenny Brunn, Interim GM of Community Services/
Alberni Valley And Bamfield Committee Meeting
Meeting Date: September 9, 2020
Subject: Port Alberni Maker Space – Letter of Support

Recommendation:

THAT ACRD Board of Directors approve a letter of support for the Port Alberni Maker Space's grant application to the Project Based Labour Market Training Program under Work BC Employment Services for the interior upgrades for the leased area of the upstairs of 3rd Avenue Recycling Depot.

Summary:

The attached report was presented at the Alberni Valley & Bamfield Committee meeting on September 2, 2020. After review and discussion, the AV&B Committee passed the above recommendation. If the resolution is passed, the attached letter of support will be provided to the Port Alberni Maker Space to submit with their grant application.

Submitted by:

Jenny Brunn, Interim GM of Community Services

Approved by:

Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



REQUEST FOR DECISION

To: Alberni Valley And Bamfield Committee Meeting
From: Jenny Brunn, Interim GM of Community Services
Meeting Date: September 2, 2020
Subject: Port Alberni Maker Space – Letter of Support

Recommendation:

THAT the Alberni Valley and Bamfield Committee recommend that the ACRD Board of Directors approve a letter of support for the Port Alberni Maker Space's grant application to the Project Based Labour Market Training Program under Work BC Employment Services for the interior upgrades for the leased area of the upstairs of 3rd Avenue Recycling Depot.

Background:

At the October 9th, 2019 meeting, the ACRD Board approved the leasing of the upstairs of 3rd Avenue Recycling Depot to the Alberni Valley Maker Space (AVMS). Staff have since executed a lease and they have begun planning the alterations, additions and upgrades necessary to have the space work for them. AVMS have recently engaged Literacy Alberni to offer expertise and support in overcoming the administrative and logistical challenges of getting the Maker Space established. Through this connection, they have identified a number of grant opportunities and local partnerships that will provide greater community benefit including employment skills training, education programming and entrepreneurship incubation.

The current space is primarily unfinished with framed in walls established for the majority of the space. It has an active sprinkler system and heat detection installed with no safety deficiencies. The space requires significant improvement as there are no washrooms or plumbing fixtures, minimal electrical wiring and no walls or doors to allow for dedicated areas for workshops. The proposed renovations will create both an accessible and a multi-stall bathroom, a complete electronics lab, fabrication lab, e-waste recycling room, woodworking CNC room, a client lounge area with kitchenette, multi-use classroom and education space, and offices for administrative and entrepreneurial use. In later phases of opening to the community, there are ideas to include plastics recycling for 3-D print use, and ongoing delivery of training and mentorship programs.

Currently the AVMS, in partnership with Literacy Alberni, is looking to submit a grant application to the Project Based Labour Market Training Program under Work BC Employment Services to complete the interior renovations to make a highly functional Maker Space in the leased area of the upstairs of 3rd Avenue Recycling Depot and is seeking a letter of support to submit with this application.

Time Requirements – Staff & Elected Officials:

Minimal staff time is required.

Financial:

There are no financial requirements from the ACRD for the upgrades or operation of the maker space. Any improvements completed will benefit the ACRD with a potential increase in value to the asset(3rd Ave Depot).



Submitted by:

Jenny Brunn, Interim GM of Community Services



Approved by:

Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



September 9, 2020

Michael Moore
Alberni Valley Maker Space

RE: Project Based Labour Market Training Program Grant Application

To Whom It May Concern,

The Alberni-Clayoquot Regional District (ACRD) is writing to confirm its support for the Alberni Valley Maker Space (AVMS) and Literacy Alberni application to the Project Based Labour Market Training Program under Work BC Employment Services to complete interior renovations in the leased area of the upstairs of 3rd Avenue Recycling Depot to make a highly functional Maker Space.

The Alberni Valley would greatly benefit from the proposed social and economic outcomes of the project including employment skills training, education programming and entrepreneurship incubation. We see this project supporting circular economy and resource recovery initiatives that are inline with the region's solid waste management goals that will create synergy with the current re-use and recycling activities that occur at the 3rd Avenue Recycling Depot. The ACRD has provided support to this project through the leasing of the 3rd Avenue space for a nominal amount (\$1.00 per year). The ACRD will continue to provide support where possible to help realize the potential of this project as a community resource.

In conclusion, the Alberni Valley Maker Space (AVMS) and Literacy Alberni application to the Project Based Labour Market Training Program under Work BC Employment Services represents an opportunity for social, economic and environmental benefits in the community and has the support of the ACRD.

Yours sincerely,

John Jack
Chairperson



REQUEST FOR DECISION

To: Board of Directors
From: Brenda Sauve, Environmental Services Coordinator/
Alberni Valley & Bamfield Committee
Meeting Date: September 9th, 2020
Subject: Update on the Bamfield Free Tipping Fee Pilot Program

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors extend the Bamfield Tipping Free Pilot program until September 30, 2021.

Background:

At the September 2, 2020 Alberni Valley & Bamfield Committee meeting, an update on the Bamfield Free Tipping Fee Pilot program was presented as attached. As stated in the report, as of August 18th, 2020 only 17 vouchers out of 1125 had been used at the Alberni Valley Landfill, with a total of 2.74 tonnes of waste brought in through the program. The committee noted that even though only 17 vouchers were utilized, 2.74 tonnes of waste is still a significant amount. Also, the impact of Covid-19 and residents not leaving Bamfield may have impacted the success of the program. After review, the Alberni Valley & Bamfield Services Committee recommended that the ACRD Board of Directors extend the Bamfield Free Tipping Fee Pilot program for one more year.

Time Requirements – Staff & Elected Officials:

Staff time will be required to issue new tipping fee vouchers for this year and communicate the extension of the program to the residents of Bamfield.

Financial:

The cost of vouchers, advertising and staff time to coordinate and communicate to the public.

Submitted by: 
Brenda Sauve, Environmental Services Coordinator

Reviewed by: 
Jenny Brunn, Interim General Manager of Community Services

Approved by: 
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



REPORT FOR INFORMATION

To: Alberni Valley and Bamfield Committee
From: Brenda Sauve, Environmental Services Coordinator
Meeting Date: September 2, 2020
Subject: Update on the Bamfield Free Tipping Fee Pilot Program

On May 8th, 2019 the Board of Directors approved a Pilot Program for Electoral Area "A" (Bamfield) to provide free landfill tipping fee vouchers to all households that could be used between October 1, 2019 to September 30, 2020. The objective was to reduce the costs to the ACRD to transport garbage by encouraging residents to bring their waste directly to the landfill and hopefully limit the amount of illegal dumping, backyard burning and dumping of big items at the transfer station.

In this pilot, each property received five (5) non-transferrable tipping fee vouchers, for one free vehicle load of waste per voucher, at the Alberni Valley Landfill.

- August 2019 – a Community poster was made and distributed throughout Bamfield to promote a meeting being held on August 12th, 2019 at 6:30pm at the Fire Hall to discuss Recycling in Bamfield and the Free Tipping Fee Pilot Program.
- September 2019 - Staff sent out the vouchers to each resident's mailing address with a letter indicating what the vouchers were for and how to use them.
- April 2020 – A reminder about the vouchers was issued in the April 2020 Bamfield Water Bill Newsletter.
- July 2020 – Another reminder was put into the July 2020 Bamfield Water Newsletter.

With the end of the pilot approaching, staff have reviewed how successful the program has been. As of August 18th, 2020 only 17 vouchers out of 1125 have been used at the Alberni Valley Landfill, with a total of 2.74 tonnes of waste brought in through the program. As this is a much lower participation than expected, it is not recommended that the program continue. The pilot ends on September 30st, 2020 and will not be renewed or extended.

Submitted by: 
Brenda Sauve, Environmental Services Coordinator

Submitted by: 
Jenny Brunn, Interim General Manager of Community Services

Approved by: 
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



REQUEST FOR DECISION

To: Board of Directors

From: Brenda Sauve, Environmental Services Coordinator/
Alberni Valley & Bamfield Committee

Meeting Date: September 9th, 2020

Subject: Bylaw R1029-3 Tipping fee for Commercial Mixed Recycling at the Alberni Valley Landfill

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020.

Background:

Bylaw R1029-3, Alberni Valley Tipping Fee and Regulation Amendment, 2020 was presented at the September 2, 2020 Alberni Valley & Bamfield Committee meeting, as attached. This amendment was proposed as many small businesses in the community do not produce enough recycling to make it feasible for them to enlist private recycling collection and they are not allowed to use the Recycle BC program which is currently limited to residential properties. After review, the Alberni Valley and Bamfield Committee recommended that the Alberni-Clayoquot Regional District Board of Directors approve adopting Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020 to include a rate for Commercial Mixed Recyclables at the Alberni Valley Landfill at \$200/tonne with a \$15 minimum charge.

