



Board of Directors Meeting Wednesday, July 27, 2022

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC
1:30 pm

Regular Agenda

Watch the meeting live at www.acrd.bc.ca/events/27-7-2022/

Register to participate via Zoom Webinar at:

https://portalberni.zoom.us/webinar/register/WN_jzm8jvKSTOWUI2qKWENuLw

	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.	
Introductions - Board Members and Staff present in the Boardroom.	
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 Community Charter)</i>	
4. <u>ADOPTION OF MINUTES</u> (ALL/UNWEIGHTED)	
a. Bamfield Water Committee Meeting – June 16, 2022	11-13
<i>THAT the minutes of the Bamfield Water Committee meeting held on June 16, 2022, be adopted.</i>	
b. Board of Directors Meeting – June 22, 2022	14-24
<i>THAT the minutes of the Board of Directors meeting held on June 22, 2022, be adopted.</i>	

- c. **Committee of the Whole Meeting – June 29, 2022** **25-28**

THAT the minutes of the Committee of the Whole meeting held on June 29, 2022, be adopted.

- d. **Special Board of Directors Meeting – July 13, 2022** **29-31**

THAT the minutes of the Special Board of Directors meeting held on July 13, 2022, be adopted.

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

- a. **Inspector Eric Rochette, Officer in Charge, Port Alberni RCMP regarding second quarter of 2022 (April to June) statistics for the Port Alberni RCMP Detachment.** **32-35**
- b. **Larry Stevenson, CEO, and Andrea Thomas, Manager, Corridor Development, Island Corridor Foundation, regarding an update on regional activities.**

6. **CORRESPONDENCE FOR ACTION**
(ALL/UNWEIGHTED)

- a. **REQUEST FOR SUPPORT** **36**
Island Corridor Foundation, July 20, 2022, regarding the future of the corridor.

Possible Motion:

THAT the Alberni-Clayoquot Regional District Board of Directors instruct staff to investigate and report back to the Board on the request for support from the Island Corridor Foundation for their efforts to ensure the future of the corridor includes the restoration of rail on the Island.

7. **CORRESPONDENCE FOR INFORMATION**
(ALL/UNWEIGHTED)

- a. **TOWN OF VIEW ROYAL** **37**
Support for Island Rail Corridor
- b. **CORPORATION OF THE CITY OF NEW WESTMINSTER** **38-39**
Library Funding UBCM Resolution
- c. **TOWN OF GIBSONS** **40**
Hospice Service Funding – UBCM Resolution
- d. **CLAYOQUOT BIOSPHERE TRUST** **41**
Annual Report Letter

- e. **INFRASTRUCTURE CANADA** **42-43**
Log Train Trail – Active Transportation Planning for the Alberni Valley
- f. **ISLAND COASTAL ECONOMIC TRUST** **44-46**
Ucluelet Multi-Use Trail Completion to Support Sustainable Tourism
- g. **E-COMM 9-1-1** **47**
E-Comm Insider Subscription
- h. **ISLAND COASTAL ECONOMIC TRUST** **48-50**
Ahaminaquus Welcome House to Create New Gateway to Nootka Sound
- i. **ELECTORAL AREA “D” (SPROAT LAKE) DIRECTOR PENNY COTE** **51-61**
Correspondence with BC Timber Sales regarding forestry roads
- j. **BROOMBUSTERS INVASIVE PLANT SOCIETY** **62-68**
Broom Call to lawmakers to take action

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

8. REQUEST FOR DECISIONS & BYLAWS

- a. **REQUEST FOR DECISION** **69-70**
2022 Local Government Election Update & Request to Reschedule Board Meeting
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors move the regularly scheduled Board meeting from Wednesday October 12th to Thursday October 13th at 1:30pm in the ACRD Boardroom and via Zoom, allowing for an advance voting opportunity to occur at the Alberni-Clayoquot Regional District office on Wednesday October 12th from 8am to 8pm.

- b. **REQUEST FOR DECISION** **71-72**
ACRD and ACRHD Audit Services
(ALL/WEIGHTED)

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors award the ACRD and the Alberni-Clayoquot Regional Hospital District (ACRHD) Audit Services contract to KPMG LLP in the amount of \$181,800 (excluding GST) over a 5-year term, commencing August 1, 2022; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the ACRD and ACRHD Audit Services contract on behalf of the Regional District; and further,

THAT the ACRD Board of Directors appoint KPMG LLP as the Alberni-Clayoquot Regional District and Alberni-Clayoquot Regional Hospital District auditors for the 2022-to-2026-year ends.

- c. **REQUEST FOR DECISION**
Log Train Trail Regional Park Management Plan
(ALL/WEIGHTED)

73-74

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors award the Log Train Trail Regional Park Management Plan contract to Murdoch De Greeff Inc. in the amount of \$48,360.00 (excluding GST) over a 6-month term, commencing August 1, 2022; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the Log Train Trail Regional Park Management Plan contract on behalf of the Regional District.

- d. **REQUEST FOR DECISION**
Fire Flow Upgrade Project – Additional Costs
(ALL/WEIGHTED)

75-77

THAT the ACRD Board of Directors approve a project budget increase of \$156,823 to \$743,387 plus GST for the Watermain Upgrade for Fire Protection, at the Long Beach Airport, to Bowerman Excavating Ltd.

THAT the Alberni-Clayoquot Regional District Board of Directors authorize the CAO to approve the amendment to the Conditional Grant Agreement with the Ministry of Transportation & Infrastructure through the British Columbia Air Access Program (BCAAP) for the Long Beach Airport Fire Protection Improvement Project to reflect that the project has been split into two phases and that the grant is applicable to phase one.

- e. **REQUEST FOR DECISION**
Lot 2, Section 20, Township 1, Barclay Land District, VIP 20011 / 325
Bamfield Road
(ALL/UNWEIGHTED)

78-83

THAT the Alberni-Clayoquot Regional District Board of Directors resolve to register a Notice on Title to Lot 2, Section 20, Township 1, Barclay Land District, VIP 20011 (325 Bamfield Road), as per Section 57 of the Community Charter.

- f. **REQUEST FOR DECISION**
Lot 13, District Lot 468, Clayoquot District, Plan 1692 / 2465 Pacific Rim
Highway
(ALL/UNWEIGHTED)

84-85

THAT the Alberni-Clayoquot Regional District Board of Directors resolve to register a Notice on Title to Lot 13, District Lot 468, Clayoquot District (2465 Pacific Rim Highway), as per Section 57 of the Community Charter.

- g. **REQUEST FOR DECISION**
Lot 6, Block 66, Section 49, Clayoquot Land District, VIP510 / 1009
Seventh Avenue
(ALL/UNWEIGHTED)

86-87

THAT the Alberni-Clayoquot Regional District Board of Directors resolve to register a Notice on Title to Lot 6, Block 66, Section 49, Clayoquot Land District, VIP510 (1009 Seventh Ave), as per Section 57 of the Community Charter.

- h. **REQUEST FOR DECISION**
ICI Recycling Solutions and UBCM Resolution
(ALL/UNWEIGHTED)

88-89

THAT the Alberni-Clayoquot Regional District Board of Directors submit a letter to the Minister of the Environment and Climate Change Strategy (MOECCS) to expand the Recycling Regulation to include the Industrial, Commercial, and Institutional (ICI) sector for all packaging and printed paper (PPP); and further,

THAT Alberni-Clayoquot Regional District Board of Directors submit the above resolution for consideration as a late resolution at the 2022 Union of British Columbia Municipalities (UBCM) Convention.

- i. **REQUEST FOR DECISION**
AVLF – 1 Year - Standing Tipping Fee Waiver – Mosaic Forest
Management
(ALL/UNWEIGHTED)

90-91

THAT the Alberni-Clayoquot Regional District Board of Directors approve a 1-year standing tipping fee waiver to Mosaic Forest Management to receive loads of illegally dumped waste collected by Mosaic Forest Management at the Alberni-Valley Landfill commencing August 1, 2022.

- j. **REQUEST FOR DECISION**
Tender for West Coast Organic Processing Facility and Tipping Area
Construction – Civil Works (REVISED)
(ALL/WEIGHTED)

92-94

THAT the Alberni-Clayoquot Regional District Board of Directors rescind the following resolution passed at the Special Board of Directors meeting held on July 13, 2022:

THAT the Alberni-Clayoquot Regional District Board of Directors award the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract to Hazelwood Construction Services Inc. in the amount of \$2,612,848.35 (excluding GST) upon confirmation of satisfactory reference checks; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract on behalf of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors award the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract to Hazelwood Construction Services Inc. in the amount of \$2,723,645.23 (Excluding GST) upon confirmation of satisfactory reference checks; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract on behalf of the Regional District.

9. PLANNING MATTERS

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

- a. **DVA20006, DOMBI-SAHI, 422 BURLO ISLAND (BAMFIELD)** **95-102**
Development Variance Permit Application – Memorandum and Permit

THAT the Board of Directors issue development variance permit DVA20006.

- b. **TUP21004, BIALOUS & LIPSZTAIN, 2401 GRANT AVENUE (LONG BEACH)** **103-114**
Temporary Use Permit Application – Report

THAT the Board of Directors consider issuing Temporary Use Permit TUP21004 subject to:

Neighbour notification as per Local Government Act s.494;

Applicant providing contact details of property caretaker who can access the property within 20 minutes.

- c. **TUP22004, MILLER, 66 SUTTON ROAD (LONG BEACH)** **115-125**
Temporary Use Permit Application – Report

THAT the Board of Directors consider issuing Temporary Use Permit TUP22004 subject to:

Neighbour notification as per Local Government Act s.494;

Applicant providing contact details of property caretaker who can access the property within 20 minutes;

Assessment by a building inspector to ensure safety of guests on the property.

- d. **TUP22007, KIMOLA, KAIKKONEN, COWLAND & BARIL-DIONNE, 2660 TOFINO UCLUELET HIGHWAY (LONG BEACH)** **126-141**
Temporary Use Permit Application – Report

THAT the Board of Directors consider issuing Temporary Use Permit TUP22007 subject to neighbour notification as per Local Government Act s.494.

- e. **TUP21007, JANTZEN & RICHMOND, 9211 CENTRAL LAKE ROAD (SPROAT LAKE)** **142-155**
Temporary Use Permit Application – Report

THAT the Board of Directors is, at this time, disposed to deny this temporary use permit application. Prior to doing so, the Board wishes to offer the applicants the opportunity to present their own case as to why this matter should be supported.

- f. **TUP22002, DITTY, 7676 BELL ROAD (SPROAT LAKE)** **156-167**
Temporary Use Permit Application – Report

THAT the Board of Directors consider issuing Temporary Use Permit TUP22002 subject to:

Neighbouring properties being notified as per Local Government Act s.494;

Confirmation of appropriate sewerage capacity and performance by a Registered Onsite Wastewater Professional;

Confirmation that the existing shared well provides adequate water servicing to the house;

Applicant providing contact details of an acceptable property caretaker who can access the property within 20 minutes;

Assessment by a building inspector to ensure safety of guests on the property.

- g. **SE21001, RYLES, LOT 1, EPP96269, DEBEAUX ROAD (BEAVER CREEK)** **168-171**
Parcel Frontage Waiver Application – Memorandum

THAT the Board of Directors waive the 10% road frontage requirement for proposed Lots 10, 11 and 12 as per Proposed Subdivision Plan of LOT 1, DISTRICT LOT 24, ALBERNI DISTRICT, PLAN EPP96269.

9.2 ALL DIRECTORS
(PARTICIPANTS/UNWEIGHTED)

- a. **AB21002, KONKIN, 4555 BEST ROAD (BEAUFORT)** **172-184**
Agricultural Land Commission Application – Report

THAT the Board of Directors pass a resolution to forward the application to the Agricultural Land Commission noting that the application complies with the Beaufort Official Community Plan and ACRD Zoning Bylaw.

- b. **AF21004, 0499369BC LTD., LOT 1, PLAN 6543, OLD NANAIMO HIGHWAY (CHERRY CREEK)** **185-196**
Agricultural Land Commission Application – Report
[Public Correspondence](#) Uploaded Separately to the ACRD website

THAT the Board of Directors pass a resolution to forward the application to the Agricultural Land Commission noting that the application complies with the Cherry Creek Official Community Plan and ACRD Zoning Bylaw.

10. REPORTS

10.1 STAFF REPORTS

(ALL/UNWEIGHTED)

- a. **Meeting Schedule – August 2022** **197**
b. **Building Report – June 2022** **198**
c. **Monthly Agreement & Grant Delegation Report** **199**

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

10.2 COMMITTEE REPORTS

(ALL/UNWEIGHTED)

- a. **Electoral Area Directors Committee Meeting, July 27, 2022 – verbal report by P. Cote, Chairperson**

THAT the Board of Directors receive this verbal report.

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 – T. Stere

- f. Association of Vancouver Island & Coastal Communities – P. Cote
- g. Beaver Creek Water Advisory Committee – J. McNabb
- h. Tsawak-qin Public Advisory Group (WIWAG) – J. McNabb
- i. Agricultural Development Committee – T. Shannon
- j. Redd Fish Restoration Society (Central West Coast Forest Society)
– K. Roberts
- k. 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 Person in the Board Room
- Participating in the Zoom meeting
- Emailed to the ACRD at responses@acrd.bc.ca

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) (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) (f) law enforcement, if the board considers that disclosure could reasonably be expected to harm the conduct of an investigation under or

- enforcement of an enactment;*
- iii. *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;*
 - iv. *21 (1) (a) (ii) of FOIPPA: commercial, financial, labour relations, scientific or technical information of or about a third party;*
 - v. *91 (2) (b) If all or part of a meeting is closed to the public, the board may allow a person other than regional district officers and employees to attend, in other cases, if the board considers this necessary.*

17. REPORT OUT - RECOMMENDATIONS FROM IN-CAMERA

18. ADJOURN
(ALL/UNWEIGHTED)

Next Board of Directors Meeting: Wednesday, August 24, 2022 at 1:30 pm.
Regional District Board Room & Zoom



Alberni-Clayoquot Regional District

MINUTES OF THE BAMFIELD WATER ADVISORY COMMITTEE

MEETING HELD ON THURSDAY, JUNE 16, 2022, 6:00 PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

MEMBERS Bob Beckett, Chairperson, Director, Electoral Area “A” (Bamfield)

PRESENT: Lisa Herbig
J.P. Hastey
Brian McKay
James Willock
Les Butler

STAFF PRESENT: Jenny Brunn, General Manager of Community Services
Eddie Kunderman, Operations Manager

The meeting can be viewed on the Alberni-Clayoquot Regional District website at <https://www.acrd.bc.ca/events/16-6-2022/>

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 6:20 pm.

The Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions- Committee Members and Staff present in the Boardroom.

2. **IN CAMERA**

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

- i. 90 (1) (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;*
- ii. 21 (1) (c) (i) of FOIPPA: harm significantly the competitive position or interfere significantly with the negotiating position of the third party.*

CARRIED

The meeting was closed to the public at 6:25 pm.

The meeting was re-opened to the public at 6:40 pm

3. APPROVAL OF AGENDA

MOVED: Lisa Herbig
SECONDED: J.P. Hastey

THAT the agenda be approved as circulated with the addition of late items as outlined for consideration.

CARRIED

4. MINUTES

a. Bamfield Water Advisory Committee Meeting held November 23rd, 2021

MOVED: Lisa Herbig
SECONDED: J.P. Hastey

THAT the minutes of the Bamfield Water Advisory Committee Meeting held on November 23rd, 2021, be received.

CARRIED

5. REQUEST FOR DECISIONS

a. Bamfield Water Committee Terms of Reference Review 2022

MOVED: J.P. Hastey
SECONDED: Lisa Herbig

THAT the Bamfield Water Committee re-confirm their terms of reference for 2022 as amended.

CARRIED

b. Bylaw F1147 Amendment of Bamfield Water System Rates and Regulation Bylaw

MOVED: J.P. Hastey
SECONDED: Lisa Herbig

THAT the Bamfield Water Advisory Committee recommends that the ACRD Board of Directors approve amendments to Bylaw F1147 to include a water rate adjustment to \$60/month, effective July 1st, 2022, and a fee for Water Model Analysis of \$850.

CARRIED

6. REPORTS

a. Bamfield Water System 2021 Annual Report

MOVED: Lisa Herbig
SECONDED: Brian McKay

THAT the Bamfield Water Advisory Committee receives the Bamfield Water System 2021 Annual Report for information.

CARRIED

7. QUESTION PERIOD

Questions/Comments from the public. Eddie Kunderman, Operations Manager advised there were no questions or comments respecting an agenda topic from public.

8. IN CAMERA

Motion to close the meeting to the public as per the Community Charter, section(s):
j. 90 (1) (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;
ii. 21 (1) (c) (i) of FOIPPA: harm significantly the competitive position or interfere significantly with the negotiating position of the third party.

CARRIED

The meeting was closed to the public at 7:13 pm.

The meeting was re-opened to the public at 7:21 pm

9. ADJOURN

MOVED: J.P. Haste
SECONDED: Lisa Herbig

THAT this meeting be adjourned at 7:21 pm.

CARRIED

Certified Correct:

Bob Beckett,
Chairperson

Eddie Kunderman,
Operations Manager



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, JUNE 22, 2022, 1:30 PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

DIRECTORS

John Jack, Chairperson, Councillor, Huu-ay-aht First Nation

PRESENT:

John McNabb, Vice-Chairperson, Director, Electoral Area "E" (Beaver Creek)
Bob Beckett, Director, Electoral Area "A" (Bamfield)
Tanya Shannon, Director, Electoral Area "B" (Beaufort)
Kel Roberts, Director, Electoral Area "C" (Long Beach)
Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)
Sharie Minions, Mayor, City of Port Alberni
Ron Corbeil, Councillor, City of Port Alberni
Rachelle Cole, Councillor, District of Ucluelet
Tom Stere, Councillor, District of Tofino

REGRETS:

Kirsten Johnsen, Member of Council, Toquaht Nation
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government
Alan McCarthy, Member of Legislature, Yuułuꞵiꞵꞵath Government

STAFF PRESENT:

Mike Irg, General Manager of Planning & Development
Teri Fong, Chief Financial Officer
Wendy Thomson, General Manager of Administrative Services
Heather Zenner, Protective Services Manager
Mark Fortune, Airport Manager
Paulo Eichelberger, Solid Waste Manager
Eddie Kunderman, Operations Manager
Michael McGregor, Lands and Resources Coordinator
Janice Hill, Executive Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:

<https://www.acrd.bc.ca/events/22-6-2022/> .

1. CALL TO ORDER

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

The Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions – Directors and Staff present in the Boardroom.

2. APPROVAL OF AGENDA

MOVED: Director Cote
SECONDED: Director Roberts

THAT the agenda be approved as circulated with the addition of the following late item under Section 12 – Late Business – Calling a Special Board of Directors meeting on Wednesday, July 13, 2022, at 1:30 pm in the Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC and electronically via Zoom.

CARRIED

3. DECLARATIONS

4. ADOPTION OF MINUTES

a. Beaver Creek Water Advisory Committee Meeting – June 6, 2022

MOVED: Director McNabb
SECONDED: Director Roberts

THAT the minutes of the Beaver Creek Water Advisory Committee meeting held on June 6, 2022, be adopted.

CARRIED

b. Board of Directors Meeting - June 8, 2022

MOVED: Director Cote
SECONDED: Director Shannon

THAT the minutes of the Board of Directors meeting held on June 8, 2022, be adopted.

CARRIED

5. PETITIONS, DELEGATIONS & PRESENTATIONS

6. CORRESPONDENCE FOR ACTION

- a. Correspondence dated June 16, 2022, from the North Coast Regional District, regarding an invitation as members of the Coastal Community Network, to participate in a proposed joint meeting with Minister Osborne, Minister of Land, Water and Resource Stewardship regarding the commercial fishing industry.**

MOVED: Director Cote
SECONDED: Director Roberts

THAT the ACRD Board of Directors accept the invitation from Central Coast Regional District to participate in the proposed joint meeting at the 2022 UBCM Convention with Minister Osborne, Minister of Land, Water, and Resource Stewardship to discuss opportunities for communities to work more closely with all parties on planning for the commercial fishing industry into the future.

CARRIED

- b. Correspondence June 17, 2022, from the Coastal Restoration Society requesting a letter of support for their upcoming shoreline clean-up project in the Broken Group Islands.**

MOVED: Director Roberts
SECONDED: Director McNabb

THAT the ACRD Board of Directors forward a letter to Coastal Restoration Society supporting their upcoming shoreline clean-up project in the Broken Group Islands.

CARRIED

- c. Correspondence June 17, 2022, from the Ucluelet Tourism Association requesting a letter of support regarding their request to the Province of BC to levy a three percent Municipal and Regional District Tax within the District of Ucluelet for the purpose of supporting tourism marketing programs and projects.**

MOVED: Director Cole
SECONDED: Director McNabb

THAT the ACRD Board of Directors support the Ucluelet Tourism Association's (business name Tourism Ucluelet) request to the Province of British Columbia to levy a three percent Municipal and Regional District Tax within the District of Ucluelet for the purposes of supporting tourism marketing programs and projects with the Ucluelet Tourism Association (business name Tourism Ucluelet) as the Designated Recipient.

CARRIED

7. CORRESPONDENCE FOR INFORMATION

- a. REGIONAL DISTRICT OF BULKLEY NECHAKO**
Housing Construction Issues in Northern BC
- b. MINISTRY OF PUBLIC SAFETY AND SOLICITOR GENERAL**
Financial Assistance for Emergency Response Costs: A Guide for BC First Nations and Local Authorities

c. STAND.EARTH

Motion at UBCM Protecting BC Coasts from Acidic Washwater Dumping being Brought Forward by Vancouver

MOVED: Director Cote

SECONDED: Director Roberts

THAT the ACRD Board of Directors instruct staff to investigate if acidic washwater dumping is an issue in the Alberni-Clayoquot Region and report back to the Board.

CARRIED

MOVED: Director Roberts

SECONDED: Director McNabb

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

CARRIED

8. REQUEST FOR DECISIONS & BYLAWS

a. Request for Decision regarding 2021 Statement of Financial Information.

MOVED: Director Roberts

SECONDED: Director Cole

THAT the Board of Directors approve the Alberni-Clayoquot Regional District 2021 Statement of Financial Information (SOFI) including all the statements and schedules.

CARRIED

b. Request for Decision regarding Bylaw F1148-3 Amendment of Beaver Creek Water System Rates and Regulation Bylaw.

MOVED: Director McNabb

SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw No. F1148-3, Beaver Creek Water Local Service Area Rates and Regulations Amendment Bylaw, 2022.

CARRIED

MOVED: Director McNabb

SECONDED: Director Cole

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw No. F1148-3, Beaver Creek Water Local Service Area Rates and Regulations Amendment, 2022.

CARRIED

MOVED: Director McNabb
SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw No. F1148-3, Beaver Creek Water Local Service Area Rates and Regulations Amendment, 2022.

CARRIED

MOVED: Director McNabb
SECONDED: Director Beckett

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw No. F1148-3, Beaver Creek Water Local Service Area Rates and Regulations Amendment, 2022.

CARRIED

c. Request for Decision regarding Bylaw F1147-2 Amendment of the Bamfield Water System Rates and Regulations.

MOVED: Director Beckett
SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw No. F1147-2, Bamfield Water Local Service Area Rates and Regulations Amendment Bylaw, 2022.

CARRIED

MOVED: Director Beckett
SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw No. F1147-2, Bamfield Water Local Service Area Rates and Regulations Amendment, 2022.

CARRIED

MOVED: Director Beckett
SECONDED: Director Bodnar

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw No. F1147-2, Bamfield Water Local Service Area Rates and Regulations Amendment, 2022.

CARRIED

MOVED: Director Beckett
SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw No. F1147-2, Bamfield Water Local Service Area Rates and Regulations Amendment, 2022.

CARRIED

d. Request for Decision regarding Bylaw R1016-6 Amendment of Tofino-Ucluelet Airport Fees.

MOVED: Director Roberts

SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to the bylaw cited as "Tofino-Ucluelet Airport Fees Amendment Bylaw No. R1016-6, 2022".

CARRIED

MOVED: Director Roberts

SECONDED: Director Cole

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to the bylaw cited as "Tofino-Ucluelet Airport Fees Amendment Bylaw No. R1016-6, 2022".

CARRIED

MOVED: Director Roberts

SECONDED: Director Bodnar

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to the bylaw cited as "Tofino-Ucluelet Airport Fees Amendment Bylaw No. R1016-6, 2022".

CARRIED

MOVED: Director Roberts

SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors adopt the bylaw cited as "Tofino-Ucluelet Airport Fees Amendment Bylaw No. R1016-6, 2022".

CARRIED

e. Request for Decision regarding Contract for Vehicle Parking Services at the Long Beach Airport.

MOVED: Director Roberts

SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors authorize the CAO to negotiate and execute a six (6) month contract with Robbins for Parking Services at the Long Beach Airport.

CARRIED

Director Minions entered the meeting at 2:03 pm.

f. Request for Decision regarding Building Inspection Agreement with the Uchucklesaht Tribe Government.

MOVED: Director McNabb

SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Board of Directors resolve to enter into a BUILDING INSPECTION RESOURCE SHARING AGREEMENT with the Uchucklesaht Tribe Government for a five (5) year term and authorize the CAO to negotiate and execute the agreement on behalf of the Regional District.

CARRIED

g. Request for Decision regarding Hazzard and Risk Vulnerability Assessment.

MOVED: Director McNabb

SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors award the Hazard and Risk Vulnerability Assessment contract to Calian Ltd. in the amount of \$39,877.25 (excluding GST) on a 10-month term, commencing June 27, 2022; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the Hazard and Risk Vulnerability Assessment contract on behalf of the Regional District.

CARRIED

h. Request for Decision regarding Local Food Infrastructure Fund Grant Application for Dock + Food Hub.

MOVED: Director Minions

SECONDED: Director Corbeil

THAT the Board of Directors direct staff to support the City of Port Alberni in preparing an application to the Local Food Infrastructure Fund for additional infrastructure for the Dock+ Food Hub facility and confirm that the ACRD will support grant reporting and administration.

CARRIED

i. Request for Decision regarding UBCM 2022 Resolution – Farm Insurance.

MOVED: Director Shannon

SECONDED: Director Cole

THAT the Board of Directors endorse the farm insurance resolution and background document and direct staff to submit for consideration at the 2022 UBCM Convention.

CARRIED

9. PLANNING MATTERS

10. REPORTS

10.1 STAFF REPORTS

- a. Meeting Schedule – July 2022**
- b. Building Report – May 2022**
- c. Facility Condition Assessment & Capital Plan**
- d. Local Government Climate Action Program (LOCAP) - Grant Funding**

MOVED: Director Beckett

SECONDED: Director McNabb

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

CARRIED

10.2 COMMITTEE REPORTS

- a. Bamfield Water Advisory Committee Meeting – June 16, 2022
B. Beckett (Verbal Report)**

Director Beckett provided a brief update on the Bamfield Water Advisory Committee meeting.

MOVED: Director McNabb

SECONDED: Director Roberts

THAT this verbal report be received.

CARRIED

10.3 MEMBER REPORTS

- a. 9-1-1 Corporation – J. McNabb**

Director McNabb reported the Corporation has a meeting this Friday. There will be a discussion with E-Comm regarding recent issues.

- b. Vancouver Island Regional Library – P. Cote**

Director Cote reported Sooke opened their new branch. The Library Board is currently working on Strategic Planning.

c. Alberni Valley Chamber of Commerce – S. Minions

Director Minions reported on the Annual General Meeting held last week. Their audit was reviewed, and they are in a good financial position. Their new board was elected with a lot of new faces. Tomorrow morning is the first meeting of their new Board.

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

Director Stere entered the meeting at 2:25 pm.

e. West Coast Aquatic Board – T. Stere – No Report

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

Director Cote reported that the Association is currently looking for a new Executive Coordinator. The Association is investigating the establishment of a sub-committee to conduct advocacy work.

g. Beaver Creek Water Advisory Committee – J. McNabb

Director McNabb reported the Committee received their annual report at the last meeting. There are concerns with leakage levels throughout the system.

h. Tsawak-qin Public Advisory Group (WIWAG) – J. McNabb – No Report

Director Corbeil reported on the recent meeting. They reviewed sustainable forest management indicators for TFL 44.

i. Agricultural Development Committee – T. Shannon

Director Shannon reported there is a meeting coming up next Tuesday.

j. Redd Fish Restoration Society (Central West Coast Forest Society)

– K. Roberts – No Reports

k. Other Reports

MOVED: Director Roberts

SECONDED: Director McNabb

THAT the Board of Directors receive the Member Reports.

CARRIED

11. UNFINISHED BUSINESS

12. LATE BUSINESS

a. Late Business

MOVED: Director Jack

SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors call a Special Board of Directors meeting on Wednesday, July 13, 2022, at 1:30 pm in the Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC and electronically via Zoom for the purpose of awarding the tender for civil works for the West Coast Landfill Organics Facility.

CARRIED

13. QUESTION PERIOD

Questions/Comments from the public. The Corporate Officer advised there were no questions or comments respecting an agenda topic from public:

- Participating in Person in the ACRD Board Room
- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

14. IN-CAMERA

MOVED: Director Jack
SECONDED: Director McNabb

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

- 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;*
- 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: commercial, financial, labour relations, scientific or technical information of or about a third party;*
- 21 (1) (c) (i) of FOIPPA: harm significantly the competitive position or interfere significantly with the negotiating position of the third party.*

CARRIED

The meeting was closed to the public at 2:32 pm.

The meeting was re-opened to the public at 3:30 pm.

15. REPORT OUT – RECOMMENDATIONS FROM IN-CAMERA

The following resolutions were reported out in the open portion of the Board of Directors Meeting:

The Alberni-Clayoquot Regional District Board of Directors authorized a temporary amending agreement for the Operations Contract for the Alberni Valley Landfill to reflect increased fuel expense rates on the part of Berry and Vale Contracting for a period of one year starting April 1, 2022.

The Alberni-Clayoquot Regional District Board of Directors authorized a temporary amending agreement for the Operations Contract for the West Coast Landfill to reflect increased fuel expense rates on the part of Berry and Vale Contracting for a period of one year starting April 1, 2022.

THAT the Board of Directors appoint the following individuals to the Beaufort APC for a two-year term: Fred Boyko and Graham Tate.

THAT the Board of Directors appoint the following individuals to the Long Beach APC for a two-year term: Jamie Pleune and Terry Graff.

16. ADJOURN

MOVED: Director McNabb

SECONDED: Director Beckett

THAT this meeting be adjourned at 3:30 pm.

CARRIED

Certified Correct:

John Jack,
Chairperson

Wendy Thomson,
General Manager of Administrative Services



Alberni-Clayoquot Regional District

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING

HELD ON WEDNESDAY, JUNE 29, 2022, 1:30 PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

DIRECTORS

John Jack, Chairperson, Huu-ay-aht First Nation

PRESENT:

John McNabb, Vice-Chairperson, Director, Electoral Area "E" (Beaver Creek)

Tanya Shannon, Director, Electoral Area "B" (Beaufort)

Kel Roberts, Director, Electoral Area "C" (Long Beach)

Penny Cote, Director, Electoral Area "D" (Sproat Lake)

Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)

Sharie Minions, Mayor, City of Port Alberni

Ron Corbeil, Councillor, City of Port Alberni

Kirsten Johnsen, Member of Council, Toquaht Nation

Wilfred Cootes, Councillor, Uchucklesaht Tribe Government

REGRETS:

Rachelle Cole, Councillor, District of Ucluelet

Alan McCarthy, Member of Legislature, Yuułu?iŋ?ath Government

Tom Stere, Councillor, District of Tofino

Bob Beckett, Director, Electoral Area "A" (Bamfield)

STAFF PRESENT:

Daniel Sailland, Chief Administrative Officer

Mike Irg, General Manager of Planning & Development

Jenny Brunn, General Manager of Community Services

Janice Hill, Executive Assistant

Michael McGregor, Lands and Resources Coordinator

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:

www.acrd.bc.ca/events/29-6-2022/

1. CALL TO ORDER

The Chairperson called the meeting to order at 1:36 pm.

The Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions - Directors and Staff present in the Boardroom.

2. APPROVAL OF AGENDA

MOVED: Director Roberts
SECONDED: Director Bodnar

THAT the agenda be approved as circulated.

CARRIED

3. MINUTES

a. Committee-of-the-Whole Meeting held April 20, 2022

MOVED: Director McNabb
SECONDED: Director Shannon

THAT the minutes of the Committee-of-the-Whole Meeting held on April 20, 2022, be received.

CARRIED

4. PETITIONS, DELEGATIONS & PRESENTATIONS

- a. Karin Albert, Planning Consultant presented the Maplehurst Management Plan report.

The delegation presented the Maplehurst Management Plan report outlining details of the public engagement carried out, management challenges, visions and goals and implementation of the management plan.

Director Cootes left the meeting at 2:15 pm

5. REQUEST FOR DECISIONS

a. Request for Decision regarding Parks Services Annual Report

MOVED: Director McNabb
SECONDED: Director Johnsen

THAT the Alberni-Clayoquot Regional District Committee of the Whole accept the report.

CARRIED

b. Request for Decision regarding Alberni Inlet Trail Expansion

MOVED: Director McNabb
SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Committee of the Whole recommend to the Board of Directors to direct staff to consider the Franklin Bridge project when appropriate grants become available for a Steel Truss or Suspension bridge.

CARRIED

c. Request for Decision regarding Hole in the Wall Update

MOVED: Director McNabb

SECONDED: Director Minions

THAT the Alberni-Clayoquot Regional District Committee of the Whole direct staff to investigate a plan to create a parking area on the right-hand side of the highway at the access area to the Black Powder Rifle range.

DEFEATED

MOVED: Director Jack

SECONDED: Director Bodnar

THAT the Alberni-Clayoquot Regional District Committee of the Whole recommend that the ACRD Board of Directors instruct staff to coordinate discussions with interested parties around examining options for establishing safe parking near Stokes Falls.

CARRIED

MOVED: Director Cote

SECONDED: Director Johnsen

THAT the Alberni-Clayoquot Regional District Committee of the Whole direct staff to invite the Ministry of Transportation and Infrastructure to an upcoming meeting to provide an update on, and discussion around, traffic initiatives including but not limited to: access to the Hole in the Wall, Cathedral Grove and the installation of a stop light at Maebelle Road and the Highway 4 intersection.

CARRIED

7. QUESTION PERIOD

Questions/Comments from the public. The Executive Assistant advised there were no questions or comments respecting an agenda topic from public:

- Participating in Person in the ACRD Board Room
- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

8. ADJOURN

MOVED: Director McNabb

SECONDED: Director Bodnar

THAT this meeting be adjourned at 3:27 pm

CARRIED

Certified Correct:

John Jack,
Chairperson

Janice Hill,
Executive Assistant



Alberni-Clayoquot Regional District

MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, JULY 13, 2022, 1:30 PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

DIRECTORS

PRESENT:

John McNabb, Vice-Chair, Director, Electoral Area "E" (Beaver Creek)
Bob Beckett, Director, Electoral Area "A" (Bamfield)
Tanya Shannon, Director, Electoral Area "B" (Beaufort)
Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)
Sharie Minions, Mayor, City of Port Alberni
Ron Corbeil, Councillor, City of Port Alberni
Rachelle Cole, Councillor, District of Ucluelet
Tom Stere, Councillor, District of Tofino
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government

REGRETS:

John Jack, Chairperson, Councillor, Huu-ay-aht First Nation
Kel Roberts, Director, Electoral Area "C" (Long Beach)
Kirsten Johnsen, Member of Council, Toquaht Nation
Alan McCarthy, Member of Legislature, Yuułu?it?ath Government

STAFF PRESENT:

Teri Fong, Chief Financial Officer
Jenny Brunn, General Manager of Community Services
Wendy Thomson, General Manager of Administrative Services
Paulo Eichelberger, Solid Waste Manager
Shane Koren, Procurement Coordinator
Janice Hill, Executive Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
www.acrd.bc.ca/events/13-7-2022/

1. CALL TO ORDER

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

The Vice-Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Vice-Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions – Board members present in the Boardroom.

2. APPROVAL OF AGENDA

MOVED: Director Corbeil
SECONDED: Director Bodnar

THAT the agenda be approved as circulated.

CARRIED

3. DECLARATIONS

4. REQUEST FOR DECISIONS

- a. **Request for Decision regarding Tender for West Coast Organic Processing Facility and Tipping Area Construction – Civil Works**

MOVED: Director Stere
SECONDED: Director Bodnar

THAT the Alberni-Clayoquot Regional District Board of Directors award the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract to Hazelwood Construction Services Inc. in the amount of \$2,612,848.35 (excluding GST) upon confirmation of satisfactory reference checks; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract on behalf of the Regional District.

CARRIED

5. LATE BUSINESS

6. QUESTION PERIOD

Questions/Comments from the public. The Corporate Officer advised there were no questions or comments respecting an agenda topic from public:

- Participating in Person in the ACRD Board Room
- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

7. ADJOURN

MOVED: Director Beckett
SECONDED: Director Shannon

THAT this meeting be adjourned at 1:35 pm.