Submitted by: 
 Brenda Sauve, Environmental Services Coordinator

Reviewed by: 
 Jenny Brunn, Interim General Manager of Community Services

Approved by: 
 Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



REQUEST FOR DECISION

To: Alberni Valley & Bamfield Committee
From: Brenda Sauve, Environmental Services Coordinator
Meeting Date: September 2, 2020
Subject: Bylaw R1029-3 Tipping fee for Commercial Mixed Recyclables at the Alberni Valley Landfill

Recommendation:

THAT the Alberni Valley and Bamfield Committee recommend that the Alberni-Clayoquot Regional District Board of Directors approve adopting Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020 to include a rate for Commercial Mixed Recyclables at the Alberni Valley Landfill at \$200/tonne with a \$15 minimum charge.

Background:

The Alberni Valley Landfill (AVLF) currently accepts commercial cardboard at a rate of \$200/tonne with a \$15 minimum charge. Since the commercial cardboard bins were added (date) a total of 58.88 tonnes of commercial cardboard has been diverted from the landfill. Since the commercial cardboard bins were added, staff have received many inquiries about diverting commercial mixed recycling at the AVLF. Many small businesses in the community do not produce enough recycling to make it feasible for them to enlist private recycling collection and they are not allowed to use the Recycle BC program which is currently limited to residential properties. In order to provide an alternative for these business and increase diversion of recycling from the landfill, staff are recommending amending Bylaw R1029-3 to add commercial mixed recyclables. The list of materials accepted through this program is attached.

Time Requirements – Staff & Elected Officials:

The proposed changes to Bylaw R1029-3, Alberni Valley Landfill Tipping Fee and Regulation Amendment, 2020 have already been prepared as an amendment and are attached. There will be some staff time involved in communicating these changes to the public. Advertisement on the internet and creation of a press release will be created if these changes are adopted.

Financial:

Waste Management has agreed to haul the bins at a rate of \$35.00 per collection. The proposed rate of \$200/tonne with a \$15 dollar minimum charge is expected to cover the costs for collection and processing.

Submitted by: 
 Brenda Sauve, Environmental Services Coordinator

Reviewed by: 
 Jenny Brunn, Interim General Manager of Community Services

Approved by: 
 Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

**Schedule A
Charges**

Solid Waste	Tipping Fee	Other Charges
Loads of 83 kg or greater	\$130.00 per tonne	\$12.00 minimum
Loads under 83 kg (each garbage bag or can)	\$3.00 each	\$6.00 minimum \$12.00 maximum
Recreational Vehicle	\$240.00 per tonne	\$300.00 minimum
Surcharge for loads containing Recyclable Materials or Controlled Waste	Double the standard tipping fee	
Surcharge for Unsecured loads	\$240.00 per tonne	
Weighing service		\$10.00 each occurrence

Recyclable Materials	Tipping Fee	Other Charges
Residential Corrugated Cardboard	No Charge	
Commercial Corrugated Cardboard	\$200.00 per tonne	\$15.00 minimum
Commercial Mixed Recycling	\$200.00 per tonne	\$15.00 minimum
Metal, including appliances	No Charge	
Gypsum	\$250.00 per tonne	\$10.00 minimum
Clean wood waste	\$120.00 per tonne	\$10.00 minimum
Stewardship Materials, including car batteries	No Charge	
Tires	\$170 per tonne	\$2.00 each tire minimum
Mattresses	\$20.00 each	
Residential Branches	\$5.00 per load	
Commercial Branches	\$120.00 per tonne	\$10.00 minimum
Grass and Leaves Material	No charge	

Controlled Waste	Tipping Fee	Other Charges
Construction/Demolition Waste	\$160.00 per tonne	\$15.00 minimum
Land clearing debris	\$120.00 per tonne	\$15.00 minimum
Pumpings from domestic septic tanks	\$160.00 per tonne	
Catch basin and manhole material	\$160.00 per tonne	\$150.00 minimum
Asbestos Containing Materials	\$500.00 per tonne	\$120.00 minimum
Fish, shrimp shells, and animal carcasses	\$200.00 per tonne	\$100.00 minimum
Medical Facility Waste	\$132.00 per tonne	
Loads containing fish feed totes	\$400.00 per tonne	\$120.00 minimum
Contaminated Soils:		
Provided that the Ministry of Environment has approved of disposal of the contaminated soil, without treatment, at the Alberni Landfill	\$50.00 per tonne	
Provided that the Ministry of Environment has approved of the treatment and disposal of the contaminated soil at the Alberni landfill	\$100.00 per tonne	Plus estimated out-of-pocket treatment costs



REQUEST FOR DECISION

To: ACRD Board of Directors

From: Wendy Thomson, General Manager of Administrative Services

Meeting Date: September 9, 2020

Subject: **Methods for holding ACRD Board & Committee Meetings during the COVID-19 Pandemic**

Recommendation:

THAT, despite Bylaw A1075, Alberni-Clayoquot Regional District (ACRD) Board of Directors Procedures Bylaw and the Terms of Reference for ACRD Committees, authorization be given to Board and Committee Chairs and Vice-Chairs to consult with the Corporate Officer to determine the method for holding Board and Committee meetings during the COVID-19 pandemic while adhering to public health order requirements and Minister Order 192 as follows:

- Full Zoom Meetings, or;
- Hybrid meetings, or;
- In-person meetings

Desired Outcome:

To provide options for holding Alberni-Clayoquot Regional District Board and Committee meetings during the COVID-19 pandemic while continuing to ensure the health, safety and wellbeing of the public, elected officials and staff .

Background:

The ACRD Board of Directors at their regular meeting held on August 26, 2020 resolved to continue holding Board and Committee meetings during the COVID-19 pandemic via Zoom Video Conferencing. Regional District staff were instructed to investigate additional options for public participation in ACRD meetings, such as Zoom Webinar, and options for holding in-person Committee meetings.

Public Participation – ACRD Board and Committee Meetings

All ACRD meetings are recorded and livestreamed on to the Regional District website. The public now have three options for participating in these meetings.

1. **Zoom Webinar** – The public can register on the ACRD website to participate in Board and Committee Zoom meetings. The public will not be video recorded and will be muted during the meeting. The public will have an opportunity to be unmuted by the Zoom meeting host to address the Board or Committee at the end of the meeting during question period.
2. **Email** – The public can email responses@acrd.bc.ca and provide input into an agenda item. Input received is read out by the Corporate Officer at the corresponding meeting.
3. **Delegations** – The public can sign up to appear as a delegation by Zoom and present to the Board or Committee.

Options for Committee Meetings

Regional District staff have investigated the following methods for holding ACRD Board and Committee meetings during the COVID-19 pandemic while adhering to public health order requirements and Minister Order 192:

Full Zoom Meeting – Board, staff, delegations, public all participate via Zoom videoconferencing.

Hybrid Meetings – One or two staff and Directors attend in person, remainder of Directors, public, delegations and staff attend via Zoom videoconferencing.

In-Person Meetings – Full in-person meetings, Directors, staff, delegations and public in attendance.

If the above resolution is passed by the ACRD Board of Directors, the Corporate Officer will work with the Chairs or Vice-Chairs to determine the best method for holding Committee meetings.

Electoral Area Directors Committee, September 15th, 10:00 am – Proposed method: Committee and one or two staff members will attend in person in the ACRD Board Room. The meeting will be livestreamed on the ACRD website. The public, delegations and other staff will participate via zoom.

West Coast Committee, October 7th at 10:00 am – Proposed method: Committee and one or two staff members will attend in person. The meeting will be recorded and placed on the ACRD website following the meeting (Tofino Dist. Office does not have livestreaming capabilities). The public, delegations and other staff will participate via Zoom.

Directors will still have the option to participate via Zoom if they cannot attend in person.

Time Requirements – Staff & Elected Officials:

Some staff time to investigate and arrange the method of ACRD meetings.

Financial:

Associated costs recovered through General Government Services.

Policy or Legislation:

ACRD Procedures Bylaw, ACRD Committee Terms of References and the *Local Government Act* applies.

Options Considered:

To continue holding all Board and Committee meetings via Zoom videoconferencing during the COVID-19 pandemic.