CARRIED

Certified Correct:

John McNabb,
Vice- Chairperson

Wendy Thomson,
General Manager of Administrative Services



PORT ALBERNI RCMP DETACHMENT QUARTERLY REPORT



This report represents the policing activities undertaken by the Port Alberni RCMP Detachment during the second quarter of 2022 (April to June). Comparator statistics from the previous four years are attached.

The following represents some of the calls for services received, investigations undertaken and activities of the RCMP during the quarter:

- Officers received and responded to 3,490 calls for service; 633 calls were in the ACRD, 2,857 of these calls occurred in the City of Port Alberni.
- The total number of Criminal Offences are up by 8% for the quarter compared to 2021.
- Property Crime Offences are up 37% for the quarter compared to 2021.
- Person Offences are up by 10% for the quarter compared to 2021.
- The detachment is continuing to partner with other enforcement agencies; conducting joint patrols/enforcement in the ACRD (IRSU, Central Island Traffic, West Coast Marine Section and DFO).

Port Alberni RCMP's 2022/23 Annual Performance Plan Priorities:

- **Traffic- Road Safety:** Increased enforcement, both tickets and warnings. Reduction of Impaired drivers on the roads through criminal code charges and Immediate Roadside Prohibitions. Joint operations with Island District Traffic Units and Speedwatch.
- **Family Violence:** Focus on education, awareness and community support to foster a "wrap around" approach of harm reduction. Creating a supportive environment for victims of family violence to come forward. Port Alberni Detachment Victim Services continues to coordinate with the Community based Victim Services Unit to ensure support is available to victims of crime that are unwilling/unable to engage with police related services.
- **Crime Reduction (Property Crimes and Drugs):** Identifying and managing prolific offenders through enhanced enforcement and partnerships with community agencies. The focus will be on drug and property crime offenders, detection, prevention and supporting offenders to transition from criminal lifestyles.

- **Aboriginal Policing:** This includes traffic safety and enforcement on the First Nations, greater visibility at community events and meetings and a focus on First Nation Youth through prevention programs and involvement in schools and at youth events.
- **Youth:** Positive interactions with youth through school and sporting events, increased, proactive engagement with the youth in our community.

Respectfully submitted,

Inspector Eric ROCHETTE
Officer in Charge
Port Alberni RCMP



Alberni - Clayoquot Regional District Report

Port Alberni Rural

Q2 2022 (April to end of June)

<i>Calls for Service</i>	Q2 2018	Q2 2019	Q2 2020	Q2 2021	Q2 2022
Total Calls for Service	480	475	450	690	633

<i>Occurrences by Crime Type</i>	Q2 2018	Q2 2019	Q2 2020	Q2 2021	Q2 2022
Violent Crime	11	17	22	40	44
Property Crime	41	54	33	53	73
Other Criminal Code	11	10	17	34	21

Drug Offences	3	0	4	2	0
Total Criminal Code	66	81	76	129	138
Criminal Traffic	14	11	14	10	8

<i>Violent Crime</i>	Q2 2018	Q2 2019	Q2 2020	Q2 2021	Q2 2022
Assaults	8	6	8	16	22
Assault weapon/bod harm	0	3	3	1	1
Harassment	1	1	2	5	3
Robbery	1	0	0	0	1
Sex Offences	0	0	1	5	9
Uttering Threats	0	4	5	14	9
Domestic Violence	4	3	9	6	8



<i>Property Crime</i>	Q2 2018	Q2 2019	Q2 2020	Q2 2021	Q2 2022
Auto Theft	2	0	2	2	3
Bike Theft	1	1	0	0	0
Break and Enter - Business	3	7	0	0	2
Break and Enter - Residence	1	3	1	2	3
Break and Enter - Other	4	1	1	0	0
Mischief to Property	9	15	13	19	29
Theft	9	7	5	10	8
Possess Stolen Property	0	0	0	2	4
Shoplifting	0	2	1	0	1
Theft From Vehicle	3	5	4	5	8

<i>Other Criminal Code</i>	Q2 2018	Q2 2019	Q2 2020	Q2 2021	Q2 2022
Cause Disturbance	3	3	4	13	15

Breach of Probation	2	4	1	5	2
Breach of Bail	1	1	9	7	1



Mr. Daniel Sailland
CAO
Alberni-Clayoquot Regional District
VIA EMAIL

Dear Mr. Sailland,

We are pleased to provide the ACRD Board with an update on the status of the Island Corridor Foundation. We are facing a court-imposed deadline that will determine the future of the corridor. It was suggested by the board that we could make a formal request for support in our efforts to ensure the future of the corridor includes the restoration of rail on the Island.

We sought similar support from the Cowichan Valley Regional District at their upcoming Board meeting and the Capital Regional District. At the CRD board meeting they passed the following resolutions:

1. *That the Board escalate advocacy for restoration and resumption for rail operations on the E&N Corridor and requests that the Chair communicates with provincial, federal, first nations, and other regional elected officials on behalf of the Board.*
2. *Request staff provide the Board with steps to be taken and timelines for heightened, urgent advocacy in support of protecting the corridor particularly with the federal government given the court deadline of March 2023.*

CARRIED

Motion Arising and as Amended:

That the CRD Board supports the Island Corridor Foundation request for the federal and provincial governments to work together to:

- 1) *Equitably settle Indigenous claims within and along the island rail corridor; and,*
- 2) *Create a multi-disciplinary team, reflecting all affected interests, to advance rail as a transportation option on Vancouver Island.*
- 3) *That this action be ongoing and not delay decisions required by March 2023*

CARRIED

If we could add a similar message from the ACRD it would send a very clear and positive message to senior government about the importance of the corridor to the future of the Island.

We very much appreciate the boards' consideration of this request and look forward to their response.

Sincerely,

Larry Stevenson
Chief Executive Officer
Island Corridor Foundation



TOWN OF VIEW ROYAL

45 View Royal Avenue, Victoria, BC, Canada V9B 1A6

Ph. 250-479-6800 · Fx. 250-727-9551 · E. info@viewroyal.ca · www.viewroyal.ca

June 21, 2022

Hon. Omar Alghabra, Minister of Transport of Canada
Hon. John Horgan, Premier of British Columbia
Hon. Rob Fleming, Minister of Transportation & Infrastructure of British Columbia
Capital Regional District Councils

Dear Minister Alghabra, Premier Horgan, Minister Fleming, and Capital Regional District Councils,

Re: Support for Island Rail Corridor

At the Regular Meeting of Council on June 7, 2022, Town of View Royal Council passed the following resolution to be considered by UBCM at this year's convention:

WHEREAS the E&N Rail Corridor, now known as the Island Corridor, which has connected Vancouver Island communities, businesses and services for more than 135 years is at risk of being lost forever by March 15, 2023 without the financial support and commitments of the Provincial and Federal governments;

AND WHEREAS, because 80 per cent of Vancouver Island's population lives within five kilometres of the corridor, it presents viable options for commuter and inter-regional passenger rail, as well as strong economic opportunities for excursion and freight services that will reduce traffic congestion and greenhouse gas emissions;

THEREFORE BE IT RESOLVED that the UBCM call on the Provincial and Federal governments to commit to making the necessary investments to preserve the Island Corridor so that it can continue to connect communities, establish safe and environmentally sound passenger and freight rail service, and strengthen economies up, down, and across Vancouver Island.

Time is running out to ensure the preservation of this priceless asset on Vancouver Island, and we urge all to work together to protect this contiguous transportation corridor on Vancouver Island for the future.

We need to draw as much attention to this issue in the coming months as we possibly can and we ask for your support and help with this.

Sincerely,

David Screech
Mayor

cc. Island Corridor Foundation
Vancouver Island Municipalities



Jonathan X. Côté
Mayor

June 21, 2022

Dear Mayor and Council,

Re: Library Funding UBCM Resolution

I am writing to ask for your support for a resolution that the City of New Westminster is bringing to the UBCM Annual Convention in September.

The Province of British Columbia provides grants to public libraries annually. In 2009, provincial funding for BC's public libraries was reduced from \$17.9 million to \$14 million. The grant has remained static at \$14 million since 2010. The lack of annual increases means that each year libraries receive less provincial funding as a portion of overall revenue, which results either in cuts to services or an increased cost to municipalities. Inflationary pressures compound the financial situation of BC libraries. Funding is provided to individual libraries; in 2022, the New Westminster Public Library (NWPL) received a grant of \$146,300, which represents 2.9% of NWPL's total operating budget, and a one-time COVID-19 relief and recovery grant of \$79,933.53 that will help address some needs this year only.

As in previous years, the BC Public Library Partners (BC Library Trustees Association, Association of BC Public Library Directors, BC Library Association and BC Libraries Cooperative) are coordinating advocacy efforts to increase provincial funding for libraries. The budget request in 2023 is for \$22 million.

In response to an appeal from our Library Board, at a meeting on June 13, 2022, New Westminster City Council received passed the following resolution to be considered by the UBCM:

WHEREAS libraries in British Columbia are largely financed by levies paid by local governments, and where provincial library funding has remained stagnant for the past 10 years;

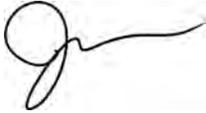
AND WHEREAS public libraries are central to communities, provide equitable access to vital resources, including internet, computers, digital

library tools and in-person services from expert staff which are essential for low-barrier services and support job seekers and small businesses, that increase literacy in communities, that advance reconciliation with Indigenous peoples, and that promote equity and inclusion;

THEREFORE BE IT RESOLVED that the Union of the BC Municipalities call on the Government of British Columbia to provide long-term sustainable funding for public libraries in BC and that the Province ensure that BC Libraries will henceforth receive regular increases to Provincial Government funding in subsequent years.

The support of your delegates to UBCM for this motion would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan X. Cote', with a stylized flourish extending to the right.

Jonathan X. Cote
Mayor



TOWN OF GIBSONS

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OFFICE OF THE MAYOR | WILLIAM BEAMISH

June 16, 2022

0560-30

Via Email

Dear Mayor and Council,

Re: Hospice Services Funding – UBCM resolution from Town of Gibsons

At our May 17, 2022 Regular meeting, Council considered and adopted the following resolution:

“WHEAREAS Hospice Societies across BC offer services and innovative programs which enhance the quality of life of palliative patients and their caregivers in the community where they live, as well as supportive bereavement programs for those who are left behind:

AND WHEREAS reliable government funding necessary for the sustainability of the essential social service provided by Hospice Societies is inconsistent and irregular:

NOW THEREFORE BE IT RESOLVED that UBCM call upon the Government of British Columbia to recognize the established place of Hospice Societies in the continuum of palliative care and bereavement support and develop a funding model which provides annual operational funding to community-based hospice societies for the provision of programs and services:

AND FURTHER THAT UBCM encourages local governments to also contribute financial support to Hospice Societies within their communities.”

Thank you in advance for your support and consideration for this resolution. Please feel free to contact our office should you have any questions or comments.

Yours truly,

William Beamish
Mayor of Gibsons

TOWN OF GIBSONS

“Nature is our most valuable asset”





July 5, 2022

Re: Clayoquot Biosphere Trust Annual Report

Dear ACRD Chairperson and Board of Directors,

The Clayoquot Biosphere Trust (CBT) staff and board are excited to share our [2021 Annual Report](#), highlighting our recent grants, programs, and learnings as an organization committed to equity and reconciliation. We would like to express our gratitude for all communities, grantees, and donors with whom we collaborate; as a UNESCO Biosphere and Community Foundation, none of what we do would be possible without your continued support. We also extend thanks to our volunteers as they continued to contribute to the CBT through the pandemic.

This region is part of a World Network of 738 UNESCO Biospheres: special places that have all made the same commitment to sustainable community development guided by global plans that coordinate local action. As a UNESCO Biosphere, we step back and reflect on our effort to achieve our mandate every 10-years in a formal process called the “periodic review.” The Periodic Review is how we demonstrate the region’s contributions to these global plans and maintain our status as a UNESCO Biosphere Region. It is also an opportunity to renew engagement through dialogue, reflection and letters of support. Last year our team worked hard to complete the periodic review and we are grateful for the feedback provided by our partners. We are committed to taking these words to heart as we move forward. The review is currently being considered by the Biosphere Program at UNESCO and we await news of our continued designation later this year.

All communities in the region, from hiškʷiiʔatḥ in the north, to tukʷaaʔatḥ in the south, participate on the [CBT Board of Directors](#). We want to lift up Nicky Ling (director) and Rachael O’Callahan (alternate director), the ACRD’s representatives on the CBT board, for their contributions.

Thank you for your continued commitment to and participation in the CBT.

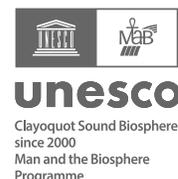
Sincerely,

Rebecca Hurwitz
Executive Director

PO Box 67, 316 Main Street, Tofino BC Canada V0R 2Z0

T 250.725.2219 F 250.725.2384

clayoquotbiosphere.org





June 28, 2022

Amy Mayo
Asset Management & Grant Coordinator
Alberni-Clayoquot Regional District
Port Alberni, British Columbia V9Y 2E3
amayo@acrd.bc.ca

Dear Amy Mayo:

It is my pleasure to inform you of the approval in principle of Log Train Trail - Active Transportation Planning for the Alberni Valley, BC. This approval in principle is given following the successful review of your project under the terms and conditions of the Active Transportation Fund (ATF) of the Permanent Public Transit Program (PPTP).

For projects under the ATF, Canada will support 100% of the total eligible costs to a maximum of \$50,000. A federal grant in the amount of \$50,000, payable in a one-time lump sum payment, will be awarded to support the project.

With this approval in principle, eligible costs as determined under the terms and conditions of the PPTP and ATF and incurred as of the date of this letter, will be eligible for federal reimbursement subject to the timely execution of a grant agreement. If a grant agreement is not signed, the Government of Canada will not reimburse any costs incurred. Once signed, the grant agreement represents the final federal approval of the Project.

In addition to other terms and conditions that will be identified within the grant agreement, the Alberni-Clayoquot Regional District will establish and use a fair, transparent, competitive, and value-for-money procurement processes.

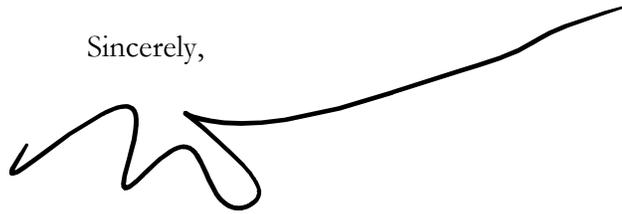
Due to the competitive nature of the ATF, changes to the scope of the Project require careful review and approval by Canada. As your Project is being approved in principle on the basis of the information in your application, please notify my officials in writing, should you expect changes in scope or timing of the project.

Departmental officials will contact you shortly to move forward with the negotiation of the grant agreement.

I would like to take this opportunity to thank you for your collaboration and commitment to the successful delivery of the ATF. I look forward to working with you as we continue to implement this long-term infrastructure program for the benefit of all Canadians.

Please accept my best regards.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Mark Matz
Director General
Public Transit
Communities and Infrastructure Programs
Infrastructure Canada

[View this email in your browser](#)



Building a diverse and sustainable economy.



UCLUELET MULTI-USE TRAIL COMPLETION TO SUPPORT SUSTAINABLE TOURISM

Fully connected 40km pathway will facilitate new self-propelled travel experiences



Photo provided by Alberni-Clayoquot Regional District

COURTENAY, 7 July 2022 – Ucluelet and Tofino will be able to access new tourism markets thanks to finishing the final leg of a 40km pathway connecting these two West Coast destinations, with funding support from Island Coastal Economic Trust’s Capital & Innovation Program (Diversify).

This project will build the final 1.2km between Ucluelet and the Pacific Rim National Park, to create a continuous trail connecting Ucluelet, Millstream, Yuułuʔiłʔatḥ lands, Esowista, Ty-Histanis, the Long Beach Airport and Tofino. The fully connected trail integrates existing multi-use pathways in each community, as well as the new 25km ʔapsčiiik t’ašii trail in the Pacific Rim National Park Reserve.

“This pathway will expand year-round recreational offerings, and attract new day trip and overnight cycling enthusiasts,” explains Director Kel Roberts for Long Beach (Electoral Area C). “Our many communities will benefit for years to come from the completion of this incredible trail.”

The multi-use pathway will provide a clean, healthy alternative to motorized transport, help reduce traffic and congestion in the region and improve access to the area’s iconic beaches, coastal rainforests, and special areas of cultural and historical significance.

“This project will appeal to the growing destination cycling market, and expand business investment and attraction related to cycling tourism,” says Aaron Stone, ICET Board Chair. “It also enhances the region’s cultural and tourism education market.”

Trail improvements will mitigate safety issues such as little to no shoulder along the roadway. The trail will be a 3-meter wide, separated asphalt pathway to provide pedestrians, runners, and cyclists with safe and barrier-free trail access.

The West Coast Multi-Use Pathway Trail project is funded from the Destination Trails stream of the ICET’s Capital & Innovation Program. The Trust will contribute \$200,000 to the total estimated project cost of \$1,540,000.

For more information about the Capital & Innovation Program, please see our guidelines and application form: www.islandcoastaltrust.ca

###

About Island Coastal Economic Trust

Founded by the Province of British Columbia in 2006, the Island Coastal Economic Trust works to build a sustainable and resilient coastal economy in reciprocal relationships with First Nations, municipalities, and regional districts across Vancouver Island, the Sunshine Coast, and islands and inlets from the Salish Sea to Cape Caution. Serving over half a million residents, we partner with communities in the development and financing of their economic infrastructure and diversification efforts through our unique structure that is led by, and accountable to, communities.

Since our inception, Island Coastal Economic Trust has approved more than \$55 million to economic development initiatives that have attracted over \$270 million in new investment to our region. These investments have created over 2,750 permanent jobs, and countless positive impacts, across the coast.

Island Coastal Economic Trust acknowledges that we work for communities across the ancestral and unceded territories of the Kwákwala, Nuučaañuł, Éy7á7juuthem, Ligwilda'xw, Pəntl'áč, She shashishalhem, Hul'q'umi'num', diitiid?aatx, SENĆOŦEN, Lekwungen, and T'Sou-ke speaking peoples.

For more information, please visit www.islandcoastaltrust.ca

Contact:

Hilary Muth
Communications Coordinator
Island Coastal Economic Trust
250-871-7797
hilary.muth@islandcoastaltrust.ca

June 30, 2022

Board Chair and Directors
Alberni-Clayoquot Regional District
3008 5th Avenue
Port Alberni, BC V9Y 2E3



Dear Sir or Madam,

RE: E-Comm Insider (formerly e-communiqué) Subscription

As a former print subscriber to E-Comm's quarterly newsletter e-communiqué, we wanted to reach out to announce the shift of this publication to an online format. We have re-launched this publication as a new, bi-annual newsletter called the **E-Comm Insider**. Our first edition was published this morning and can be found on E-Comm's website: insider.ecomm911.ca

E-Comm is committed to honest and transparent communication about where we are as an organization today and where we are going in the future. The E-Comm Insider publication will play a big part in this commitment, as all of the stories told will relate directly to E-Comm's (a)SPIRE Strategic Plan. By moving to a digital-only format, we are making our publication more accessible to all, in addition to being more eco-friendly.

If you are interested in continuing to receive our newsletter, please sign up by visiting ecomm911.ca – scroll down to the bottom of the page and click the “sign up” button.

We hope you enjoy reading the E-Comm Insider.

Sincerely,

Kaila Butler
Communications Manager
E-Comm 9-1-1





Building a diverse and sustainable economy.



AHAMINAQUUS WELCOME HOUSE TO CREATE NEW GATEWAY TO NOOTKA SOUND

Visitor centre will expand access to world-class cultural and ecological tourism



Rendering of Welcome House, photo courtesy of Mowachaht / Muchalaht First Nation's

COURTENAY, 20 July 2022 – A waterfront welcome house located at the main entrance to Nootka Sound will broaden the range of tourism offerings and showcase the area's rich Indigenous culture and history, with funding support from Island Coastal Economic Trust's [Capital and Innovation Program](#).

This project represents a key component of the Mowachaht / Muchalaht First Nation's redevelopment plans for the Ahaminaquus reserve lands, located 13km from the Village of Gold River at the mouth of the Gold River, a main tributary to the Nootka Sound. Other planned activities include a new RV park and campground, trail network and satellite museum on Nootka Island, and upgrades to the marina and boat launch, and Yuquot Cabins.

“The Nation believes Economic development in its territories is vitally linked to Forestry, Fishery, and Tourism. Ahaminaquus Welcome House is a major first step in coordinating tourism industry in the region benefiting Mowachaht Muchalaht First Nation, Gold River, and the province at large, further promoting Nootka Sound as an adventure destination on Vancouver Island,” explains Azar Kamran, Administrator, and CEO of Mowachaht / Muchalaht First Nations.

Nootka Sound is widely enjoyed by sports anglers, marine wildlife enthusiasts, and other outdoor adventurers. The existing boat ramp at Ahaminaquus currently provides the only paved-road access to the many highly valued cultural, ecological, and historical tourism destinations in the region.

The Welcome House will enrich the overall tourist experience by functioning as a visitor centre, community hub, and museum. The facility will host ceremonies, dancing, workshops, and educational sessions focusing on Mowachaht / Muchalaht First Nation and the settler history in the region, such as Captain Cook’s first landing.

“This project significantly expands the region’s tourism infrastructure, providing increased capacity to meet existing and future demand for authentic Indigenous and West Coast experiences,” says Aaron Stone, ICET Board Chair. “Importantly, the Welcome House will support the dispersion of visitors from saturated markets to rural/remote and underserved areas.”

The design of the Welcome House will reflect the traditional style of Nootka architecture and be built out of cedar wood planks and Douglas Fir beams. Building amenities will include interpretive display and programming space coffee and gift shops and public washrooms.

The Ahaminaquus Welcome House project is funded from the Strategic Tourism Infrastructure stream of ICET’s Capital & Innovation Program. The Trust will contribute \$300,000 to the total project cost of \$1,303,000.

The Capital & Innovation Program is accepting applications until October 20th, 2022. For more information on the program please visit our website: www.islandcoastaltrust.ca

###

About Island Coastal Economic Trust

Founded by the Province of British Columbia in 2006, the Island Coastal Economic Trust works to build a sustainable and resilient coastal economy in reciprocal relationships with First Nations, municipalities, and regional districts across Vancouver Island, the Sunshine Coast, and islands and inlets from the Salish Sea to Cape Caution. Serving over half a million residents, we partner with communities in the development and financing of their economic infrastructure and diversification efforts through our unique structure that is led by, and accountable to, communities.

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For more information, please visit www.islandcoastaltrust.ca

Contact:

Brodie Guy

CEO

Island Coastal Economic Trust

250-871-7797

brodie@islandcoastaltrust.ca

From: Penny Cote <pcote@acrd.bc.ca>

Sent: July 20, 2022 2:50 PM

To: Michael McGregor <mmcgregor@acrd.bc.ca>; Daniel Sailland <dsailland@acrd.bc.ca>; Heather Zenner <hzenner@acrd.bc.ca>; Michael Cann <firechiefsbfd@gmail.com>; Charlie Starratt <cstarratt@acrd.bc.ca>

Subject: BCTS-ACRD meeting notes from May 19th, letter May 27th, follow up meeting info

Hi All,

I would like the following to be shared with ACRD Directors for discussion in the next agenda if possible.

I have extreme concerns regarding the closure of the Forestry Road on the back side of Sproat Lake that has been identified as an emergency route in the Emergency Route study available on the ACRD website.

This forestry road is an extremely important access in an emergency situation.

Letter from myself to BC Timber Sales attached included the following:

"At a meeting with BC Timber sales with Michael McGregor on May 19th, 2022 to review proposed cut blocks in the Sproat Lake area, it was revealed at our meeting that the forestry road on the back side of Taylor Arm on Sproat Lake has a failing Kurtz Crib Between Antler Main and Snow Creek. I share the extreme importance of this forestry road circle route with the province as a secondary access for the safety of the Sproat Lake residents and community at large due to interface fire or other emergency disaster.

The Alberni-Clayoquot Regional District recently completed an Evacuation study for the Alberni Valley including Sproat Lake which identifies the Taylor Arm Main as one of the routes in which should be utilized as an evacuation route. Please see the website for the www.acrd.bc.ca Alberni Valley Evacuation Zones, Annex A, Electoral Area D Evacuation Zones noting the zone map, primary use, Primary and **Secondary Arterial Roads** (which include Taylor Arm Main).

The deactivation of the Log Crib along Taylor Arm Main would jeopardize the safety of many Sproat Lake fire and safety crews, first responders, residents, visitors, and highway travellers ability to get out of harms way."

I sent the attached letter May 27, 2022 asking for the BC Timber sales to please consider any actions taken to close this important access.

Attached information copied from notes of May 19th meeting in email shared with the ACRD and myself. (Email attached at end from Glenn Piggot).

Kurtz Crib Deactivation

BCTS -BCTS advised ACRD of plans to deactivate South Taylor Mainline in proximity to Kurtz Crib. The cribbing is failing and becoming a safety hazard and liability, therefore BCTS is removing the cribbing to remove that hazard and

liability. Due to the cost of replacement of the cribbing (estimated at several hundred thousand dollars), and lack of timber opportunities being accessed, rebuilding this section of road is not felt to be consistent with the BCTS mandate and therefore can't justify replacing the cribbing or rebuilding this segment of road. As a result, there will be a section of road a couple hundred meters in length which will be deactivated, and will result in loss of vehicle access past this site, and in turn an alternate route around Sproat lake.

ACRD- This is a concern to the ACRD as South Taylor Mainline is identified as an alternative emergency route out of the Sproat Lake community in the event the highway is blocked off due to fire or other natural events. If the South Taylor Mainline is deactivated at the Kurtz Crib site there will not be an alternative emergency route out of the Sproat Lake community. BCTS recommended that ACRD provide a letter to the South Island District advising of this concern, as the District is responsible for the road, although BCTS currently has maintenance obligations on the road.

Further a **Microsoft Teams meeting June 30, 2022** was attended by James Proteau FOR:EX, Robert Thomas FOR:EX and myself Penny Cote regarding a virtual meeting to discuss ACRD concerns about access on South Taylor Main.

I was expecting there to be representation by the ACRD staff but there was no invitation sent to ACRD Staff.

The message from Ministry of Forest was that the Forestry road is currently under the maintenance obligation of the BC Timber Sales and they do not have a need for this part of the road at this time and BCTS recommended that ACRD provide a letter to the South Island District advising of this concern, as the District is responsible for the road.

Suggested by James Proteau was for the ACRD to apply for a Licence of Occupation for the ACRD to replace the Kurtz Crib.

I have a great opposition to the ACRD taking on any of the Provincial infrastructure failures.

I would like the ACRD to follow through letter to the South Island District as they are responsible for the road and further request the Emergency Management of British Columbia could be asked to assist in the rehabilitation of this infrastructure that is owned by the BC Timber Sales.

Thank you,

Penny Cote
Alberni-Clayoquot Regional District
Sproat Lake Electoral Area Director

Attached letter for information with notes from May 19th, 2022 meeting:

Begin forwarded message:

From: "Piggot, Glenn D FLNR:EX" <Glenn.Piggot@gov.bc.ca>
Subject: FW: BCTS-ACRD meeting notes May 19th
Date: June 3, 2022 at 10:11:38 AM PDT
To: Penny Cote <pcote@acrd.bc.ca>, Michael McGregor <mmcgregor@acrd.bc.ca>
Cc: "Clarke, Nick A FLNR:EX" <Nick.Clarke@gov.bc.ca>, "Landreville, Jillian FLNR:EX" <Jillian.Landreville@gov.bc.ca>

[CAUTION] This email originated from outside of the ACRD

Hello Penny, hello Michael;

Following are meeting notes summarizing the discussion from our meeting on May 19th . If you see anything that should be corrected or clarified just let me know.

At the meeting I had also provided the mapping from our 2022 West Coast Forest Stewardship Plan referral; the entire FSP package out for referral can be found on line at the BCTS Forest Stewardship Plan web site;

<https://www2.gov.bc.ca/gov/content/industry/forestry/bc-timber-sales/fsp/west-coast-892>

If you would like to schedule a meeting to review our draft Forest Stewardship Plan please let me know.

BCTS - ACRD Meeting; Review of the BCTS 2022 Operating Plan;

Meeting Date; May 19, 2022

Meeting Location; South Island Natural Resource District Office

Attendees;

Penny Cote (ACRD)

Michael McGregor (ACRD)

Nick Clarke (BCTS)

Glenn Piggot (BCTS)

Jill Landreville (BCTS)

BCTS overview;

-BCTS forest development efforts are currently mostly on Second Growth timber, following the implementation of the Old Growth harvest deferrals implemented by the Province.

-as a result, BCTS' sales targets for this year are reduced to less than half of our allocation. For the current fiscal year we are anticipating selling approximately 113,000 cubic meters of second growth timber. This is technically a voluntary reduction in harvest, with the Old Growth deferral anticipated to last a couple of years or more.

-In light of the Old Growth deferrals, BCTS is currently trying to focus our second growth timber development on "age class 4" timber (60 to 80 year age class). Where necessary we will consider development in "age class 3" timber (40 to 60 year age class) if the stand quality is appropriate.

-Given the harvest history in the Alberni Valley, the majority of the second growth timber of merchantable size/age is found in proximity to Sproat Lake therefore that is where the majority of our proposed blocks are located in this year's referral. The same is also true for the proposed blocks in proximity to the shoreline along the Alberni Canal.

-we are still in a reconnaissance stage of block development and are in the process of releasing the blocks to our engineering contractors.

Community Interests;**ACRD;**

-the Alberni Valley Community Forest (AVCF) has done a good job of addressing the Sproat Lake community values. The AVCF previously canvassed residents on what values are of most importance to the community, of which the top 4 were water quality, recreation/trails, wildlife/habitat, and viewscales.

- The ACRD requests BCTS to also take community values into consideration in our developments. ACRD is supportive of the forest industry, however is also an advocate for community interests in the local forest resources.
- The Sproat Lake Woodland Society is becoming a strong advocate for management for community values, most recently advocating for Mosaic to preserve the values of the Holy Cow Trail in adjacent harvest plans. Mosaic acknowledged the concerns and did an excellent job of maintaining the integrity of the trail for continued public recreational use and enjoyment.
- The ACRD has been consistently requesting that there be no logging on the lake side of Stirling Mainline and South Taylor Mainline, this area should be reserved from harvesting. Nobody wants to see logging down to the lake, with concerns for visual quality, fisheries values, and water quality.
- Partial harvesting may be acceptable to the community on the lower side of the road, to some degree. The AVCF has done partial harvesting on the lower side of Hwy 4 that managed community values very well. Mosaic has done partial harvesting beside the park that has protected public values very well.
- ACRD has concerns with the impact of climate change on water quality and water temperatures in the lake. Sproat Lake Marine Patrol has been doing water temperature testing monthly, and MoE also maintains data on water temperatures.
- ACRD also has concerns with the rate of harvest, and effects from climate change impacts.

BCTS;

- BCTS cannot commit to absolutely no logging on the lower side of the Stirling Mainline or South Taylor Mainline, however we do agree that we need to be sensitive to the community's values.
- BCTS has proceeded with harvesting on the lower side of the road in a few areas and have not otherwise received any public complaints regarding the harvesting.
- BCTS engages the services of a variety of professionals to ensure responsible stewardship on our Timber Sales, including hydrological assessments, riparian assessments, visual assessments, etc.
- BCTS completes riparian assessments on all BCTS blocks to manage water quality and fish habitat.
- BCTS also completes Hydrologic assessments about every 5 years on most watersheds to manage for water quality, and provide recommendations on the rate of harvest.

-When BCTS is operating in areas of known Karst potential, Karst assessments are carried out and the karst values managed for. Most recently, extensive public consultation with stakeholders was done on our St. Andrews Creek TSL last year, in known karst terrain.

-BCTS is currently addressing impacts from climate change in some areas of our business;

(i) our Engineering designs on our bridge and culvert structures are affected, to accommodate changes in water flows.

(ii) climate change is affecting the Free Growing Stocking Standards and seedling selection in our silviculture/reforestation program.

(iii) our Hydrologic assessments also address climate change, with projections of future impact from climate change.

The BCTS Climate Change strategy can be accessed on the BCTS website at the following site;

<https://www2.gov.bc.ca/gov/content/industry/forestry/bc-timber-sales/climate-change-strategy>

-BCTS conducts Visual Quality Assessments on its blocks in visually sensitive areas, and manages to the assigned visual quality objectives for each area.

https://www.for.gov.bc.ca/ftp/DSI/external/!publish/Stewardship/SIFD_Objectives_Matrix/10_Visual_Quality/DSI_VQO_VSC_GAR_Order_Amd2011_Dec_14_2011_Final_Map.pdf

-BCTS provides referrals to recreational stakeholders in proximity to our planned blocks.

ACRD- Sproat/Taylor blocks;

Block F016C3R3;

ACRD- this block is planned directly adjacent to the upper side of Stirling Mainline. The beach areas downslope from this proposed block receive significant public use for camping and recreation, therefore management of the viewscape of this block from the shoreline is going to be very important, and will result in public complaints if it is visible from the beach.

BCTS- BCTS manages for visual quality objectives in any designated scenic areas, and will conduct any necessary visual quality assessment from designated corridors, including Sproat Lake. We also try to address known recreational values in our blocks, and have sent a referral to the Sproat Lake Camping resort

just up the road from this block. We are also looking to expand the proposed block boundary of this block.

Block ALsp5B0;

ACRD- There are a number of private properties directly across the lake from the proposed block location, therefore visual management will be an issue.

BCTS- BCTS will manage for the visual quality objectives assigned for this area. Viewpoints for the visual assessment are selected in designated corridors, including along Highway 4 and on Sproat Lake, so should take into account the visual impact to the property owners.

Block ALsp5AY

ACRD- concerns with this block being proposed down too close to the lake. Requesting that the block is kept on the high side of South Taylor Mainline; at the very least maintain a buffer along the lake.

BCTS- BCTS can't commit to keeping this block on the highside of South Taylor Mainline. However, BCTS manage for water quality with riparian buffers and hydrologic assessments, among other measures. We are aware of recreational interests in proximity to this block (trails, beach use, drinking water diversion, etc.) and will be managing for these interests. We have also sent a referral to the Sunset Island Resort advising of our block development plans.

Stirling Mainline

ACRD- there is a significant dust control problem along this stretch of road, creating a potential health issue for recreational users. Would like BCTS to consider dust control measures.

BCTS- BCTS does not have a dust control program for it's operations. Stirling Mainline is a District-managed Forest Service Road therefore would be best addressed through the District engineering program.

Block ALty5G3

ACRD- There is an aquifer along the highway in this general area where locals go to collect drinking water, concerns that this will be affected by the block.

BCTS- BCTS is aware of the aquifer location, it does not lie downslope of this block.

ACRD- This block appears to lie directly along the highway, asking about a possible visual buffer

BCTS- With the hydro lines right adjacent to the highway, BCTS will be looking to find a balance relative to BC Hydro values, consideration of visual resource management, and other resource values.

ACRD- ACRD advised that the big boulders in the Taylor River across from this block are a significant recreation draw, concerns that the block will affect the recreational value of the site

BCTS- BCTS was not aware of these features. We will need to review the site to determine what the impact will be, and if any mitigative actions can be done.

TSL TA0270 (block at Taylor Rest Area)

ACRD- concerns with the visual impact of the logging from the block at the Taylor Rest Stop, very visible to traffic on the access road into the rest stop, and poorly planned out.

BCTS- BCTS originally engineered this block with a 50 to 60 meter wide visual buffer between the cutblock and the hydro lines paralleling the rest stop road. However, BC Hydro had concerns with the buffer due to windthrow potential relative to the hydro lines, which has now exposed the cutblock to adjacent vehicle traffic. However, the cutblock is not visible from the rest area itself, just the access road into the rest area.

Alberni Canal blocks

ACRD- question as to why all the new proposed blocks on the canal are down near the water.

BCTS- BCTS advised that the proximity to the water is a function of the progression of the harvesting in the Alberni area; the historic harvesting started down by the foreshore area and progressively moved upslope, therefore the older and larger second growth timber is closest to the water edge. Targeting of volume in this age class is linked to Timber Supply Review assumptions, which are linked to a sustainable harvest level. BCTS is not developing blocks along the water at an accelerated pace due to the considerations of the Old Growth deferral file. Our harvest level planned for this year is significantly lower than our apportioned harvest levels.

ACRD- question regarding the placement of blocks adjacent to legal lines.

BCTS- BCTS advised that some of the legal lines are Ucluelet Treaty Settlement Lands, and we will be referring to the First Nations. Another of the legal lines is adjacent to Mosaic private land, where they have a campground established. BCTS has been in contact with Mosaic regarding this. If need be, BCTS will conduct legal surveys where necessary.

ACRD- concerns expressed over visual site lines from China Creek and Franklin River, and from the Alberni Inlet trails.