Submitted by: _____
Wendy Thomson, General Manager of Administrative Services
(Corporate Officer)



Approved by: _____
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

MEMORANDUM

TO: ACRD Board of Directors

FROM: Alex Dyer, MCIP, RPP, Planner

MEETING DATE: September 9, 2020

RE: RC19003 – Lot 694, Bedwell Sound (Clayoquot Wilderness Resort Ltd.)

Recommendation:

- 1) THAT Bylaw P1394, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be adopted.
 - 2) THAT Bylaw P1395, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be adopted.
-

Background:

Bylaws P1394 and P1395 were given second and third reading on December 11, 2019. Adoption of the rezoning bylaws were conditional on the property owners agreeing to enter into a restrictive covenant prohibiting any land clearing within 30 metres of Bedwell River, restricting any future commercial use of the property and limiting the number of staff housing units. The restrictive covenant has now been registered to the property title.

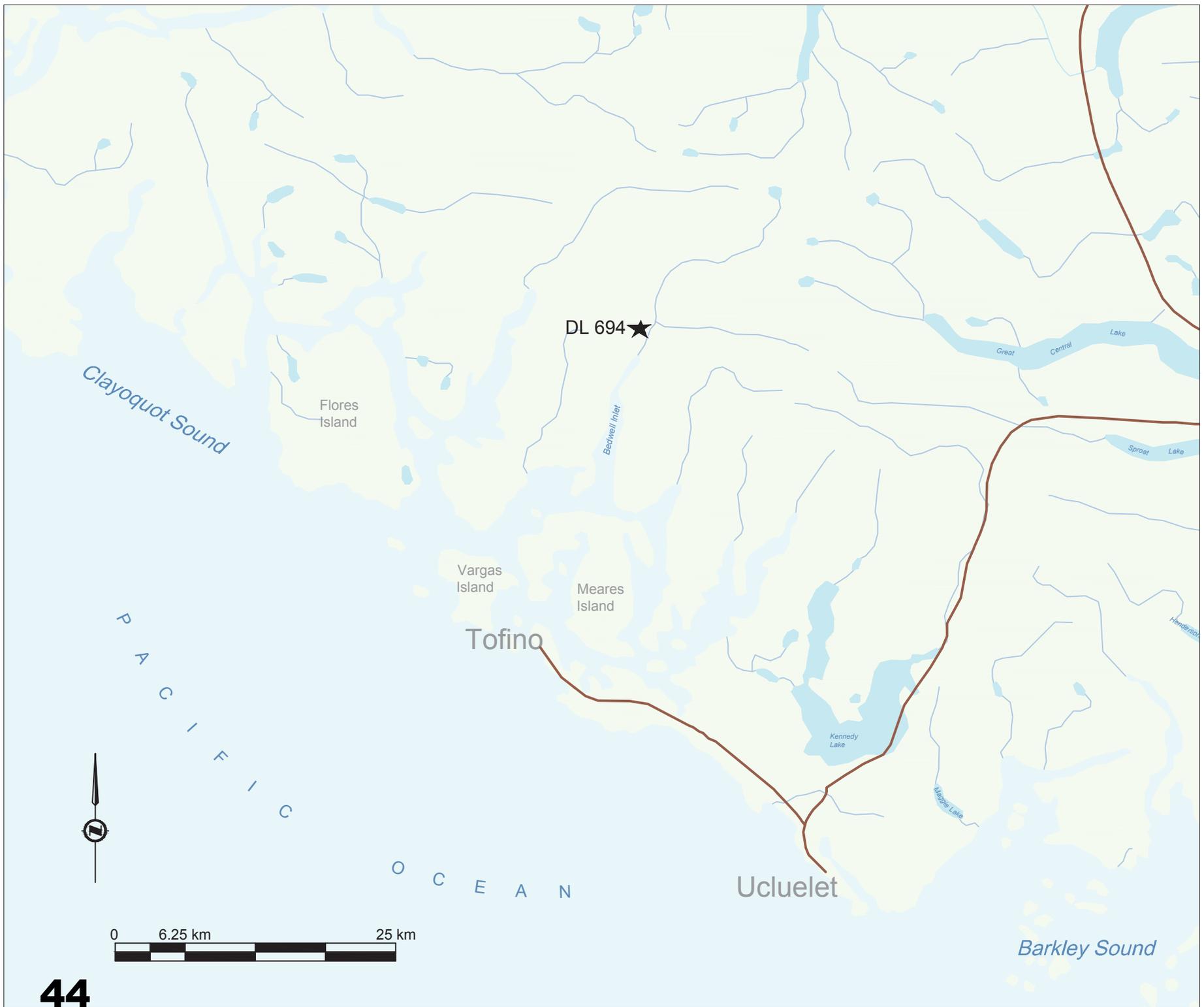
Other conditions of rezoning that were satisfied prior to the public hearing include support from the Ahousaht First Nations and the submission of a parking plan acceptable to the District of Tofino.

All conditions for the rezoning have now been satisfied and planning staff recommends that the bylaws be adopted.

Prepared by: 
Alex Dyer, MCIP, RPP, Planner

Approved by: 
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

RC19003



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1394

OFFICIAL ZONING TEXT AMENDMENT

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

1. TITLE
2. This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1394.
3. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:
 - a. Adding section “Seasonal Staff Accommodation (SA) District” and subsections to read as follows:

129C Seasonal Staff Accommodation (SA) District

This District provides for seasonal staff accommodation in isolated or remote locations with minimal facilities, intended to provide a supportive function to affiliated properties within the vicinity that are used primarily for commercial or industrial purposes.

129C.1 Definitions

In this zone:

“Seasonal Staff Accommodation” means a dwelling or dwelling unit providing for the accommodation of staff when used in conjunction with an associated commercial or industrial use on the same or nearby property or properties for a maximum of 150 days per year from May 1 to September 30 and not more than 30 days from October 1 to April 30.

“Site Area” means the part of a lot set aside or available for the exclusive use of the occupants of a seasonal staff accommodation and may be included in a strata lot.

129C.2 Uses Permitted

- (1) Seasonal staff accommodation.
- (2) Agricultural uses.
- (3) Accessory buildings and uses.

129C.3 Density

- (1) Subdivision (Lot and Strata Lot sizes)

A lot or strata lot created by subdivision within the SA Zone shall not have an area less than 2 hectares (4.94 acres).

The regional district has no plans to construct, install, operate or maintain sewer, sewage disposal, water supply, drainage or fire protection services for the benefit of lands within this zone.

- b. By amending Section 200, Schedule II – Bulk and Site Regulations, to include the following line item:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (Feet)			Maximum Height (feet)
				Front	Rear	Side	
SA	330	2 hectares	10%	50	30	15	-

- c. By amending Section 4.3, Interpretation, to include “SA” on the line which references “C districts”.
- d. By amending Section 5.1, Designation of Districts, to include “129C Seasonal Staff Accommodation (SA) District” in the Commercial Section.

4. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 9th day of October, 2019
 Public Hearing held this 4th day of December, 2019
 Read a second time this 11th day of December, 2019
 Read a third time this 11th day of December, 2019

Adopted this day of , 2020

Douglas Holmes, BBA, CPA, CA
 Chief Administrative Officer

Chair of the Regional Board

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1395

OFFICIAL ZONING ATLAS AMENDMENT NO. 717

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 as 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 text 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. P1395.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning LOT 694, CLAYOQUOT DISTRICT, CONTAINING 160 ACRES MORE OR LESS from Forest Reserve (A4) District to Seasonal Staff Accommodation (SA) 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 9th day of October, 2019
Public Hearing held this 4th day of December, 2019
Read a second time this 11th day of December, 2019
Read a third time this 11th day of December, 2019