BCTS- these blocks lie within designate visually sensitive areas, and will require visual assessments from exposed viewpoints in designated visual corridors (ie. Alberni Canal).

https://www.for.gov.bc.ca/ftp/DSI/external/!publish/Stewardship/SIFD_Objects_Matrix/10_Visual_Quality/DSI_VQO_VSC_GAR_Order_Amd2011_Dec_14_2011_Final_Map.pdf

Kurtz Crib Deactivation

BCTS -BCTS advised ACRD of plans to deactivate South Taylor Mainline in proximity to Kurtz Crib. The cribbing is failing and becoming a safety hazard and liability, therefore BCTS is removing the cribbing to remove that hazard and liability. Due to the cost of replacement of the cribbing (estimated at several hundred thousand dollars), and lack of timber opportunities being accessed, rebuilding this section of road is not felt to be consistent with the BCTS mandate and therefore can't justify replacing the cribbing or rebuilding this segment of road. As a result, there will be a section of road a couple hundred meters in length which will be deactivated, and will result in loss of vehicle access past this site, and in turn an alternate route around Sproat lake.

ACRD- This is a concern to the ACRD as South Taylor Mainline is identified as an alternative emergency route out of the Sproat Lake community in the event the highway is blocked off due to fire or other natural events. If the South Taylor Mainline is deactivated at the Kurtz Crib site there will not be an alternative emergency route out of the Sproat Lake community. BCTS recommended that ACRD provide a letter to the South Island District advising of this concern, as the District is responsible for the road, although BCTS currently has maintenance obligations on the road.

Harvest Inspections;

ACRD- does BCTS ever conduct follow up inspections after harvesting activities? Does BCTS ever penalize any clients?

BCTS- BCTS conducts a number of harvest inspections during and after harvest activities to ensure completion of harvest obligations and conformance with our environmental procedures. BCTS has jurisdiction to suspend clients in the event of non-conformance with our license conditions and certification environmental procedures. BCTS also has the ability with appropriate due process to access the TSL holder deposit to remedy issues, there is additional financial implications associated with this approach. The Ministry Compliance branch has authority to penalize clients for non-compliance with environmental legislation.

If you see anything missing from the notes you would like to see included just let me know. Thank you Penny, thank you Michael.

Regards,

Glenn Piggot, RPF
Planning Forester, BC Timber Sales
Strait of Georgia Business Area
phone; (250) 850-1797
e-mail; Glenn.Piggot@gov.bc.ca

Glenn Piggot, FPR
Planning Forester, BC Timber Sales
Strait of Georgia Business Area

May 27, 2022

Hi Glenn,

Thank you for meeting with ACRD Land Resource Coordinator, Michael McGregor and myself Penny Cote, ACRD Sproat Lake Electoral Director to review the 2021 -2022 Forest Operations Map and Proposed Cut Blocks.

I reaffirm that I continue to support the community values as identified since 2007 through public consultation process for the development of the Alberni Valley Community Forest. In the reviewed plans for BC Timber Sale in the Sproat Lake and Nahmint areas I would ask that forestry demonstrates practices based on our community values of safeguarding the domestic water supply to Sproat Lake from the effects of harvesting by not harvesting or limiting harvest on the water side of the logging roads by leaving as much forest as possible and maximum set back from the shoreline. The community values include #1 water quality, recreation and trails, wildlife and habitat, views capes, environmental protection, tourism, fish habitat, road access and more. The AVCF continues to engage with the Sproat Lake community with open houses and updated surveys.

It was revealed at our meeting that the forestry road on the back side of Taylor Arm on Sproat Lake has a failing Kurtz Crib? Between Antler Main and Snow Creek. I share the extreme importance of this forestry road circle route with the province as a secondary access for the safety of the Sproat Lake residents and community at large due to interface fire or other emergency disaster.

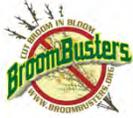
The Alberni-Clayoquot Regional District recently completed an Evacuation study for the Alberni Valley including Sproat Lake which identifies the Taylor Arm Main as one of the routes in which should be utilized as an evacuation route. Please see the website for the www.acrd.bc.ca Alberni Valley Evacuation Zones, Annex A, Electoral Area D Evacuation Zones noting the zone map, primary use, Primary and **Secondary Arterial Roads** (which include Taylor Arm Main).

The deactivation of the Log Crib along Taylor Arm Main would jeopardize the safety of many Sproat Lake residents, visitors, and highway travelers ability to get out of harms way. Please consider any actions taken to close this important access.

Further communication is requested on a Provincial recommendations for this important access within our regional district.

Respectfully submitted,

Penny Cote
Alberni-Clayoquot Regional District
Sproat Lake Electoral Area Director
250-724-5040
pcote@acrd.bc.ca



Broombusters Invasive Plant Society
May 19, 2022

Dear Lawmakers,

You are receiving this document as an update to a delegation from Broombusters Invasive Plant Society in the spring of 2022. The key to my presentation was that while Broombuster volunteers are doing a great job of getting control of broom in the municipalities, there is a serious need for government bodies and representatives to take action or we will lose this fight about this dangerously aggressive invasive plant. Several directors and council members expressed interest in pursuing what could be done.

Request of local governments:

Endorse a resolution to be forwarded to the UBCM and member local governments requesting that the UBCM call on the Province of British Columbia to establish Scotch Broom as a noxious weed and establish laws to mitigate spread on lands controlled by crown corporations and lands within Provincial control.

Establish local bylaws to categorize Scotch broom as a NOXIOUS weed complete with regulations to mitigate the spread.

“Scotch Broom is the invasive species causing the greatest harm to species at risk in BC” according to an assessment study of Invasive Species Council of BC. In this case study of BC’s “Most Wanted” invasive species, Scotch broom is *the* top offender. Scotch broom is spreading over massive areas all over BC. Infested areas will not return to forests, meadows or farms.

Why is Scotch broom a problem?

- Scotch broom is an extreme fire hazard due to high oil content and naturally occurring dead branches. It is a volatile flash fuel, making forest fires more intense, more difficult to fight.
- Scotch broom forms dense monocultures, preventing regrowth of forests and native plants - a serious threat to biodiversity. It changes soil chemistry and is toxic to grazing wildlife.
- Scotch broom spreads rapidly, each mature plant produces approximately 18,000 seeds that are viable for 30-50 more years.

What is contributing to the spread?

- Scotch broom only grows in the sun, but quickly takes hold in large, cleared areas of land that are left without management or control measures in place.
- Cleared roadways, transmission lines and rights-of-way, and previously forested land (public and private) create an ideal environment for broom to flourish and spread across great distances. Seeds spread from land clearing, road building, gravel pits, and development.
- There are no government regulations to require control Scotch Broom.

Obstacles to Action:

- Scotch broom has spread so extensively that it will be difficult to eradicate.
- Scotch broom doesn't fit neatly into existing invasive species categories.
- The extent of its spread is often invisible to policy makers and residents. (I was told that BC Hydro only takes aerial photographs mid-summer when broom blends with other greenery.)

In 2021, **over 600 Broombuster volunteers cut broom for over 7000 hours.** In addition, there are other volunteer groups removing broom. But this problem cannot be solved by volunteers. We need the government on all levels to take action to remove and stop the spread of this aggressive, invasive alien species. The situation will just continue to get worse without the government action. We cannot leave this problem to our children.

Please feel free to get in contact with me with comments, suggestions or questions.
Sincerely,
Joanne

Joanne Sales
Executive Director of Broombusters Invasive Plant Society
www.broombusters.org. info@broombusters.org 250-752-4816

ADDENDUM: The Spread of Scotch Broom on BC Hydro Transmission Lines

While BC Hydro recognizes that Scotch broom is a fire hazard, it can be perceived that the company benefits from Scotch broom growing in the transmission lines because broom prevents trees from growing. The company cuts down target species, mostly tall deciduous trees, but does nothing to remove broom. The company acknowledges that it will continue to let Scotch broom spread freely **because there is no pressure from government entities, and because broom is not classified as a noxious weed.**

This is an issue of great concern for those who live on and love the islands. Allowing a highly volatile invasive plant to grow densely over the extensive network of transmission lines from Campbell River to Victoria, creates a **dangerous pathway for wildfire to spread rapidly across the island.** In summer, dry Scotch broom burns like kerosene. Also, transmission lines go through forest and agricultural areas, spreading broom into newly cleared forest land and onto farms. The burden of removal then falls onto the farmers and has a serious detrimental impact on BC forestry industries. (In 2009, it was estimated that Scotch broom cost Oregon an estimated \$40 million per year in **lost timber revenue** and control efforts. A more recent estimate is closer to \$79 million. We don't know the loss in BC, but certainly the loss is substantial.)

Suggested Steps for BC Hydro to protect the ecosystem and reduce risks of wildfire:

- Seasonal workers could be employed to stop the spread of Scotch broom.
- Substantial sized, broom-free FIRE BREAKS should occur regularly along transmission lines.
- Aerial photos should be taken during Scotch broom blooming season to assess the spread.
- Scotch Broom should be removed near farms, urban areas and at least 30 feet from ecologically sensitive areas, recreational areas, and forest stands that will be harvested in the future.

*Report from ISCBC <https://bcinvasives.ca/news/new-report-on-species-at-risk/>













REQUEST FOR DECISION

To: ACRD Board of Directors

From: Wendy Thomson, General Manager of Administrative Services, Chief Election Officer
Heather Zenner, Protective Services Manager, Deputy Chief Election Officer

Meeting Date: July 27, 2022

Subject: 2022 Local Government Election Update & Request to Reschedule Board Meeting

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors move the regularly scheduled Board meeting from Wednesday October 12th to Thursday October 13th at 1:30pm in the ACRD Boardroom and via Zoom, allowing for an advance voting opportunity to occur at the Alberni-Clayoquot Regional District office on Wednesday October 12th from 8am to 8pm.

Desired Outcome:

To move the regularly scheduled Board meeting from October 12th to October 13th to allow for an advance voting opportunity to occur at the Alberni-Clayoquot Regional District (ACRD) office, and to provide an update on the 2022 Local Government Election timeline.

Summary:

General local elections are held every four years on the third Saturday in October. This year, the election will be held on **Saturday, October 15, 2022**. The ACRD offers two advance voting opportunities, the first opportunity is held on October 5th from 8am to 8pm, and the second opportunity is held on October 12th from 8am – 8pm, the same day as the regularly scheduled Board meeting. Election staff normally hold the advance voting opportunities at the ACRD office; however, Section 120(4) of the *Local Government Act* states that a candidate must not be present at a voting place while voting procedures are being conducted (other than for the purpose of voting). Staff recommend that the October 12th meeting be moved to 1:30pm on October 13th, allowing the ACRD office to be utilized for the advance voting opportunity.

2022 Election Timeline:

ACTION	TIMELINE & LOCATION
ACRD Elections Website	Live https://www.acrd.bc.ca/2022election
ACRD & School District 70 Candidate Nomination binders available for pickup	July 26, 2022, at ACRD, District of Tofino, District of Ucluelet offices
ACRD & City of Port Alberni Candidate Info Session	August 17, 2022, 6pm-8pm, City of Port Alberni Council Chambers
Nomination Period Begins	August 30, 2022, at 9am
Nomination Period Ends	September 9, 2022, at 4pm
Declaration of Election (by voting)	September 19, 2022
Mail ballots can be requested*	September 20, 2022
Advance Voting Opportunity	October 5, 2022, ACRD Office 8am - 8pm
Advance Voting Opportunity	October 12, 2022, ACRD Office 8am – 8pm (Subject to the above resolution being passed)
Election Day	October 15, 2022, 8am - 8pm. Locations to be announced.

* Recent amendments to the *Local Government Act* now allow all qualified electors to vote by mail ballot. Information on how to request a mail ballot will be posted on the ACRD website.

Strategic Plan Implications:

n/a

Policy or Legislation:

Section 120 of *Local Government Act* applies.

Submitted by: Heather Zenner
Heather Zenner, MA, RPF, Protective Services Manager

Reviewed by: Wendy Thomson
Wendy Thomson, General Manager of Administrative Services

Approved by: Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer



REQUEST FOR DECISION

To: ACRD Board of Directors

From: Teri Fong, CPA, CGA, Chief Financial Officer
Shane Koren, Procurement Coordinator

Meeting Date: July 27, 2022

Subject: ACRD and ACRHD Audit Services

Recommendation:

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors award the ACRD and the Alberni-Clayoquot Regional Hospital District (ACRHD) Audit Services contract to KPMG LLP in the amount of \$181,800 (excluding GST) over a 5-year term, commencing August 1, 2022; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the ACRD and ACRHD Audit Services contract on behalf of the Regional District; and further,

THAT the ACRD Board of Directors appoint KPMG LLP as the Alberni-Clayoquot Regional District and Alberni-Clayoquot Regional Hospital District auditors for the 2022-to-2026-year ends.

Desired Outcome:

To secure audit services for the audit years ending December 31, 2022 through December 31, 2026.

Summary:

ACRD staff issued a Request for Proposal (RFP) to secure audit services on June 14, 2022. The ACRD and ACRHD Audit Services must be in accordance with generally accepted auditing standards, recommendations of the Public Sector Accounting Board (PSAB), and the provisions of the Local Government Act and Community Charter.

Background:

Two submissions were received from qualified and experienced firms. The bids were evaluated by ACRD staff on the basis on firm qualifications and experience, personnel qualifications and experience, audit approach and additional services, social procurement, references in addition to price. The bids received were as follows:

Proponent	Contract Value (Excluding GST)	Notes
KPMG LLP	\$181,800.00	All Requirements Met
BDO Canada LLP	\$343,050.00	All Requirements Met

Based on the evaluation staff recommend that the contract be awarded to KPMG LLP. An RFP for audit services was last advertised in 2017 and was awarded KPMG LLP for a five-year period with no extension clause. ACRD staff have been pleased with the services provided by KPMG over the past five-years and by retaining the existing auditor there will be no transition period required in beginning this new contract.

Time Requirements – Staff & Elected Officials:

A significant amount of finance staff time is required to prepare the financial statements, develop the working papers for the auditor and staying current with PSAB standards.

Financial:

The total cost of the audit services for the next five years is \$181,800.00. This is a significantly increased cost than the previous audit services contract. This cost escalation was anticipated by staff as the PSAB standards for auditing are continuing to increase which lengthens the time required to complete an audit. In addition, staff understand that the accounting industry is struggling to retain existing qualified workers, find new workers to undertake training programs, and therefore are not able to take on new clients currently.

Strategic Plan Implications:

N/A

Policy or Legislation:

An RFP was issued in this scenario as the ACRD’s Purchasing Policy requires a Tender (or similar public offering) if the expected value of a contract exceeds \$35,000.

The *Local Government Act* and the *Community Charter* require that the financial statements be audited annually. The audit must be conducted in accordance with Generally Accepted Auditing Standards (GAAS) and based on the recommendations of the Public Sector Accounting Board (PSAB).

Options Considered:

If the Board would like further information regarding the details of the contract prior to making a decision, then the full contract could be brought forward in-camera at the next scheduled Board meeting.

Teri Fong

Submitted by: _____
Teri Fong, CPA, CGA, Chief Financial Officer

Wendy Thomson

Reviewed by: _____
Wendy, Thomson, General Manager of Administrative Services

Daniel Sailland

Approved by: _____
Daniel Sailland, MBA, Chief Administrative Officer



REQUEST FOR DECISION

To: ACRD Board of Directors

From: Michael McGregor, Land and Resources Coordinator
Shane Koren, Procurement Coordinator

Meeting Date: July 27, 2022

Subject: Log Train Trail Regional Park Management Plan

Recommendation:

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors award the Log Train Trail Regional Park Management Plan contract to Murdoch De Greeff Inc. in the amount of \$48,360.00 (excluding GST) over a 6-month term, commencing August 1, 2022; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the Log Train Trail Regional Park Management Plan contract on behalf of the Regional District.

Desired Outcome:

To develop and deliver of a park management plan for the Log Train Trail Regional Park.

Summary:

ACRD staff issued a Request for Proposal (RFP) to secure park management plan services on June 14, 2022. A new Park Management Plan is required to replace the 1993 Regional Linear Park Management Plan and guide development of the Alberni-Clayoquot Regional District operations and capital projects over the next 10-20 years. The objective is to develop a practical plan that is cost effective, technically defensible, supported by the public and endorsed by the ACRD Board of Directors.

Background:

Two submissions were received from qualified and experienced companies. All bids were evaluated based on completeness, price, schedule, and ability to perform the services. The evaluation was completed by ACRD staff. The Proposals received were as follows:

Proponent	Scoring	Original Price (Excl GST)	Notes
Murdoch De Greeff	91/100	\$28,227.50	All Requirements Met
Schwartz Consulting	84/100	\$30,000.00	All Requirements Met

The RFP was issued with a maximum budget of \$30,000.00, and a notice that the budget may increase if grant funding was received. Murdoch De Greeff was notified of their selected bid at \$28,227.50. An Infrastructure Canada – Active

Transport Planning Grant was subsequently awarded to the ACRD on June 28, 2022 allowing ACRD staff to increase the scope and budget. Murdoch De Greeff was then notified of the increased scope and funding ability, and submitted updated proposal priced at \$48,360.00 which meets all funding requirements.

Time Requirements – Staff & Elected Officials:

Staff will be requested to assist the project when necessary.

Financial:

These services are fully funded through an Infrastructure Canada – Active Transport Planning Grant to a maximum of \$50,000.00.

Strategic Plan Implications:

N/A

Policy or Legislation:

An RFP was issued in this scenario as the ACRD’s Purchasing Policy requires a Tender (or similar public offering) if the expected value of a contract exceeds \$35,000.

Options Considered:

If the Board would like further information regarding the details of the contract prior to making a decision, then the full contract could be brought forward in-camera at the next scheduled Board meeting.

Submitted by: Jenny Brunn
Jenny Brunn, Community Services Manager

Reviewed by: Wendy Thomson
Wendy, Thomson, General Manager of Administrative Services

Approved by: Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer



REQUEST FOR DECISION

To: ACRD Board of Directors
From: Mark Fortune, Airport Manager
Meeting Date: July 27, 2022
Subject: Fire Flow Upgrade Project – Additional Costs

Recommendation:

THAT the ACRD Board of Directors approve a project budget increase of \$156,823 to \$743,387 plus GST for the Watermain Upgrade for Fire Protection, at the Long Beach Airport, to Bowerman Excavating Ltd.

THAT the Alberni-Clayoquot Regional District Board of Directors authorize the CAO to approve the amendment to the Conditional Grant Agreement with the Ministry of Transportation & Infrastructure through the British Columbia Air Access Program (BCAAP) for the Long Beach Airport Fire Protection Improvement Project to reflect that the project has been split into two phases and that the grant is applicable to phase one.

Desired Outcome:

To provide a municipal water distribution system capable of supporting fire flow requirements to airport related occupancies.

Summary:

The water main installation construction has come in over budget by \$156,823 for a revised total project cost of \$805,000. The \$805,000 is composed of the above noted \$743,387 plus GST to Bowerman Excavating, as well as some additional engineering costs. This overrun was due to difficulties encountered at the gulley section of airport road.

Separate from but relevant to this, cost estimates to complete the pump house upgrades (identified as Phase II) have increased to \$760K due to the fact the building is in disrepair and will not meet identified space requirements. Phase II of this project is eligible for BCAAP funding and an application will be submitted later this fall.

Background:

The original Long Beach Airport (LBA) water system was installed during World War II and not designed to meet the current needs for fire flow for high hazard aircraft hangar structures. Staff developed a phased approach to upgrading this aging water system:

- Phase I consists of replacing the old cast Iron underground infrastructure with new 10" (250mm) PVC.
- Phase II will consist of installing new dedicated fire pumps to boost watermain flows to prescribed standards.
- Phase III will include the installation of a backup generator to maintain the airfield water system pressure in the event of a power outage.

In October 2020, staff were successful in securing British Columbia Air Access Program (BCAAP) funding to complete phase I and II of the project. Phase I of the project underwent design and tendering, with award for the construction of the work to Bowerman Excavating in September 2021.

Significant Geotechnical issues were encountered at the weather station gulley crossing resulting in multiple change orders during construction. The gulley was reported to be crossed by a trestle bridge during the war years but is currently infilled with a culvert. The old cast iron watermain was attached to this trestle in the gulley crossing. During the new watermain installation the following issues became apparent.

- Trench conditions became unstable requiring the abandoning of the old cast iron water main and installation of a temporary jumper line to maintain a water service to the airport tenants during construction.
- Crews encountered the buried trestle, frames, ledgers and X braces and unstable ground requiring over excavating and additional cage operations for worker safety.
- Geotechnical oversight and recommendations were supplied by Lewkowich engineering. This required over excavating and installation of a geotextile wrap filled with crushed aggregate to support the bedding for the new watermain over the unstable gulley area.
- Pipe joints restraints were installed to the watermain over the entire gulley crossing.

Significant time and materials were required to cross the 70m section of airport road resulting in the overrun of \$156,823.

Time Requirements – Staff & Elected Officials:

A moderate amount of staff time will be required to manage the grant amendment, apply for funding for Phase II of this project and update the financial plan.

Financial:

The current financial plan had allocated \$720,000 for this project including the BCAAP contribution of \$431,025. When considering the additional \$156,823 included in this report, the total estimated cost for phase I is approximately \$805,000. The additional costs will be funded by the Community Works Fund money that has been allocated to the LBA water system.

The updated project cost estimates for Phase II of this project are \$760,000 and ACRD staff have contacted BCAAP to investigate options for funding this project. It was through these discussions that we have received approval to apply all of the \$431,025 funding to Phase one of the project. Staff are therefore recommending an amendment to the existing contribution agreement.

The BCAAP grant program will reopen in the fall and staff will be able to submit an application for Phase II. Staff will bring a draft 2023-2027 financial plan, including Phase II of this project, to the West Coast Committee later this fall.

Strategic Plan Implications:

This project supports strategic plan initiative 1.2 by leveraging other grants economic recovery and development

Policy or Legislation:

The Disposition of public funds can only be by the Board of Directors. The ACRD's purchasing policy requires approval by the Board for purchases over \$35,000.

Options Considered:

Staff considered completing Phase II without additional grant funding however the current balance in the capital reserve fund is not adequate to fund this project in its entirety.

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

Reviewed by: Teri Fong
Teri Fong, Chief Financial Officer

Reviewed by: Wendy Thomson
Wendy Thomson, General Manager of Administrative Services

Approved by: Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer



REQUEST FOR DECISION

To: Board of Directors

From: Wendy Thomson, General Manager of Administrative Services

Meeting Date: July 27th, 2022

Subject: Lot 2, Section 20, Township 1, Barclay Land District, VIP 20011 / 325 Bamfield Road

Recommendation:

“THAT the Alberni-Clayoquot Regional District Board of Directors resolve to register a Notice on Title to Lot 2, Section 20, Township 1, Barclay Land District, VIP 20011 (325 Bamfield Road), as per Section 57 of the Community Charter.”

Desired Outcome:

A Legal Notation be placed on the subject property’s State of Title Certificate making persons viewing the Certificate aware of outstanding building safety concerns.

Summary:

Conditions pertaining to a 2006 building permit are not finalized. A previous property owner applied for the building permit and did not complete the construction process, hence, the building permit was never completed. Island Health regulations were not satisfied.

Background:

Building Permit No. BF06-07 was issued June 9, 2006. The proposal was to add to an existing single family dwelling. Inspections were conducted on the home renovation including framing and exterior cladding, however, no further inspections were scheduled with the Regional District after October 4, 2006. Interior finishes were installed after this date effectively concealing building components requiring further inspection. In addition, a sewage disposal system was to be installed in conformance with Island Health regulations as noted on the signed building permit application but was not completed.

On September 24, 2015 a review of the subject property’s associated permits was completed. The property owner at that time (ownership changed from the person that applied for building permit) was contacted and correspondence between the Regional District and owner regarding completing building permit BF06-07 ensued. The property owner retained the services of a local contractor to address the outstanding items but to no avail. The work was not completed and the property owner sold the subject property.

The current property owner was made aware of the issues and on October 6, 2021, a letter from the Regional District via registered mail was sent to the property owner outlining the Regional District’s intention to commence with the placement of a Notice on Title.

A total of three letters were sent including two additional letters on June 8, 2022, and July 5, 2022.

Time Requirements – Staff & Elected Officials:

An estimated four hours per file. Staff require this resolution from the Board prior to sending the request to the Land Title and Survey Authority of BC for placement. Registration through the Land Title and Survey Authority of BC is relatively quick.

Financial: The Regional District saves time and money by placing a Notice on Title on properties with illegal or sub-Code construction rather than utilizing the expensive and time consuming court system. There are minimal financial implications for registration; however, removal of the Notice is \$700.00 payable to the Manager of Finance of the Regional District or his or her designate as per Bylaw F1091.

Strategic Plan Implications: Building Inspection is included in the 2020 to 2022 Strategic Plan.

Policy or Legislation:

Section 56 of the Community Charter allows a Registered Building Official, who observes work done to a building, land or other structure without the required Building permit and / or inspection(s) or a contravention of a Regional District bylaw and/or building regulation, to request the Regional Board consider the registration of a Notice on Title.

In 2011, the ACRD Board adopted the attached Notice on Title Procedures and staff recommend that a Notice on Title be placed on this property. Bylaw No. F1091 applies to placing a Notice on Title.

Options Considered:

- 1 - The Board direct staff to prepare an in-camera report to consider further action.
- 2 - The Board not place a Notice on Title.

Reviewed by: _____  _____
 Luc Stefani, Building Inspector/Property Maintenance Coordinator

Submitted by: Wendy Thomson
 Wendy Thomson, General Manager of Administrative Services

Approved by: Daniel Sailland
 Daniel Sailland, MBA, Chief Administrative Officer



PROCEDURE FOR PLACING A NOTICE ON TITLE

PURPOSE: This document is to serve as a reference for Alberni-Clayoquot Regional District staff regarding placing a Notice on a Property Title.

Prior to placing a Notice on Title, the Building Inspector will first exercise reasonable procedures to obtain voluntary compliance.

Notice on Title is a note attached to a property title that says the property is encumbered by claims, interests, or rights of parties other than the seller. In this case, it would be the Regional District who has a claim on the property for building contraventions.

The *Community Charter* of the Province of British Columbia allows a Registered Building Official, who observes work done to a building, land or other structure without the required Building permit and / or inspection(s) or a contravention of a Regional District bylaw and/or building regulation, may request that the Regional Board consider the registration of a Notice on Title on the property pursuant to Section 57 of the *Community Charter* as per Section 695 of the *Local Government Act*, which states Sections 55 thru 58 apply to Regional Districts.

Prior to placing a Notice on Title, the property owner will be contacted by the ACRD via registered mail to make them aware of the building contraventions. At that time, if the property owner does not take any steps to rectify the situation, the Regional Board will be requested to pass a resolution to place a Notice on Title on the offending property.

Should the Board agree that there are contraventions of Regional District bylaws and/or the *BC Building Code (BCBC)* the Board may pass a resolution pursuant to Section 57 of the *Community Charter*. The resolution would instruct the Deputy Corporate Administrator to file a notice with the Land Title Authority of British Columbia notifying them that Regional District bylaws and/or *BC Building Code* violations exist on the property.

The Land Title Authority of British Columbia will make a notation on the property title that there is a bylaw contravention outstanding for that property. Any individual requesting a title search in the future will then be aware of the building safety concerns.

WHY IS A NOTICE ON TITLE NECESSARY?

The Building Inspection Department is responsible for ensuring all buildings constructed within the ACRD are in compliance with the *British Columbia Building Code (BCBC)*. Where work is completed without permits and/or inspections, no assurance can be provided that the work conforms to the accepted standard that has been established by the BCBC. By placing a Notice on Title, any individual requesting a Title Search will then be made aware of the outstanding building safety concerns.

HOW IS A NOTICE ON TITLE REMOVED?

A property owner may apply to the ACRD Planning and Development Department to have the Bylaw Contravention Notice removed. Once a request is made, an inspection can be conducted to verify that the deficiency has been rectified. If there are no further concerns, and once the required fee has been paid, (Refer to "Notice on Title Fees Bylaw No. F1091") the Land Title Authority of British Columbia will be notified by the Deputy Corporate Officer and the Bylaw Contravention Notice will be removed.

WHEN TO FILE A NOTICE ON TITLE

*** In the following text, the term Council means Regional Board; Municipality means Regional District; Corporate Officer means Deputy Corporate Officer.**

Community Charter Section 57

57 (1) A building inspector may recommend to the council that it consider a resolution under subsection (3) if, during the course of carrying out duties, the building inspector

(a) observes a condition, with respect to land or a building or other structure, that the inspector considers

(i) results from the contravention of, or is in contravention of,

(A) a municipal bylaw,

(B) a Provincial building regulation, or

(C) any other enactment

that relates to the construction or safety of buildings or other structures,
and

(ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or

(b) discovers that

- (i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (i), and
- (ii) the permit was not obtained or the inspection not satisfactorily completed.

Next Steps

57 (2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must

- (a) give notice to the registered owner of the land to which the recommendation relates, and
- (b) after notice under paragraph (a), place the matter before the council.

(3) After providing the building inspector and the owner an opportunity to be heard, the council may confirm the recommendations of the building inspector and pass a resolution directing the corporate officer to file a notice in the land title office stating that

- (a) a resolution relating to that land has been made under this section, and
- (b) further information about it may be inspected at the municipal hall.

(4) The corporate officer must ensure that all records are available for the purpose of subsection (3) (b).

(5) If the registrar of land titles receives a notice under subsection (3) and payment of the prescribed fee, the registrar must make a note of the filing against the title to the land that is affected by the notice.

(6) The note of a filing of a notice under this section is extinguished when a new title to the land is issued as a result of the deposit of a plan of subdivision or a strata plan.

(7) In the event of any omission, mistake or misfeasance by the registrar or an employee of the registrar in relation to the making of a note of the filing under subsection (5), or a cancellation under section 58, after the notice is received by the land title office,

- (a) the registrar is not liable and neither the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,
 - (a.1) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the *Land Title Act*, and
 - (b) the assurance fund or the minister charged with the administration of the *Land Title Act* as a nominal defendant is not liable under Part 20 of the *Land Title Act*.

(8) Neither the building inspector nor the municipality is liable for damage of any kind for the doing of anything, or the failure to do anything, under this section or section 58 that would have, but for this subsection, constituted a breach of duty to any person.

(9) The authority under this section is in addition to any other action that a building inspector is authorized to take in respect of a matter referred to in subsection (1).

Cancellation of note against title

58 (1) On receiving a report from a building inspector that the condition that gave rise to the filing of the notice under section 57 (3) has been rectified, the corporate officer must file a cancellation notice and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.

(2) An owner of land with respect to which a notice has been filed under section 57 (3), may apply to the council for a resolution that the note be cancelled.

(3) After hearing an applicant under subsection (2), the council may pass a resolution directing the corporate officer to file a cancellation notice.

(4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.

(5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.

(6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.

Prepared by:



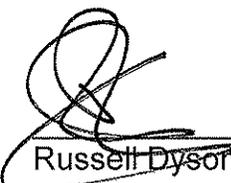
Carla Connolly, MCIP, Planner

Reviewed by:



Mike Irg, MCIP, Manager of Planning and Development

Reviewed by:



Russell Dyson, Chief Administrative Officer



REQUEST FOR DECISION

To: Board of Directors

From: Wendy Thomson, General Manager of Administrative Services

Meeting Date: July 27th, 2022

Subject: Lot 13, District Lot 468, Clayoquot District, Plan 1692 / 2465 Pacific Rim Highway

Recommendation:

“THAT the Alberni-Clayoquot Regional District Board of Directors resolve to register a Notice on Title to Lot 13, District Lot 468, Clayoquot District (2465 Pacific Rim Highway), as per Section 57 of the Community Charter.”

Desired Outcome:

A Legal Notation be placed on the subject property's State of Title Certificate making persons viewing the Certificate aware of outstanding building safety concerns.

Summary:

No building permit for the construction of any of the following structures exists:

- Deck addition to existing, primary residence
- 5 cabins (3 renovations and 2 newly constructed)
- Recreational vehicle connected to services
- Shipping container structure comprising of three, 40' long containers with a wood-framed roof structure bridging them and extending outwards beyond the 'front'
- A prepared RV site

Current amount of cabins and connected RV exceeds what the Cottage Residential District (RC) Zone allows.

Development permit checks pertaining to distance from watercourses are part of a building permit application review; however, no building permits have been applied for so this check has not been completed.

Background:

The property is zoned Cottage Residential District (RC) and is located within Electoral Area 'C' of the ACRD. The property is bisected by way of a riparian protection area. Parcel area is approximately 3.77 ac (15 256 m²).

The current property owner was made aware of the issues in writing by way of a letter dated October 30th, 2019, and took no action to rectify the situation by obtaining building and/or demolition permits from the ACRD. Staff conveyed Building Bylaw and Zoning Bylaw information to the property owner several times in an attempt to gain compliance. The property owner continued demolition and construction activities without required permits. Safety concerns may be present and these buildings have not been deemed safe to occupy.

A letter from the Regional District was sent to the property owner via registered mail on July 5, 2022, outlining the Regional District’s intention to commence with the placement of a Notice on Title. Two additional letters were sent July 13, 2022, and July 20, 2022.

Time Requirements – Staff & Elected Officials:

An estimated four hours per file. Staff require this resolution from the Board prior to sending the request to the Land Title and Survey Authority of BC for placement. Registration through the Land Title and Survey Authority of BC is relatively quick.

Financial:

The Regional District saves time and money by placing a Notice on Title on properties with illegal or sub-Code construction rather than utilizing the expensive and time-consuming court system. There are minimal financial implications for registration; however, removal of the Notice is \$700.00 payable to the Manager of Finance of the Regional District or his or her designate as per Bylaw F1091.

Strategic Plan Implications:

Building Inspection is included in the 2020 to 2022 Strategic Plan.

Policy or Legislation:

Section 56 of the Community Charter allows a Registered Building Official, who observes work done to a building, land or other structure without the required Building permit and / or inspection(s) or a contravention of a Regional District bylaw and/or building regulation, to request the Regional Board consider the registration of a Notice on Title.

In 2011, the ACRD Board adopted the Notice on Title Procedures and staff recommend that a Notice on Title be placed on this property. Bylaw No. F1091 applies to placing a Notice on Title.

Options Considered:

- 1 - The Board direct staff to prepare an in-camera report to consider further action.
- 2 - The Board not place a Notice on Title.

Reviewed by: 
Luc Stefani, Building Inspector/Property Maintenance Coordinator

Submitted by: 
Wendy Thomson, General Manager of Administrative Services

Approved by: 
Daniel Sailland, MBA, Chief Administrative Officer



REQUEST FOR DECISION

To: Board of Directors

From: Wendy Thomson, General Manager of Administrative Services

Meeting Date: July 27th, 2022

Subject: Lot 6, Block 66, Section 49, Clayoquot Land District, VIP510 / 1009 Seventh Avenue

Recommendation:

“THAT the Alberni-Clayoquot Regional District Board of Directors resolve to register a Notice on Title to Lot 6, Block 66, Section 49, Clayoquot Land District, VIP510 (1009 Seventh Ave), as per Section 57 of the Community Charter.”

Desired Outcome:

A Legal Notation be placed on the subject property’s State of Title Certificate making persons viewing the Certificate aware of outstanding building safety concerns.

Summary:

Non-compliant structure erected without permits and used for rental purposes. Property has a home on wheels and an enclosed RV with addition. Does not comply with the Salmon Beach District zoning regulations.

Background:

A non-compliant structure has been erected without permits and appears to be being used for rental purposes in Salmon Beach. A “Do Not Occupy” cessation was placed on the structure on March 14, 2022, however it was removed shortly after staff left the area. The property owner was also informed that a building permit is needed. On May 12, 2022, a second “Do Not Occupy” was placed by staff but this was again removed shortly after. Notices and cessations are not to be removed unless authorized by the ACRD. Staff then completed a Technical Safety BC Hazard Notification regarding electrical issues on June 9, 2022, and informed Island Health, who confirmed that a historical and incomplete holding tank permit also requires attention.

On June 15, 2022, the Electrical Safety Inspector confirmed that there are corrections that must be made. Soon after, the property owner contacted the ACRD and was again informed of Building Bylaw and Zoning Bylaw infractions. The property owner did not dispute the fact that the structure is un-permitted. Staff informed her that the ACRD will be proceeding with the Notice on Title Procedure.

On July 8, 2022, staff in the area observed another home on wheels in addition to the non-compliant structure already located on the property.

Time Requirements – Staff & Elected Officials:

An estimated four hours per file. Staff require this resolution from the Board prior to sending the request to the Land Title and Survey Authority of BC for placement. Registration through the Land Title and Survey Authority of BC is relatively quick.

Financial:

The Regional District saves time and money by placing a Notice on Title on properties with illegal or sub-Code construction rather than utilizing the expensive and time consuming court system. There are minimal financial implications for registration; however, removal of the Notice is \$700.00 payable to the Manager of Finance of the Regional District or his or her designate as per Bylaw F1091.

Strategic Plan Implications:

Building Inspection is included in the 2020 to 2022 Strategic Plan.

Policy or Legislation:

Section 56 of the Community Charter allows a Registered Building Official, who observes work done to a building, land or other structure without the required Building permit and / or inspection(s) or a contravention of a Regional District bylaw and/or building regulation, to request the Regional Board consider the registration of a Notice on Title.