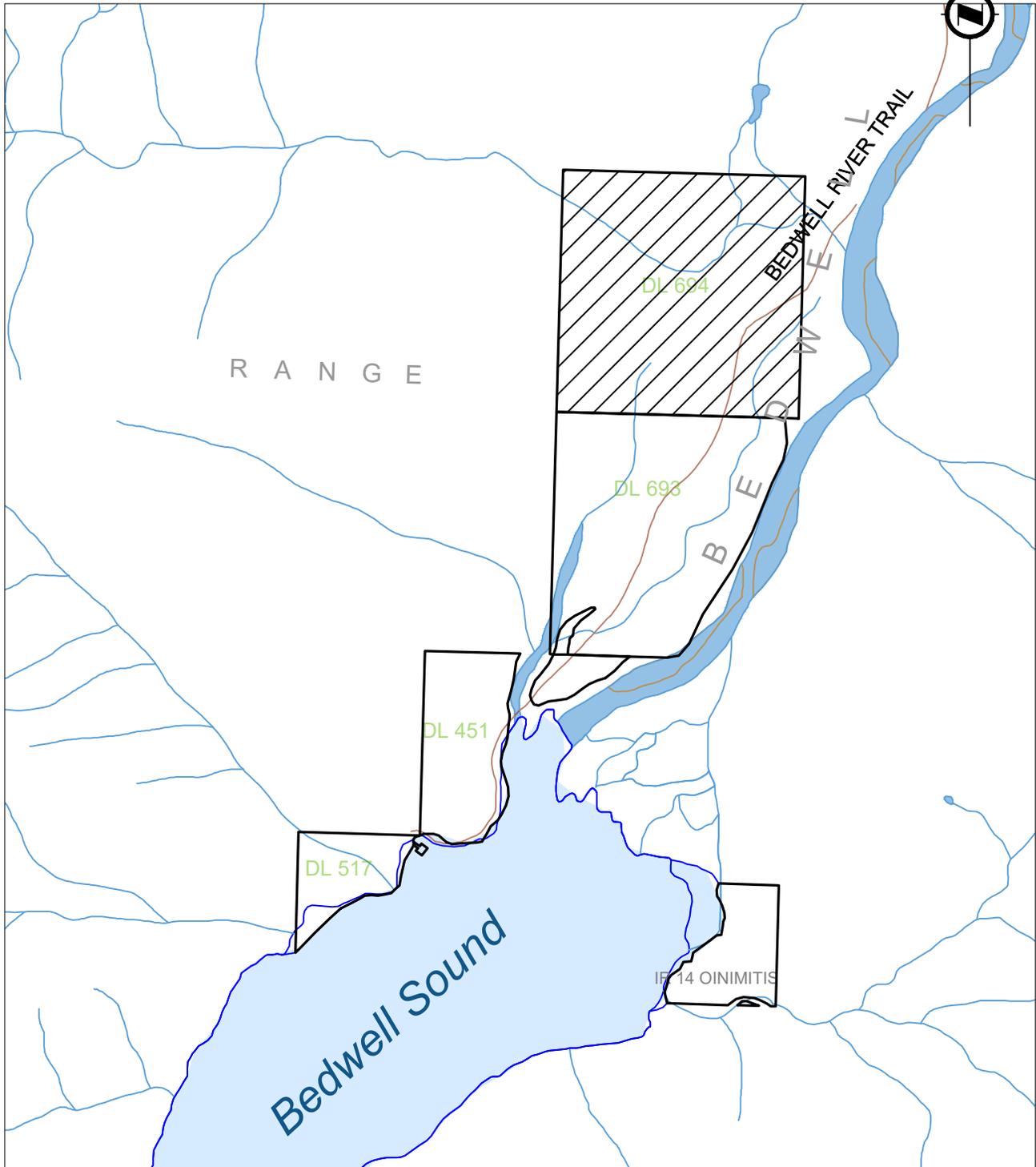
Adopted this day of , 2020

Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1395



Legal Description: LOT 694, CLAYOQUOT DISTRICT CONTAINING 160 ACRES MORE OR LESS



To be rezoned from Forest Reserve (A4) District to Seasonal Staff Accommodation (SA) District



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

MEMORANDUM

To: ACRD Board of Directors
From: Sarah Holden, Junior Planner
Meeting Date: September 9, 2020
Subject: DVD20005, Foster & Stephanie Coulson, 10067 Coulson Place

Recommendation: *THAT the Board of Directors issue development variance permit DVD20005.*

Summary: At the August 26, 2020 Board meeting, the Board of Directors considered development variance permit application DVD20005 for the property located at 10067 Coulson Place, legally described as STRATA LOT 1 SECTION 88 CLAYOQUOT DISTRICT STRATA PLAN EPS534 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

The Board resolved that this application proceed to the next stage of the variance process. This involved notifying all neighbouring property owners and residents within 100 meters of the property, which has been completed. No written correspondence has been received to date. If any objections or responses are received prior to the September 9, 2020 Board meeting, staff will inform the Board.

The development variance permit would reduce the required side yard setback in the RA1 zone from 4.57 m (15 ft.) to 1.52 m (5 ft.) for the eastern side yard setback to accommodate the construction of an addition and to maintain compliance of the existing garage.

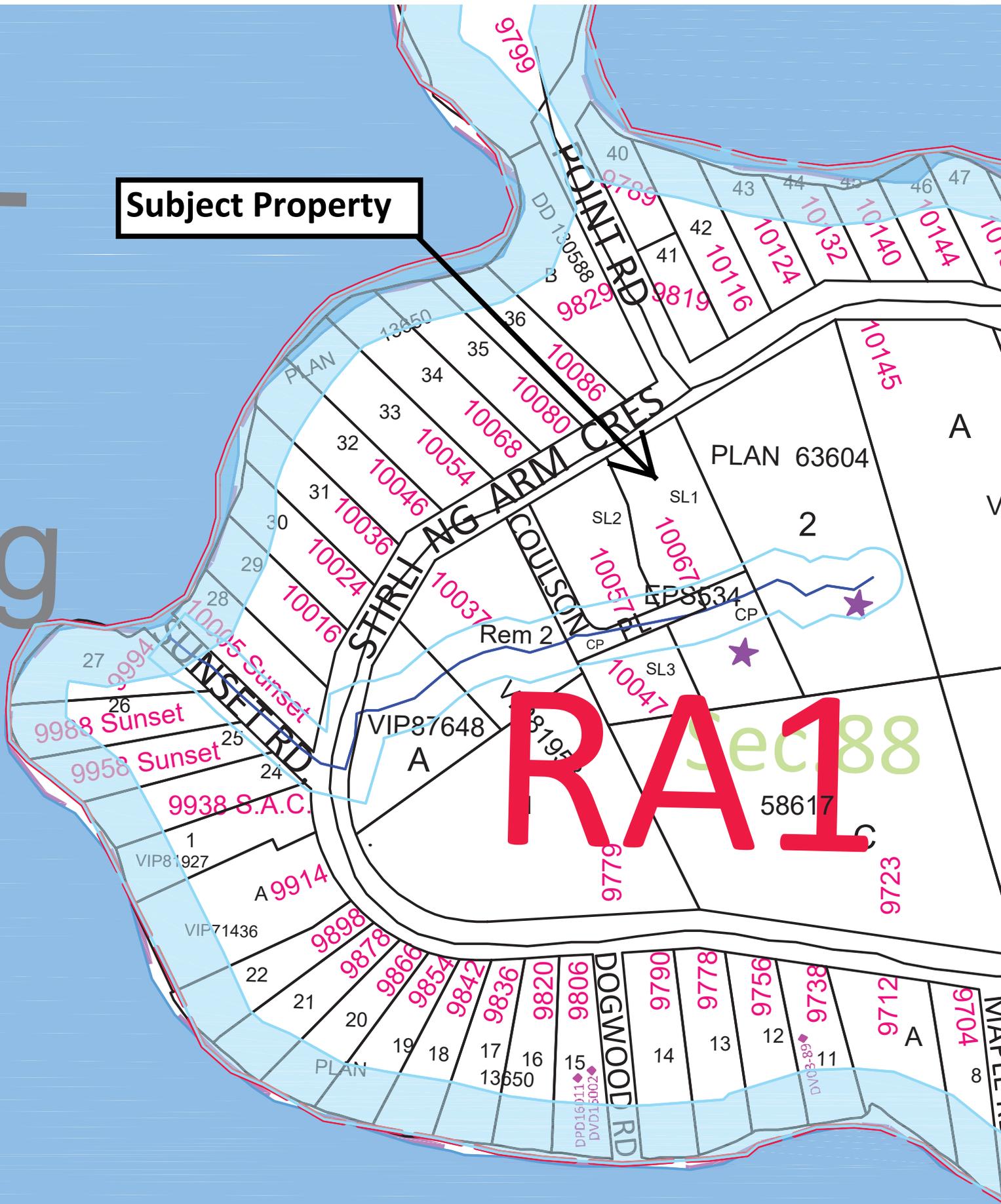
Submitted by: 
Sarah Holden, Junior Planner

Reviewed by: 
Alex Dyer, MCIP, RPP, Planner

Approved by: 
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

DVD20005

Subject Property



RA1



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

DEVELOPMENT VARIANCE PERMIT NO. DVD20005

Whereas, pursuant to Section 498 of the *Local Government Act*, a local government may by resolution, on application of a property owner, vary the provisions of a bylaw under Division 5 of Part 14 of the *Local Government Act*;

A Development Variance Permit is hereby issued to:

Name: Foster and Stephanie Coulson

Address: 10067 Coulson Place, Port Alberni

With respect to:

Legal Description: STRATA LOT 1 SECTION 88 CLAYOQUOT DISTRICT STRATA PLAN EPS534 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 028-743-784

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

- (i) Development variance of Schedule No. II of the ACRD Zoning Bylaw to reduce the required side yard setback from 4.57 m (15 ft) to 1.52 m (5 ft) of the eastern side yard, for the construction of an addition and to maintain compliance of the existing garage, as shown on Appendix A.