In 2011, the ACRD Board adopted the Notice on Title Procedures and staff recommend that a Notice on Title be placed on this property. Bylaw No. F1091 applies to placing a Notice on Title.

Options Considered:

- 1 - The Board direct staff to prepare an in-camera report to consider further action.
- 2 - The Board not place a Notice on Title.

Reviewed by: 
 Luc Stefani, Building Inspector/Property Maintenance Coordinator

Submitted by: 
 Wendy Thomson, General Manager of Administrative Services

Approved by: 
 Daniel Sailland, MBA, Chief Administrative Officer



REQUEST FOR DECISION

To: ACRD Board of Directors
From: Paulo Eichelberger, Solid Waste Manager
Meeting Date: July 27, 2022
Subject: ICI Recycling Solutions and UBCM Resolution

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors submit a letter to the Minister of the Environment and Climate Change Strategy (MOECCS) to expand the Recycling Regulation to include the Industrial, Commercial, and Institutional (ICI) sector for all packaging and printed paper (PPP); and further,

THAT Alberni-Clayoquot Regional District Board of Directors submit the above resolution for consideration as a late resolution at the 2022 Union of British Columbia Municipalities (UBCM) Convention.

Desired Outcome:

To send a letter to the MOECCS requesting that the Provincial Recycling Regulation be expanded to include PPP recyclables collected from both residential and ICI sources as part of an Enhanced Producer Responsibility (EPR) program.

Summary:

In British Columbia, the recycling of residential packaging and printed paper (PPP) is regulated by the Province, by way of the provincial Recycling Regulation (Regulation). The organization responsible for administering this EPR program is Recycle BC (formerly Multi-Material BC), who represents producers and works with municipalities and private entities to collect residential PPP materials at the curb and at depots.

The Regulation, unfortunately, does not support Industrial, Commercial, and Institutional (ICI) recyclables, which causes several issues:

- Because the Regulation doesn't support ICI recycling, Recycle BC is not required to deal with this material¹ and is therefore not supportive of ICI recyclables entering their program.
- Contractors are left with the sole responsibility of for all costs associated with the collection and post collection management of these materials.
- Waste diversion of some ICI recyclables is quite challenging and, in some cases, prohibitively expensive.

The Province recognizes that the Recycling Regulation has not been updated since before 2014, when the EPR program for PPE began. To that end, they have begun a 5-year study to assess the impacts of ICI recycling with the intention of drafting new regulation, which will not be in place sooner than late in 2026.

¹ Recycle BC has made it clear that the ACRD cannot accept any ICI recyclables into their EPR program, with particular attention to commercial polystyrene. Staff is working through a solution for this issue.

Due to the length of time for the Province’s process and the fact that inclusion of ICI recyclables is not guaranteed in the next iteration of the Regulation, staff feel that it is necessary to raise this issue once again with MOECCS as well as UBCM.

Time Requirements – Staff & Elected Officials:

Minimal staff time will be required to compile the letter.

Strategic Plan Implications:

This project supports the ACRD’s Strategic Objective 3.2 (Solid Waste Management Plan Implementation) improve recycling and diversion programs throughout the region.

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

Reviewed by: Wendy Thomson
Wendy Thomson, General Manager of Administrative Services

Approved by: Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer



REQUEST FOR DECISION

To: Alberni-Clayoquot District Board of Directors

From: Brenda Sauve, Solid Waste Coordinator
Paulo Eichelberger, Solid Waste Manager

Meeting Date: July 27, 2022

Subject: AVL – 1 Year - Standing Tipping Fee Waiver – Mosaic Forest Management

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors approve a 1-year standing tipping fee waiver to Mosaic Forest Management to receive loads of illegally dumped waste collected by Mosaic Forest Management at the Alberni-Valley Landfill commencing August 1, 2022.

Desired Outcome:

To support back road clean-up efforts with the removal of garbage from illegal dumping in the Alberni Valley. This is also an important step to mitigate the potential of forest fires.

Summary:

In June of this year, a load of mattresses was dumped in front of the Mosaic gate on Cameron Main and then set on fire, an incident which fortunately did not spread to the forest. On June 20th, 2022, Mosaic Forest Management reached out to staff to request a Standing Tipping Fee Waiver for loads that would be brought in by the Mosaic Dump Truck for a specific driver. This would make it more convenient for the driver to pick-up items such as (household garbage, appliances, mattresses, tires) seen along the logging roads (Bamfield, Ash, Cameron, and Comox Main, etc.) and bring them directly to the Alberni Valley Landfill (AVL).

Currently our Tipping Fee Waiver Policy allows for staff to approve one request per year per community group or individual. All additional requests must be submitted for Board approval. Approval of a 1-year standing tipping fee waiver to Mosaic Forest Management would be a deviation from standard practice, however would help efficiently receive loads of illegally dumped waste collected by Mosaic Forest Management on an ongoing basis.

The total tonnage for illegally dumped material collected in the Alberni Valley and brought to the AVL in 2022 has been 2.36 tonnes for a waived value of \$334.10.

Time Requirements – Staff & Elected Officials:

Some staff time is required to monitor the volumes throughout the year and review the data to see what materials are being dumped which can provide staff with information to lead education/communications throughout the ACRD about Illegal Dumping.

Financial:

There is \$25,000 allocated in the Alberni Valley & Bamfield Solid Waste budget for Illegal Dumping. There has been a total of \$334.10 in waived tipping fees from Illegal Dumping loads that were brought into the Alberni Valley Landfill over the course of 2022.

Strategic Plan Implications:

This project supports the ACRD’s Strategic Objective 3.2 (Solid Waste Management Plan Implementation) to improve recycling and diversion programs throughout the region. The project specifically aligns with the SWMP Section 7.10 Illegal Dumping Prevention.

Options Considered:

If the Board has concerns regarding the term, staff recommend the following:

THAT the Alberni-Clayoquot Regional District Board of Directors approve a 1-year standing tipping fee waiver to Mosaic Forest Management to receive loads of illegally dumped waste collected by Mosaic Forest Management at the Alberni-Valley Landfill commencing August 1, 2022 and ending December 31, 2022. AND THAT the standard tipping fee waiver be reconsidered by the Board annually.

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

Reviewed by: *Wendy Thomson*
Wendy Thomson, General Manager of Administrative Services

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer



REQUEST FOR DECISION

To: Alberni-Clayoquot Regional District Board of Directors

From: Jodie Frank, Organics Diversion Coordinator
Shane Koren, Procurement Coordinator
Paulo Eichelberger, Solid Waste Manager

Meeting Date: July 27, 2022

Subject: Tender for West Coast Organic Processing Facility and Tipping Area Construction – Civil Works (REVISED)

Recommendation:

1 - THAT the Alberni-Clayoquot Regional District Board of Directors rescind the following resolution passed at the Special Board of Directors meeting held on July 13, 2022:

THAT the Alberni-Clayoquot Regional District Board of Directors award the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract to Hazelwood Construction Services Inc. in the amount of \$2,612,848.35 (excluding GST) upon confirmation of satisfactory reference checks; and further,

THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract on behalf of the Regional District.

2 - THAT the Alberni-Clayoquot Regional District Board of Directors award the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract to Hazelwood Construction Services Inc. in the amount of \$2,723,645.23 (Excluding GST) upon confirmation of satisfactory reference checks; and further,

3 - THAT the ACRD Board of Directors authorize the CAO to negotiate and execute the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract on behalf of the Regional District.

Desired Outcome:

To construct an organics processing facility at the West Coast Landfill, in support of diverting organic waste from landfilling and increasing landfill lifespan.

Background:

The ACRD Board of Directors awarded the West Coast Organic Processing Facility and Tipping Area Construction – Civil Works contract to Hazelwood Construction Services Inc. in the amount of \$2,612,848.35 on July 13, 2022. The award amount of \$2,612,848.35, as provided by the ACRD engineers, Tetra Tech Inc., was incorrect.

This base amount, as stated by the engineers, did not include provisional items from the new tender and associated schedule of prices.

The corrected bids received are as follows:

Proponent	Contract Value (Excluding GST)	Notes
Hazelwood Construction Services Inc.	\$2,723,645.23	Acceptable Timeline
Bowerman Construction Ltd.	\$2,858,862.50	
Tebo Mill Construction Inc.	\$3,234,682.06	
Tritech Group Ltd	\$3,626,531.73	

Financial Implications:

The total project budget in the approved financial plan for this project is \$4,133,850. Subtracting the engineering costs of \$319,117 and procurement of equipment which has been successfully secured at \$448,217, the remaining available approved budget for the construction is \$3,366,516. There is \$2 million from the Strategic Priorities Fund Grant in addition to \$1.3 million from the Solid Waste reserve available for funding this project. The remaining funding will need to be secured through borrowing as detailed in the charts below.

Organics Processing & Tipping Wall Project	Estimated Costs
Engineering Costs	\$319,117
Compost Equipment	\$448,217
Construction Costs	
Electrical Upgrades (est.)	\$320,000
Tender Award - Civil	\$2,723,645
Tender Award – Building/Equipment	*TBD
Tender Contingency (est.)	\$520,000
Current Construction Costs Subtotal if Awarded	\$4,330,979
Total Project Costs	*TBD

*The Building/Equipment tender for the organic's facility closed on July 8, 2022.

As the tender process for the earthworks was successful in obtaining additional competitive bids, staff are recommending award of the civil works contract to Hazelwood Construction at the adjusted award price of \$2,723,645.23.

Other Financial Considerations:

On June 1, 2022, the West Coast Committee approved development of a Loan Authorization Bylaw to a maximum of \$4 million dollars to cover off costs to complete the organics facility, with the understanding that only the amount needed to complete the project will be borrowed. This bylaw is being prepared by staff for Board consideration.

The draft loan authorization bylaw and West Coast Organic Processing Facility and Tipping Area Construction – Buildings/Equipment Tender Award will not be provided at the July 27, 2022 ACRD Board of Directors Meeting. Staff are working to complete a feasible loan authorization bylaw timeline to be tied to the West Coast Organic Processing Facility and Tipping Area Construction – Buildings/Equipment Tender Award; further details will be brought to the August 24, 2022, ACRD Board of Directors Meeting. The West Coast Organic Processing Facility and Tipping Area Construction – Buildings/Equipment Tender has a price hold of 60 days, which expires on September 6, 2022.

Time Requirements – Staff & Elected Officials:

Staff time will be required to create and execute contract documents and provide contract management in conjunction with the ACRD’s engineering consultant.

Strategic Plan Implications:

This project aligns with Strategic Focus Area #3.2 New and Existing Infrastructure - Solid Waste Management Plan Implementation.

Policy or Legislation:

An RFT was issued in this scenario as the ACRD’s Purchasing Policy requires a Tender (or similar public offering) if the expected value of a contract exceeds \$35,000.

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

Reviewed by: *Wendy Thomson*
Wendy Thomson, General Manager of Administrative Services

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, 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, Planning Manager
Meeting Date: July 27, 2022
Subject: DVA20006 (Dombi-Sahi) 422 Burlo Island, Bamfield

Recommendation: THAT the Board of Directors issue development variance permit DVA20006.

Summary: In November 2020, the Board of Directors considered development variance permit application DVA20006 a first time for the property located at 422 Burlo Island in Bamfield, legally described as LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP68113. At that time, the Board resolved that this application proceed to the next stage of the variance process and applied the following additional conditions of approval:

- Confirmation from the Province of BC that the conditions in Restrictive Covenant ET78675 have been satisfied.
- Substantive restoration and planting of the cleared portions of the development permit area, as outlined in the biologist's report, be undertaken prior to the Board making a final decision on this variance.

Following the recommendations provided in the Professional Biologist assessment, a development permit was issued in January 2021 to allow for the substantive rehabilitation of the foreshore area. The restoration work was completed, and Fisheries and Oceans Canada confirmed that they had no further concerns.

The applicants engaged Lewkowich Engineering Associates to prepare a report addressing the tsunami inundation risk identified in "Development Permit Area II – Natural Hazard Areas Protection" and referenced in the Province's Restrictive Covenant ET78675. The Regional District advised that the recommendations provided in the geotechnical engineering report would satisfy the requirements of DPA II. The applicants had significant engagement with Provincial staff in reviewing the requirements of the covenant. After multiple revisions to the engineering report and review by Provincial staff, the ACRD received a response from the Ministry of Forests on June 27, 2022 that confirmed that the requirements of Restrictive Covenant ET78675 appear to have been satisfied by the report provided by Lewkowich Engineering Associates.

With the two conditions of development variance approval satisfied, staff proceeded with the neighbour notification process which involved notifying all neighbouring property owners and residents within 100 m of the property. The notices were mailed to property owners and hand delivered to residents within the notification area on July 12th. To date, two letters of opposition have been received, attached as Appendix 'A'. If additional correspondence is received prior to the July 27, 2022 Board meeting, staff will inform the Board.

DVA20006

The development variance permit would reduce the required front yard setback from 40 feet to 24.6 feet and the western side yard from 15 feet to 12.5 feet for a property in the Bamfield Cottage Residential (BRC) District to accommodate the construction of a single family dwelling.

Submitted by: Alex Dyer
Alex Dyer, MCIP, RPP, Planning Manager

Reviewed by: Michael Irg
Mike Irg, MCIP, RPP, General Manager of Planning & Development

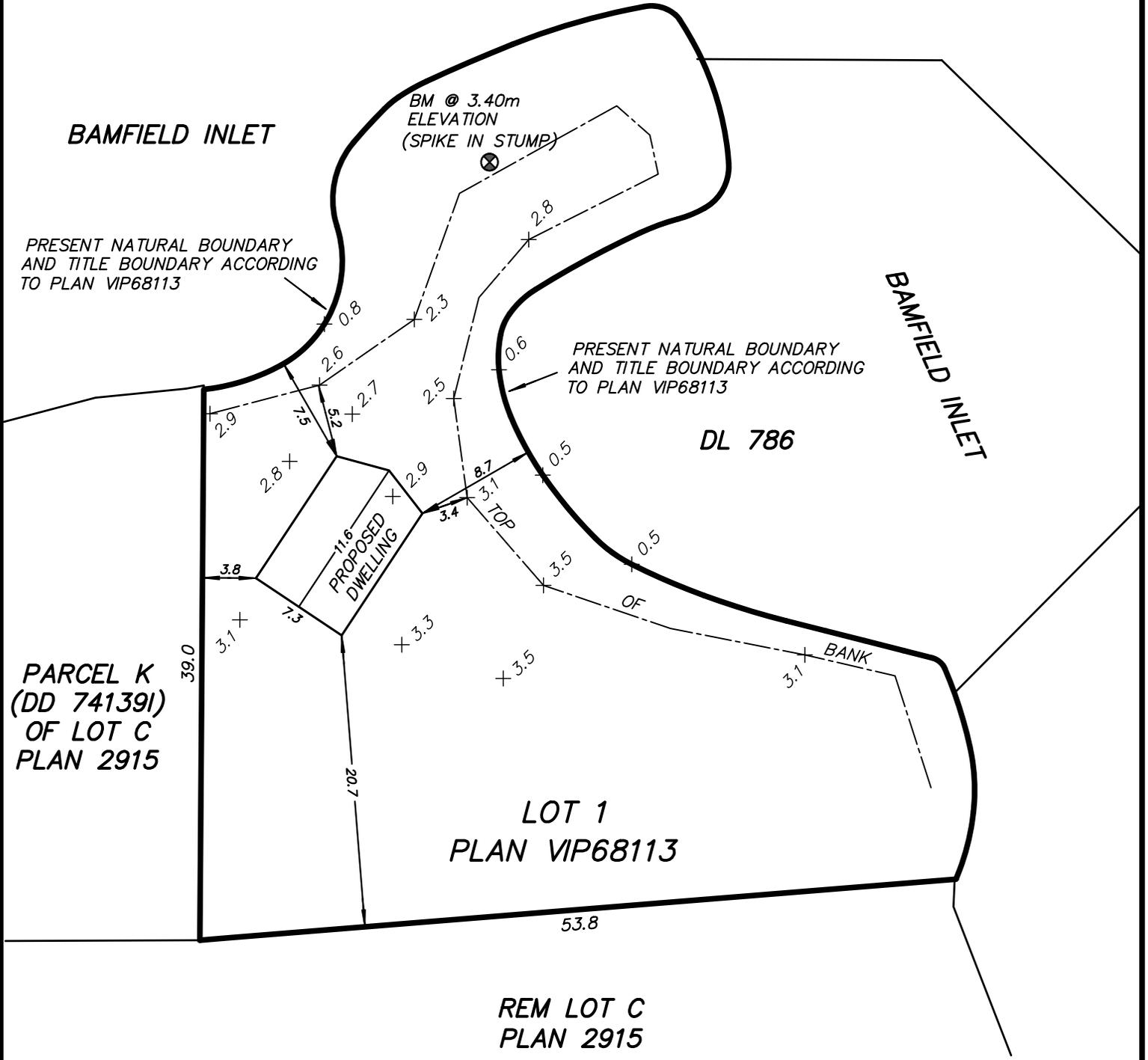
Reviewed by: Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer

DVA20006

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuuʷuʷiʷiʷaʷh Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) & "F" (Cherry Creek)

PLAN OF LOT 1, SECTION 19, TOWNSHIP 1,
BARCLAY DISTRICT, PLAN VIP68113.
SHOWING PROPOSED BUILDINGS THEREON
(FOR DEVELOPMENT VARIANCE APPLICATION).
SCALE 1:400

ALL DISTANCES ARE IN METRES.
 FOR BUILDING INSPECTION ONLY.
 JURISDICTION: REGIONAL DISTRICT OF ALBERNI CLAYOQUOT
 PID NO: 024-330-485
 CIVIC ADDRESS: 422 BURLO ISLAND
 BAMFIELD, B.C



LEGEND

⊗ DENOTES BENCHMARK SET.
 +_{2.1} DENOTES SPOT ELEVATION.
 ELEVATIONS ARE IN METRES
 AND ARE GEODETIC.

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: 20-122-BL
 DRAWING FILE: 20-122 BL3.dwg
 DATE: 2020-09-03

From: [Kathy McArthur](#) on behalf of [Planning Shared](#)
To: [Alex Dyer](#)
Subject: FW: DVA20006
Date: July 20, 2022 7:45:28 AM

From: francesca chiste
Sent: July 19, 2022 9:50 PM
To: Planning Shared <planning@acrd.bc.ca>
Subject: Re: DVA20006

[CAUTION] This email originated from outside of the ACRD

Hi there - I have property adjacent to 422 Burlo Island, Bamfield. Thank you for notifying me of the meeting being held to consider the variance applied for by the Dombi-Sahis.

I do not support having this variance approved.

Please let me know if further clarification is necessary.