In accordance with the provision of Section 498 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot on , .

This permit was issued under the seal of the Regional District of Alberni-Clayoquot on , .

Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

Chair of the Board of Directors

DVD20005

SITE PLAN OF STRATA LOT 1, SECTION 88, CLAYOQUOT DISTRICT, STRATA PLAN EPS534, SHOWING PROPOSED ADDITION (FOR BUILDING PERMIT APPLICATION)

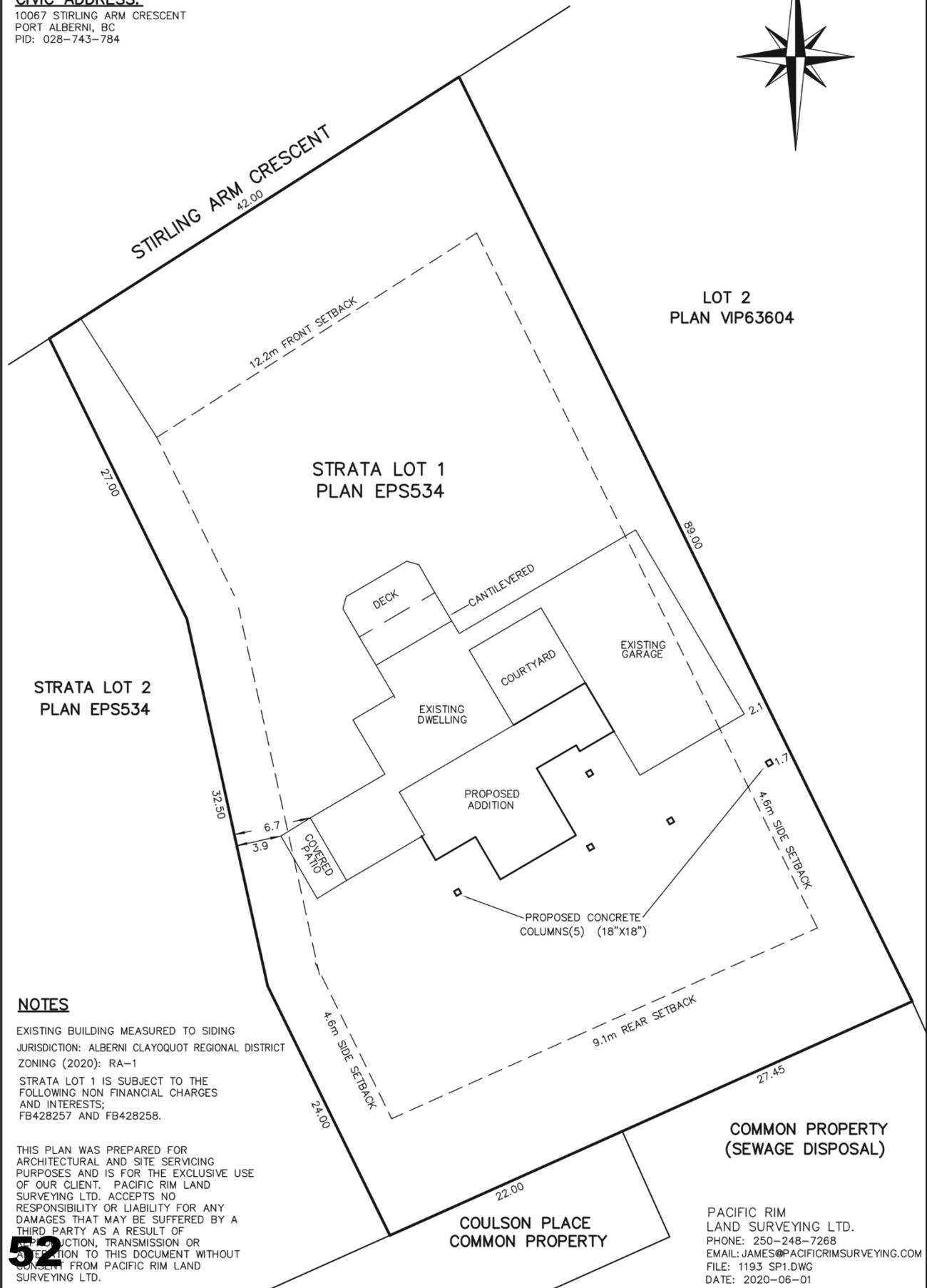
Appendix 'A'

SCALE 1:300

THE INTENDED PLOT SIZE IS 11" X 17" (B SIZE)
DIMENSIONS ARE SHOWN IN METRES
AND ARE DERIVED FROM STRATA PLAN EPS534.

CIVIC ADDRESS:

10067 STIRLING ARM CRESCENT
PORT ALBERNI, BC
PID: 028-743-784



STRATA LOT 2
PLAN EPS534

STRATA LOT 1
PLAN EPS534

LOT 2
PLAN VIP63604

NOTES

EXISTING BUILDING MEASURED TO SIDING
JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT
ZONING (2020): RA-1

STRATA LOT 1 IS SUBJECT TO THE
FOLLOWING NON FINANCIAL CHARGES
AND INTERESTS;
FB428257 AND FB428258.

THIS PLAN WAS PREPARED FOR
ARCHITECTURAL AND SITE SERVICING
PURPOSES AND IS FOR THE EXCLUSIVE USE
OF OUR CLIENT. PACIFIC RIM LAND
SURVEYING LTD. ACCEPTS NO
RESPONSIBILITY OR LIABILITY FOR ANY
DAMAGES THAT MAY BE SUFFERED BY A
THIRD PARTY AS A RESULT OF
THIS PLAN. NO GUARANTEE IS MADE
IN CONNECTION WITH THIS DOCUMENT WITHOUT
CONSENT FROM PACIFIC RIM LAND
SURVEYING LTD.

COMMON PROPERTY
(SEWAGE DISPOSAL)

COULSON PLACE
COMMON PROPERTY

PACIFIC RIM
LAND SURVEYING LTD.
PHONE: 250-248-7268
EMAIL: JAMES@PACIFICRIMSURVEYING.COM
FILE: 1193 SP1.DWG
DATE: 2020-06-01



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

Development Variance Application

MEETING DATE: September 9, 2020

ACRD FILE NO.: DVE20004

APPLICANT: Faye & Maurice Zdebiak

LEGAL

DESCRIPTION: LOT A DISTRICT LOT 40 ALBERNI DISTRICT PLAN EPP79583

LOCATION: 6572 Hills Road (PID 030-558-123)

ELECTORAL AREA: "E" Beaver Creek

APPLICANT'S INTENTION: The applicant has applied for a development variance permit to reduce the required rear lot line setback from 15 feet (4.57 meters) to 6 feet (1.83 meters) for a property zoned Small Holdings (A1) District in order to construct a +/- 840 square foot accessory building.

Recommendation:

THAT the Board of Directors consider issuing development variance permit DVE20004, subject to neighbouring properties being notified as per Local Government Act s.499.

Development Variance DVE20004:

- i. Development variance of Section 6.5(2)(C)(ii) – Supplementary Regulations of the ACRD Zoning Bylaw to reduce the required rear lot line setback for a property zoned Small Holdings (A1) District from 15 feet (4.57 meters) to 6 feet (1.83 meters).

Procedure: Prior to the issuance of a development variance permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify 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 approximately 0.219 ha (0.541 ac) property is relatively level and has been cleared of trees. The lot includes a single family dwelling, woodshed, and storage shed. Similarly zoned properties bound the property to the south, east, west, and across Hills Road

DVE20004

to the north.

ii. **Services**

- a. **Sewage Disposal:** On-site septic system.
- b. **Water Supply:** Beaver Creek Water Service Area.
- c. **Fire Protection:** Beaver Creek Volunteer Fire Department.
- d. **Access:** Access to the property is from Hills Road.

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 (OCP) designates the property "Residential Use". This designation ensures that the principal use in this area is residential.

The proposal complies with the policies and objectives of the Beaver Creek OCP.

- c. **Zoning:** The property is zoned Small Holdings (A1) District which permits rural residential, agricultural, and accessory uses.

	Actual	Proposed
Minimum Setback for Accessory Buildings		
Front lot line	50 feet	-
Rear lot line	15 feet	6 feet
Side lot line	15 feet	-

The applicant is applying for a Development Variance Permit to reduce the required rear lot line setback from 15 feet (4.57 meters) to 6 feet (1.83 meters) to facilitate the construction of a 28 foot by 30 foot shop. The rear lot line is bounded by a mostly treed 0.809 ha (2 ha) similarly zoned parcel.

The proposal requires a Development Variance Permit to reduce the required rear lot line setback from 15 feet (4.57 meters) to 6 feet (1.83 meters).

Comments:

The applicant is proposing to construct a shop within the required rear yard setback. ACRD Zoning Bylaw Section 6.5(2)(C)(ii) – Supplementary Regulations required rear lot line setback is 15 feet (4.57 meters). It is unlikely that varying the rear yard setback from 15 feet (4.57 meters) to 6 feet (1.83 meters) would negatively impact the parcel abutting the rear lot line, either in its current configuration or by possible future subdivision.

The property owner completed a road closure application in 2018 to acquire the former Shaw Road

DVE20004

right-of-way on the east side of the property. Consolidating the former right-of-way with the property resulted in an increase in the lot size to 0.219 ha (0.541 acre). The increase in land area allows for the proposed shop to be constructed on the lot in compliance with the 5% lot area ratio of combined floor area for all accessory buildings required by the Zoning Bylaw. With the proposed 840 square foot shop, the combined total floor area of all accessory buildings would be 4.9% of the total lot area.

Staff recommend that the Board of Directors consider issuing development variance permit DVE20004, subject to neighbouring properties being notified as per Local Government Act s.499.

Submitted by:



Sarah Holden
Junior Planner

Reviewed by:



Alex Dyer, MCIP, RPP
Planner

Approved by:



Wendy Thomson
General Manager of Administrative Services

DVE20004

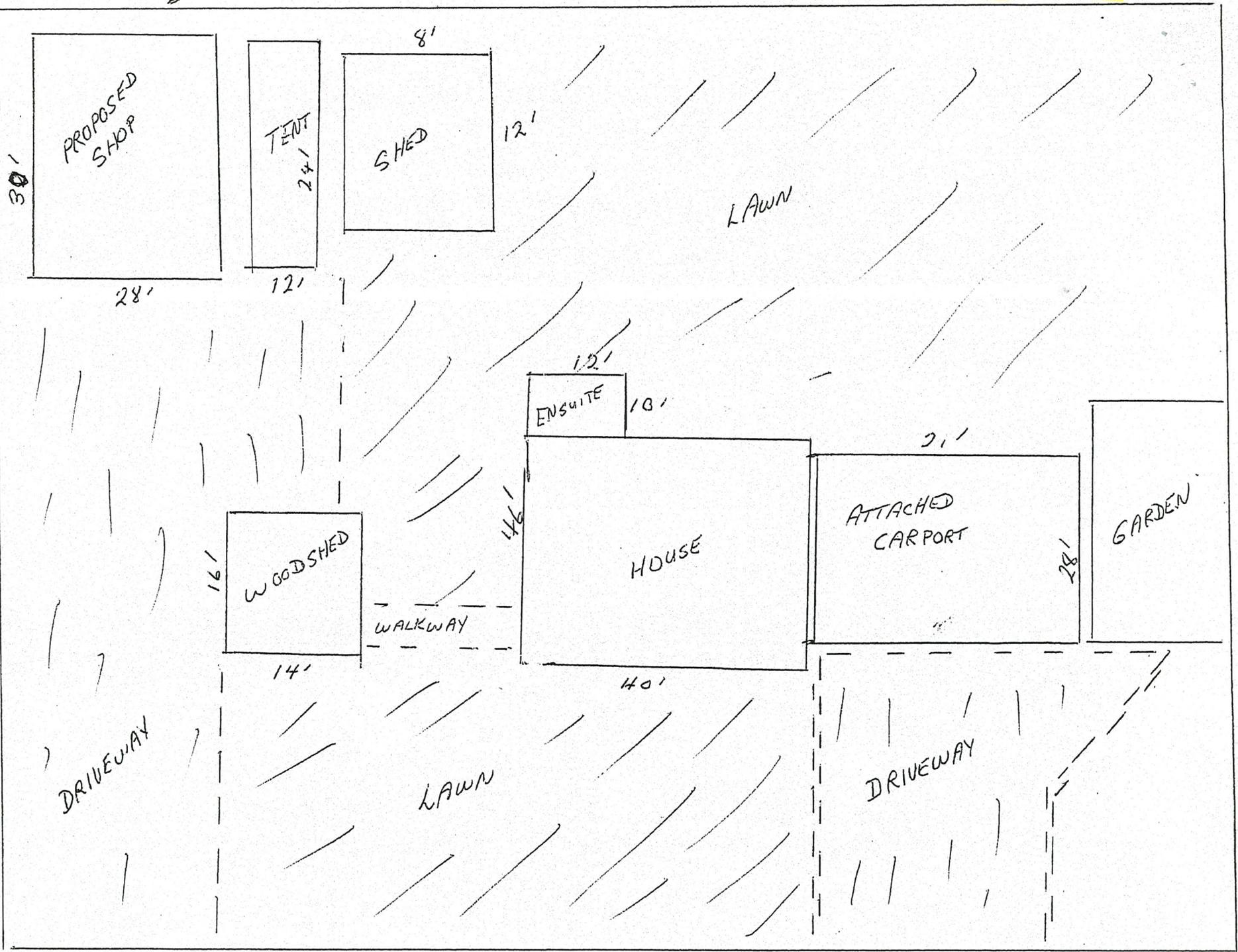
DISTANCE BETWEEN SHOP & LINE
APPROX. 8'

178.5'

WOULD LIKE TO BE WITHIN
6' OF PROPERTY LINE

APPROX.
15-16' FROM
PROPERTY LINE

131.96'



56

HILLS RD.
LITTLE DR.

REFERENCE PLAN OF LOT 2, PLAN 15434, TOGETHER WITH
THE CLOSED ROAD AS SHOWN ON PLAN EPP79582,
BOTH OF DISTRICT LOT 40, ALBERNI DISTRICT.

PLAN EPP79583

(PURSUANT TO SECTION 100(1)(b) OF THE LAND TITLE ACT).

BCGS 92F.026



THE INTENDED PLOT SIZE IS 432mm IN WIDTH AND 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

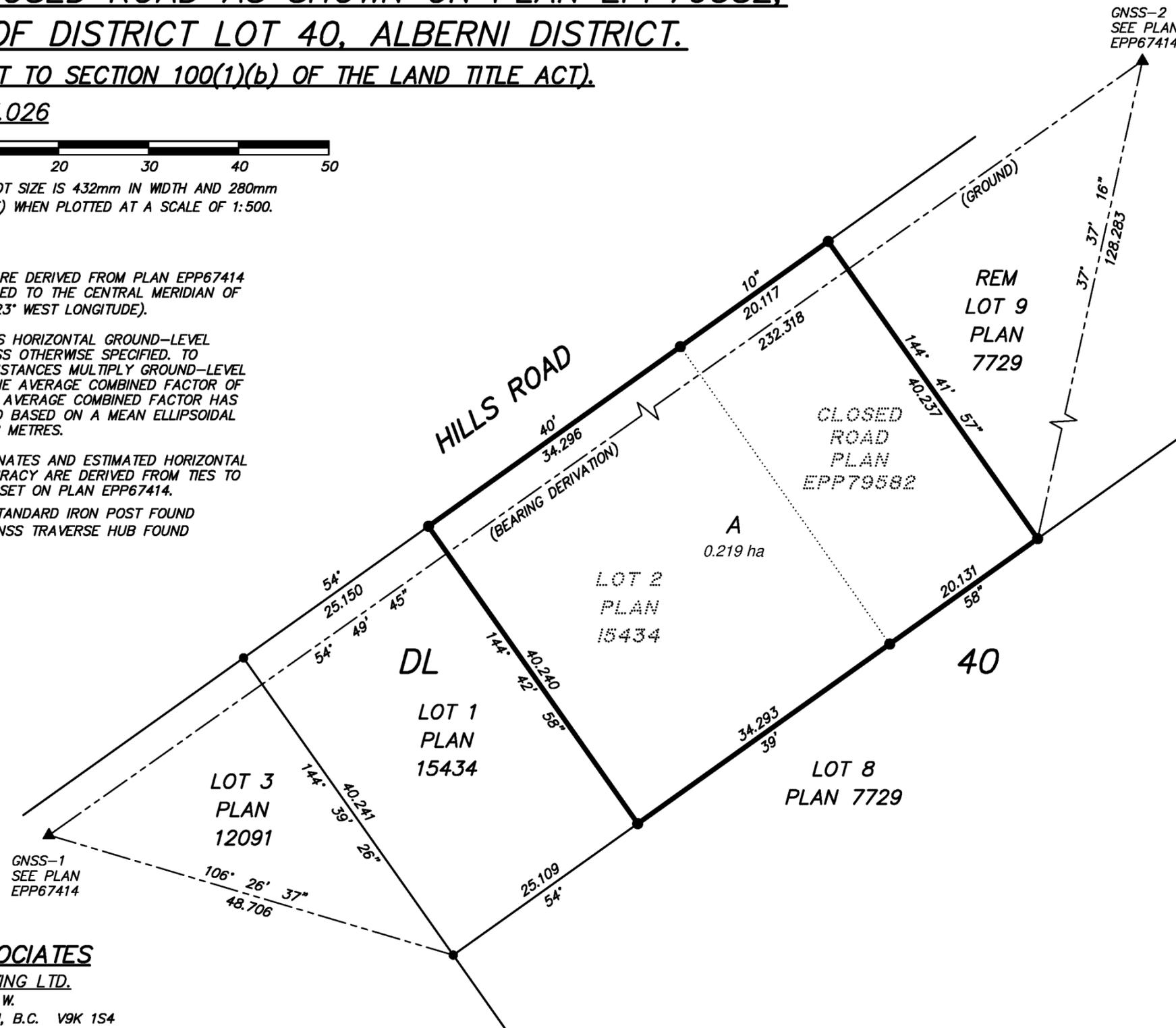
LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN EPP67414 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99981957. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 28 METRES.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ARE DERIVED FROM TIES TO TRAVERSE HUBS SET ON PLAN EPP67414.

- DENOTES STANDARD IRON POST FOUND
- ▲ DENOTES GNSS TRAVERSE HUB FOUND



DATUM: NAD83(CSR5)[1997.0], UTM ZONE 10	
GNSS POINT:	GNSS-1
UTM NORTHING:	5461728.25
UTM EASTING:	364835.93
POINT COMBINED FACTOR:	0.99982025
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.05 METRES	
GNSS POINT:	GNSS-2
UTM NORTHING:	5461862.05
UTM EASTING:	365025.80
POINT COMBINED FACTOR:	0.99981889
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.05 METRES	

SIMS ASSOCIATES

LAND SURVEYING LTD.

223 FERN ROAD W.

QUALICUM BEACH, B.C. V9K 1S4

PHONE: 250-752-9121

FAX: 250-752-9241

FILE NUMBER: 17-404-S

DRAWING NUMBER: 17-404 REF-CONSOL.dwg

THIS PLAN LIES WITHIN THE ALBERNI-CLAYOQUOT REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED THE 17TH DAY OF JANUARY, 2018.

NEIL J. BAUDER BCLS #989



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

MEMORANDUM

TO: ACRD Board of Directors

FROM: Amy Anaka, MCIP, RPP, Planner

MEETING DATE: September 9, 2020

RE: Zoning Bylaw Review Project Update

Recommendation:

THAT the Board of Directors receive the Zoning Bylaw Review Project Update report.

Background:

The current Regional District of Alberni-Clayoquot Zoning Bylaw No. 15 was adopted in 1973 and has since been amended over 700 times. Staff have been working on a comprehensive update to the Zoning Bylaw along with proposed amendments to the six Electoral Area (EA) Official Community Plans (OCPs). The OCP amendments are minor, and are largely being completed to ensure Zoning Bylaw compliance with the OCPs. This update will aim to better align zoning regulations with policies in the OCPs, incorporate current legislation (ie. BC Building Code, Federal and Provincial legislation), to improve clarity, and address current planning issues.

The Zoning Bylaw had not received a comprehensive review until 2016 when a draft was made available to the public for input at open houses. Further revisions were made, and an updated draft Zoning Bylaw was presented to the public at open houses between May and August 2019 in all six EAs. This report provides an update on the work that has been done since the updated draft documents were released to the public in May 2019.

Project Update:

The following table includes a summary highlighting progress to date on the Zoning Bylaw Review, and corresponding OCP updates, since open houses were held in 2019.

Detailed information on the Zoning Bylaw Review project, including updated documents as of July 2020, are available on the project webpage here: www.acrd.bc.ca/zbreview.

ZONING BYLAW REVIEW PROGRESS SUMMARY (SINCE 2019 OPEN HOUSES)	
DATE	TASK
May 2019 to present	<ul style="list-style-type: none"> Discussions regarding proposed Zoning Bylaw and OCP updates with various committees, First Nations and the public, including but not limited to: ACRD Board of Directors, members of the Sproat Lake Community Association, Ahousaht First Nation, Bamfield residents and property

	<p>owners, other ACRD residents and property owners.</p> <ul style="list-style-type: none"> • Added adopted Zoning Bylaw and OCP amendments, such as Bylaw P1399 Medical and Non-Medical Cannabis Production, to July 2020 documents. • Updated draft Zoning Bylaw, and created summary of OCP updates document, to allow for discussion with stakeholders.
September and October 2019	Discussions with EA Directors Committee regarding proposed changes to docks, no-wake/slow zones, building and Development Permit Area (DPA) setbacks on Sproat Lake, new Bamfield Commercial zone, keeping of animals, and dwelling in RVs. Proposed amendments reflecting the feedback received were included in the draft Zoning Bylaw.
October 2019 to February 2020	Continued discussions with Ministry of Forests, Lands, Natural Resource Operations and Rural Development staff regarding proposed regulation for private and commercial moorage facilities.
February 2020	Review of proposed Zoning Bylaw definitions with ACRD Building Inspectors to ensure compliance with BC Building Code, and consistent definitions.
April 2020	Received legal advice on proposed private moorage facility regulation, specifically around varying the maximum extent of docks, improvements on docks, and jurisdiction for the ACRD to regulate speed limits on the surface of the water with zoning.
May to August 2020	Converted proposed Zoning and OCP Land Use and DPA maps to a new easier to interpret GIS format, and updated mapping to improve spatial accuracy. Mapbooks prepared to allow for detailed review of zoning boundaries, and OCP designation and DPA boundaries.
August 2020	Preliminary referral sent by email to over 25 agencies and 10 member First Nations, with a response deadline of September 25, 2020. Process has included follow up and dialogues with various stakeholders, and meetings to discuss the impact of the bylaws within specific areas.
August 2020	<p>Worked with EA Director and area residents/property owners to develop a project summary handout, providing an overview of proposed Zoning and OCP updates, with Bamfield specific information. Distributed to Bamfield community through a mail out, handouts posted and delivered throughout the community, notice in The New Bamfielder, post to Bamfield Corkboard Facebook group, and information to the Bamfield Community Affairs Society (in progress).</p> <p>Available here: www.acrd.bc.ca/zbreview#bamfield. Includes a feedback deadline of September 25, 2020.</p>
September 2020	Legal review of proposed Zoning Bylaw and OCP documents will be completed by September 30, 2020.

Next Steps:

It is anticipated that the majority of the work on the Zoning Bylaw Review project will be completed by the end of the year 2020. The project timeline and completion is dependent on feedback received, as well as options for engagement, including the Public Hearing. Additional next steps include the following:

- Review by all six EA Advisory Planning Commissions (APCs). Separate virtual APC meetings will be arranged by staff over the next month.

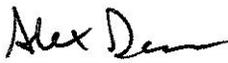
- Incorporate comments received from the legal, public, and agency and First Nations pre-referral review process.
- Resolve current Land Use Contracts (LUCs): The Provincial government has mandated the termination of all LUC's by June 30, 2024. LUC's are proposed to be included in the updated Zoning Bylaw as sub-zones.
- Consider a plan for in-stream rezoning applications that will look at a short-term pause in adopting zoning amendments to allow for the new Zoning Bylaw to follow the statutory bylaw adoption process required by the *Local Government Act*.
- First reading of the bylaws.
- Formal agency and First Nations bylaw referrals following first reading.
- Public Hearing: This will provide another opportunity for public input, as any individual or agency can provide comments until termination of the Public Hearing.
- Second and third readings of the bylaws.
- Adoption of the bylaws.

If requested, additional engagement can be arranged by staff at any point in the process. The Board may wish to seek additional public feedback as part of the APC review of the updated draft Zoning Bylaw, following legal review and pre-referral. The most recent formal public engagement process was held with open houses in spring/summer 2019; however, the draft Zoning Bylaw has been publicly available for review on the ACRD website since that time. If engagement occurs following the Public Hearing this could be considered as new information received by the Board and another Public Hearing would need to be held.

Staff will provide additional updates to the EA Directors Committee and Regional Board regarding project updates and next steps until final adoption.

Prepared by: 

 Amy Anaka, MCIP, RPP
 Planner

Reviewed by: 

 Alex Dyer, MCIP, RPP
 Planner

Approved by: 

 Douglas Holmes, BBA, CPA, CA
 Chief Administrative Officer



ALBERNI-CLAYQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3 Telephone (250) 720-2700 FAX: (250) 723-1327

REQUEST FOR DECISION

To: ACRD Board of Directors

From: Alex Dyer, MCIP, RPP, Planner

Meeting Date: September 9, 2020

Subject: Letter of Support for School District 70 School Garden Programs

Recommendation:

THAT the Board of Directors write a letter to School District 70 sharing information about the ACRD's agricultural initiatives and offering support and encouragement for the School District's involvement with school garden programs.

Summary:

Since the adoption of the Alberni Valley Agricultural Plan in 2011, the ACRD has invested in supporting agricultural growth and promoting food security within the region. School gardens have been widely identified as a tool for educating and engaging the public in agriculture and food systems, while concurrently increasing local production efforts. The engagement of children and youth is particularly important, as it promotes healthy eating, physical activity, and a new generation's interest in an essential employment trade.

At their August 18, 2020 meeting, the Agricultural Development Committee discussed community concerns about the school garden at the Ucluelet Secondary School campus that has been closed during ongoing renovations on the property. The Committee discussed the need to support school garden initiatives in the region and a desire was expressed to engage with SD70 to promote a mutual understanding of the importance of school gardens.

The Agricultural Development Committee passed the following motion on August 18, 2020:

“THAT the ACRD Board of Directors and the Alberni Clayoquot Health Network write a letter to SD70 sharing information about the ACRD's agricultural initiatives and findings, offering support to SD70 with regards to agricultural initiatives including school garden ones, and encouraging SD70 involvement in school garden groups and any future committees.”

Background:

The COVID-19 pandemic has highlighted the need for improved local production efforts and has shifted the focus from global food and agricultural systems to a greater emphasis on regional and local food networks. Kwantlen Polytechnic's Institute for Sustainable Food Systems recently facilitated a Coastal Communities Food Policy Forum on the west coast and noted in their Final Report that schools were identified by participants as important stakeholders in sustainable food systems. Farm to School BC and Island Health are organizations committed to supporting school garden initiatives on Vancouver Island. They have both been involved with various ACRD agricultural initiatives over the years.

The Coastal Addendum to the Alberni Valley Agricultural Plan, which was adopted in 2018, notes the vibrancy of the coastal communities' school garden culture, and numerous coastal organizations have noted a desire to work collaboratively to strengthen it further. There are a variety of different school garden initiatives on the west coast, including within First Nations communities, and a collaborative framework for supporting them and guiding related policy would be beneficial. There have been discussions within the Coastal Agricultural Roundtable about convening a school garden committee. Farm to School BC and Island Health have indicated interest and SD70 involvement would be valuable.

Concerns have been raised over the summer on the west coast about the temporary closure of the school garden located on the Ucluelet Secondary School property due to safety concerns related to ongoing renovations. The school garden is maintained by community volunteers with community-funded garden infrastructure that supports educational programs for both students and adults in the region. Food produced from the garden supports community lunch programs as well as the local Food Bank On the Edge in Ucluelet. The closure of the garden has highlighted the need for a more cooperative framework for coordinating community gardens and school gardens in the coastal communities.

Time Requirements – Staff & Elected Officials:

Minimal staff time required to draft the letter. The Agricultural Support Workers and members of the Agricultural Development Committee would be engaged in any ongoing dialogue in support of the SD70 school garden programs in the region.

Financial:

The ACRD has contracted Agricultural Support Workers to engage in agricultural initiatives and food security programs within the region. The program is guided by the Agricultural Development Committee and is budgeted under the Regional Planning service.

Policy or Legislation:

The Alberni Valley Agricultural Plan, adopted in 2011, and the Coastal Addendum to the Agricultural Plan, adopted in 2018, provide goals, objectives and strategies to support agricultural initiatives and food security initiatives within the region.

Submitted by: Alex Dyer
Alex Dyer, MCIP, RPP, Planner

Approved by: Douglas Holmes
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



Alberni-Clayoquot Regional District

Board of Directors Meeting Schedule OCTOBER 2020

DATE	MEETING	TIME & LOCATION	ATTENDEES
Monday, October 5 th	Cherry Creek Public Hearing	7:00 pm – Via Zoom	Cherry Creek Director, Staff, Public
Tuesday, October 6 th	AV Emergency Planning Policy Group	10:00 am – via Zoom	Committee, Staff
Wednesday, October 7 th	West Coast Committee	10:00 am – Tofino Council Chambers	Committee, Staff
Wednesday, October 14 th	Board of Directors Meeting Regional Hospital District Meeting	1:30 pm – Via Zoom Immediately Following Board of Directors Meeting – Via Zoom	Directors, Staff Directors, Staff
Wednesday, October 28 th	Board of Directors Meeting	1:30 pm – Via Zoom	Directors, Staff

September 9, 2020

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
AUGUST, 2020**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family									1	258,961			1	258,961
Mobile Homes													0	0
Multi-Family													0	0
Adds&Rens							1	200,417					1	200,417
Commercial													0	0
Institutional													0	0
Industrial													0	0
Miscellaneous					2	15,000			3	119,826			5	134,826
Totals	0	0	0	0	2	15,000	1	200,417	4	378,787	0	0	7	594,204

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
AUGUST, 2020 TO DATE**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	0	0	0	0	1	115,514	4	1,330,721	5	1,397,338	2	769,377	12	3,612,950
Mobile Homes	0	0	1	6,363	0	0	1	12,833	0	0	0	0	2	19,196
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adds&Rens	0	0	3	228,955	1	45,000	2	210,417	6	372,183	0	0	12	856,555
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	1	50,594	0	0	0	0	0	0	1	50,594
Industrial	0	0	0	0	0	0	3	1,724,066	0	0	0	0	3	1,724,066
Miscellaneous	1	25,000	1	91,575	3	115,000	4	193,740	12	335,849	4	252,532	25	1,013,696
Totals	1	25,000	5	326,893	6	326,108	14	3,471,777	23	2,105,370	6	1,021,909	55	7,277,057

	BAMFIELD	BEAUFORT/ BEAVER CREEK	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
WOODSTOVE INSPECTIONS						0	9

	YEAR TO DATE		TOTAL YEAR			YEAR TO DATE		TOTAL YEAR	
2019	70	9,542,579	109	14,925,682					
2018	78	9,581,032	104	12,305,797					
2017	70	10,424,596	103	12,826,449					
2016	53	7,734,214	82	10,545,063					
2015	65	5,513,642	89	8,577,170					
2014	59	5,590,428	73	7,121,200					
2013	56	5,928,986	81	8,208,948					
2012	60	6,051,900	92	9,011,700					
2011	96	7,892,441	120	9,221,498					
2010	123	17,871,593	149	21,524,170					
2009	63	6,581,912	123	11,302,380	1999	37	1,805,788	80	3,348,092
2008	73	9,556,826	147	22,682,130	1998	41	1,650,426	75	3,320,890
2007	73	7,016,424	163	15,007,877	1997	48	2,779,466	104	10,025,166
2006	84	7,663,595	161	15,909,705	1996	69	5,542,700	128	9,050,554
2005	74	8,278,645	138	12,962,379	1995	61	5,910,000	116	9,641,300
2004	77	6,842,554	133	11,036,854	1994	92	6,327,000	151	7,915,500
2003	37	3,671,688	97	6,925,356	1993	82	5,774,000	167	10,864,000
2002	42	1,754,970	76	2,986,134	1992	87	5,660,000	173	11,192,500
2001	40	3,734,396	89	5,790,126	1991	57	3,115,520	126	7,155,120
2000	43	2,009,157	88	4,095,339	1990	53	5,240,500	118	6,323,900