Kevin McKay

From: [Nelson Ireland](#)
To: [Planning Shared](#)
Cc: [Alex Dyer](#); [Mike Irg](#); [Charity Hallberg Dodds](#); [Bob Beckett](#); [Bylaw Shared](#)
Subject: Response to Application for Development Variance Permit (DVA20006)
Date: July 21, 2022 10:37:53 PM
Attachments: [Response to 422 Burlo Island Variance Application - Nelson Ireland 420 Burlo Island.pdf](#)

[CAUTION] This email originated from outside of the ACRD

Greetings

Please find attached my response to the Application for Development Variance Permit (DVA20006) for reducing the front and western side property setbacks of 422 Burlo Island.

It is my understanding that the Alberni-Clayoquot Regional District Board of Directors will be meeting on 27 July 2022 to make a final decision of the requested variances.

May I respectfully request for confirmation of receipt of this e-mail and my attached response by ACRD staff as required in the Notice of Application for the Development Variance Permit.

Sincerely

Nelson Ireland


19 July 2022

Board of Directors
Alberni-Clayoquot Regional District
c/o Planning Department
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, B.C.
V9Y 2E3

Re: Response to DVA20006 – Development Variance of Section 200 – Schedule No. 11 – Bulk and Site Regulations of the ACRD Zoning Bylaw to reduce the required front yard setback from 40 feet to 24.6 feet and the western side yard from 15 feet to 12.5 feet to accommodate the construction of a single-family dwelling. 422 Burlo Island, Bamfield, B.C., LOT1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP68113. PID: 024-330-485.

To the Members of the Board of Directors:

Please accept the following letter as a response to the application for a development variance permit (DVA20006) for the above-noted property.

Firstly, I would like to share my own understanding of some general issues concerning property setbacks as they may apply to the requested variances.

1. I have understood that property setbacks can serve different purposes, including protection of the environment, provision of safety and security for the inhabitants on the property and adjacent properties and to afford privacy, personal enjoyment and comfort for neighbouring property owners.
2. As a purchaser of several different properties in British Columbia and elsewhere, I continue to be aware of my obligation as a purchaser of property to exercise due diligence prior to completion of the purchase. This due diligence is required to reveal any condition or factors which will cause issues for the owner, including being aware of and considering the implications of applicable property setbacks. My obligation to exercise due diligence is often referred to as the principle of Buyer Beware (or caveat emptor). It has always been my understanding that a failure to exercise due diligence in the purchase of a property (or land) does not warrant a claim of hardship nor should the failure, on the part of a buyer, to exercise due diligence dictate that variance applications should be entertained. In relation to the exercise of due diligence for the subject property, it appears to me, based on discussion with community members, that it was known within the community of Bamfield that it would be very difficult to build a residence on the subject property, primarily due to applicable property setbacks that have been in place for a significant amount of time. The awareness of property setback issues related to the subject property may have been one reason that the property had not been sold previously, despite having been offered for sale for around 20 years.
3. The requested variances to the existing setbacks represent significant decreases in the current setbacks with the requested front setback of 40 feet to 24.6 feet representing just 61.5% of the required setback and the requested western side setback from 15 feet to 12.5 feet being 83.3% of the required setback.
4. I believe there is a very real concern of potentially setting precedent in relation to property setback variances in Bamfield and other communities within the regional district. Should the requested variances be approved, other property owners may apply for similar types of variances to property setbacks to avoid potential hardship related to renovating existing residences. Instead, existing and new owners could apply for and expect similar property setback variances to allow for new

construction. This might apply particularly to owners of existing older homes/buildings that do not conform to current property setbacks – a situation I, and others, may wish to take advantage of.

Secondly, I would like to offer comments and observations more specific to the application for the development variance permit for the subject property.

1. The current owner contracted for the movement of significant amounts of soil and rock, including from the foreshore on the eastern side of the subject property. This movement of soil and rock has resulted in the subject property having a higher ground level than my property. The movement of soil and rocks on the subject property resulted in the legal survey post at the north-west corner of the subject property being buried under 4-5 feet of overburden – a legal survey maker that demarks the northern most point of a shared property line with my property. In addition, the higher level of soil on the subject property poses soil and rock slippage onto my property – an event that has already happened at the north-eastern portion of my property. This slippage has not been contained by the loose rock retaining wall put in place by the owner of the subject property. As well, the soil at the north-western side of the subject property appears to be very close to the high tide level.
2. The survey undertaken to locate the proposed placement of the residence on the subject property did not locate the legal survey marker on the north-western point of the subject property. Those conducting the survey indicated to me that the placement of a wooden stake in the north-western corner was an approximation of where the legal survey ought to be, but they had not been contracted to remove 4-5 feet of overburden to locate the legal survey marker, providing a wooden stake with an orange ribbon instead. The owner of the subject property was observed to attempt to move that particular wooden stake that had been placed by the survey company. It now appears that the wooden stake has been replaced with a piece of metal rebar. As a result of the observed attempt to move the wooden stake, I do not have confidence in the determination of the legal boundary between my property and the subject property. By extension, I have little confidence in the placement of any survey stakes placed on the subject property – aside from the legal survey markers. This lack of confidence has caused me to question the accuracy of measurement of any of the property setback – if adjusted by an approved variance or not.
3. The requested setback variance on the western side of the subject property represents 83.3% of the required property setback. If the owner obtains the requested property setback, the personal enjoyment of my own property will be significantly impeded as the view to the east from my residence will be compromised – only to be made worse if the setback is reduced and a residential structure were to be built as proposed.
4. With respect to the possibility of a septic system being installed on the subject property, my concern is that the higher elevation of the subject property may present an issue of septic system drainage onto my property, particularly because much of the substrate of the subject property is made up of loose rock and bedrock. If the western setback is reduced from 15 feet to 12.5 feet, this reduction only increases the risk of septic system drainage onto my property.

Please be advised that I do not support approval of the current application of the development permit (DVA20006). Should you wish to contact me, I would be pleased to offer clarification of statements provided in my response to the application.

Sincerely



Nelson Ireland





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. DVA20006

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: Ildiko and Julian Dombi-Sahi

Address: 422 Burlo Island, Bamfield

With respect to:

Legal Description: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP68113

PID: 024-330-485

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

- i. Development variance of Section 200 – Schedule No. II – Bulk and Site Regulations of the ACRD Zoning Bylaw to reduce the required front yard setback from 40 feet to 24.6 feet and the western side yard setback from 15 feet to 12.5 feet for a property in the Bamfield Cottage Residential (BRC) District to accommodate the construction of a single family dwelling.

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 XXXX, 2022.

This permit was issued under the seal of the Regional District of Alberni-Clayoquot on XXXX, 2022.

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors

DVA20006



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

TEMPORARY USE PERMIT APPLICATION

TO: ACRD Board of Directors

MEETING DATE: July 27, 2022

TUP APPLICATION: TUP21004

APPLICANT: Kamil Bialous and Urszula Lipsztain

LEGAL DESCRIPTION: LOT 2, DISTRICT LOT 468, CLAYOQUOT DISTRICT, PLAN 1692

LOCATION: 2401 Grant Ave

ELECTORAL AREA: "C" Long Beach

Applicant's Intention: The applicant intends to utilize the existing 46.5 square meter (500 square foot) cabin on the 1.1 ha (2.7 acre) property located at 2401 Grant Ave as a short-term vacation rental (STR).

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP21004 subject to:*

- *Neighbour notification as per Local Government Act s.494.*
- *Applicant providing contact details of property caretaker who can access the property within 20-minutes.*

Advisory Planning Commission Recommendation: The Long Beach APC considered this application at a meeting on July 19th. The APC passed a motion to concur with the staff recommendation and support the application as presented.

Procedure: Prior to the issuance of a Temporary Use Permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and tenants and publish a notice in the newspaper to afford the public an opportunity to make written or verbal submissions to the Board. At a subsequent meeting, the Board can issue or deny the Temporary Use Permit.

Observations:

- 1. Property Description:** The 1.1 ha (2.7 acre) property is located on the north end of the Ucluelet Inlet. There is an unbuilt portion of road right-of-way along the western border of the property to allow for the future development of Grant Avenue. The property is mostly treed apart from the area cleared for the existing improvements. There is one (1) cabin and two (2) accessory buildings on the property which were constructed in 2021. The buildings adhere to the natural boundary setback and a

TUP21004

geotechnical assessment by Lewkowich Engineering Associates recommends a flood construction level of 8.95 meters for all habitable spaces. There is a covenant registered to the property which intends to ensure that flood and tsunami safety is incorporated into future construction and that appropriate rezoning is acquired before future construction begins.

2. Services:

- (a) **Sewage Disposal:** On-site sewage disposal system. A new septic system was installed in 2020 to accommodate the sewage disposal capacity for a single family dwelling and up to four cottages.
- (b) **Water Supply:** On-site water.
- (c) **Fire Protection:** South Long Beach Fire Protection Service Area (under agreement with the District of Ucluelet Fire Department).
- (d) **Access:** The property is accessed off Grant Avenue which is a mostly unbuilt road that connects to Albion Crescent. The current buildings on the property are accessed by private driveway.

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The South Long Beach OCP designates the property as Rural Residential. The Rural Residential designation in the OCP supports a number of uses including single family residential and limited bed and breakfast accommodation.

Two Development Permit Areas impact development on the property: DPA III – Coastal Riparian Areas Protection, and DPA IV – Natural Hazard Areas.

Two development permits were issued in 2020 to facilitate the construction of the cabin and detached garage. The professional geotechnical assessment that accompanied the development permit applications recommended a flood construction level of 8.95 meters for all habitable spaces. As the proposed buildings were more than 30 meters from the natural boundary there was no assessment of the environmental impacts of the construction.

- C. **Zoning:** The property is zoned Small Holdings (A1) District. The A1 zoning permits a single family dwelling but does not permit short-term vacation rentals.

The Temporary Use Permit application would permit the use of the property for short-term vacation rental uses.

- D. **Temporary Use Permits:** Under Section 493 of the *Local Government Act*, the Regional District may issue a Temporary Use Permit, by resolution, in areas designated in an Official Community Plan. A TUP may do one or more of the following:
 - i. Allow a use not permitted under the Zoning Bylaw;
 - ii. Specify conditions under which the temporary use may be carried out;
 - iii. Allow and regulate the construction of buildings or structures with respect to the use for which the permit is issued.

Where a TUP is designated in an OCP, the Regional District must give notice to the public in

TUP21004

accordance with the requirements of the Act, which includes notifying the neighbouring property owners and tenants, and publishing a notice in the newspaper. For the subject property in the South Long Beach OCP area, a TUP can be issued for up to 2 years and renewed by the Regional District once. After this time has expired, the property owner can apply to rezone the property to allow for the continued use or discontinue the use specified in the TUP.

The applicants intend to use the existing cabin as a short term vacation rental when they are not using it themselves. No significant physical changes to the existing property are proposed as part of the TUP. Once the TUP expires it can be renewed once more, or the property owner can pursue a rezoning application, or the property owner can stop using the property as a short term vacation rental.

A Short Term Vacation Rentals Temporary Use Permit Policy was adopted by the Board on January 24, 2018. This policy specifies regulatory areas, notification requirements, terms and renewals, criteria for evaluation, and conditions that may apply to individual permits.

When issuing an STR TUP, the ACRD may specify conditions that restrict the permit including: the buildings to be used, area of use, form and character of the development, environmental protection, site-related restrictions, and any other relevant conditions determined by the ACRD.

Temporary Use Permit: Should the Board of Directors wish to support this application, the Temporary Use Permit for LOT 2, DISTRICT LOT 468, CLAYOQUOT DISTRICT, PLAN 1692 to permit a short term rental may be subject to the following conditions, and any others, that the ACRD Board of Directors considers appropriate at the time of issuance:

1. This permit is issued to allow the existing cabin located on the subject property to be operated as a short term vacation rental (STR) unit.
2. A maximum of two (2) persons shall be permitted per bedroom when the property is being occupied as an STR.
3. The owner or a caretaker must live on-site or be available to attend the property within 20 minutes.
4. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
5. This permit is valid for two (2) years from the date of execution.
6. At the time this permit expires, the property owner may apply to the Regional District to re-issue the TUP or return the property to the original use permitted under the zoning.
7. The operation of the STR must be in compliance with all Provincial Health Officer orders.
8. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

Comments: The applicant has discussed the possibility of allowing the existing dwelling to be used for short term rentals. The Zoning Bylaw does not currently permit short term rentals. The Temporary Use Permit would allow the applicant to generate income from this property while they proceed with rezoning the property. They wish to rezone the property to allow for the construction of four (4) cabins situated behind the current single family home. The cabins will be used for short term rental units, and the property owners will use the existing single family home as their permanent residence.

The structure has been built during the last two years and there has been multiple inspections of the

TUP21004

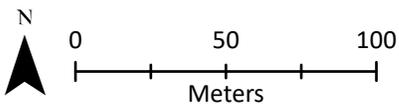
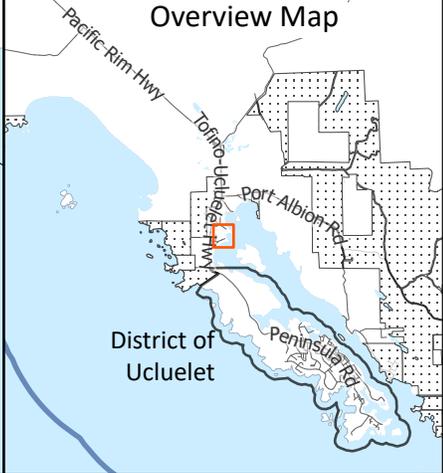
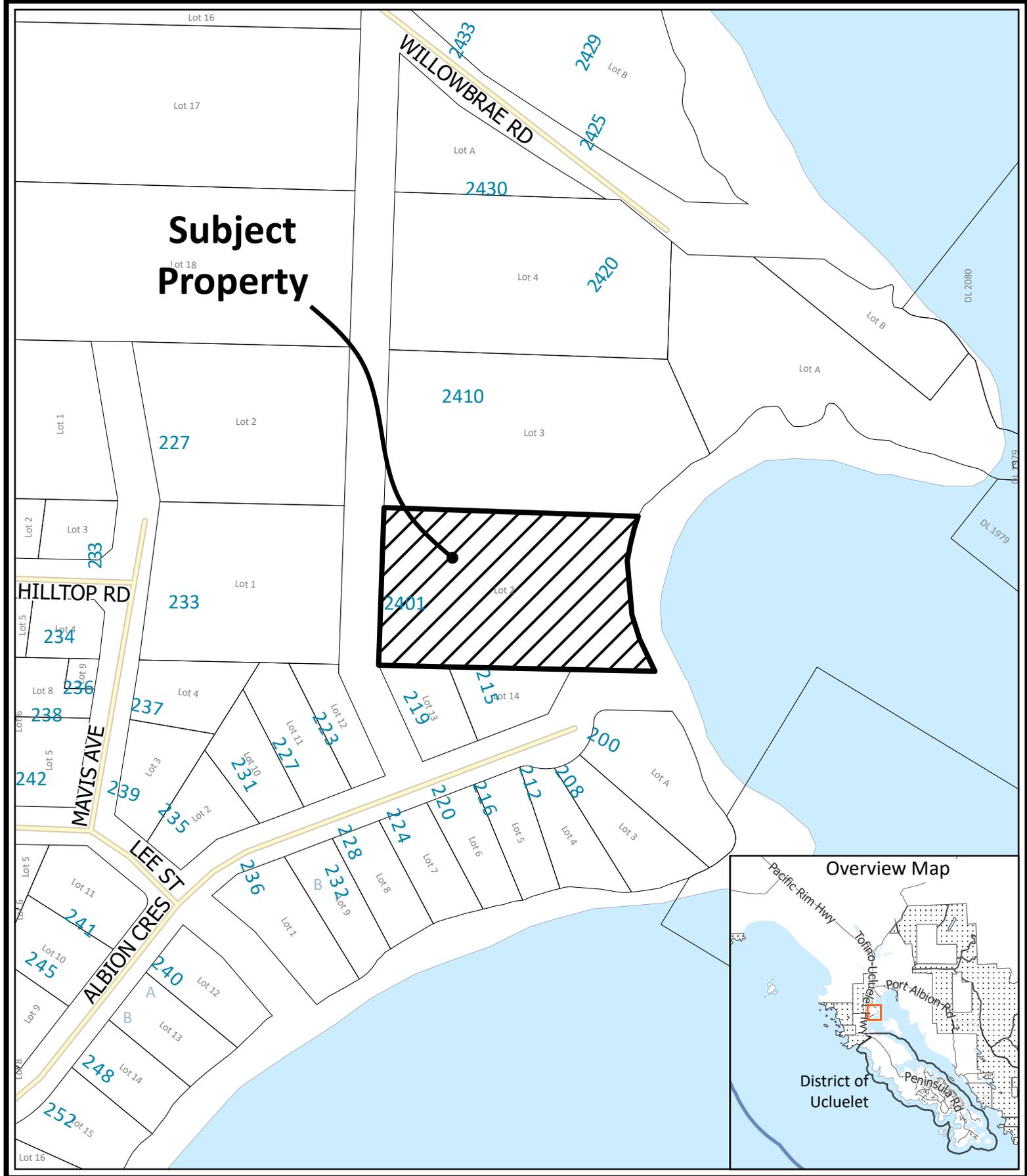
property throughout the process. Planning staff are supportive of proceeding with the neighbour notification process for this application to gather public input on the proposed Temporary Use Permit.

The use of the property as a temporary short term rental aligns with the South Long Beach OCP policies to retain a rural feel while allowing for small scale tourist accommodation in residential areas. The short-term vacation rental use would provide the applicant with the flexibility to operate the property as a vacation rental over the short term while transitioning to a different land use in future.

Submitted by: *S Foulkes*
Sarah Foulkes, Junior Planner

Reviewed by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planning Manager

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer



 Legal description: LOT 2, DISTRICT LOT 468, CLAYOQUOT DISTRICT, PLAN 1692



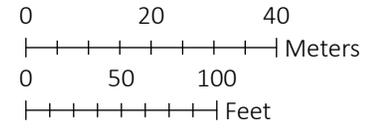
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 2401 Grant Ave, Ucluelet

Prepared March 15, 2021, ACRD
 Google satellite image

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Schedule 1: Siteplan and Floor Layout

PEACE CABIN FOR: CONSTRUCTION

2401 GRANT AVE
UCLUELET, BC, VOR 3A0
MAY 5TH, 2020

GENERAL NOTES:

NOTES TO CONTRACTOR:

- ALL DIMENSIONS ARE APPROXIMATE AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUALITIES, DIMENSIONS, SIZES, LOADS, ETC. PRIOR TO ANY CONSTRUCTION
- PLANS SUPPLIED ARE BASED ON A LEVEL LOT UNLESS OTHERWISE NOTED
- EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FRAMING U.O.N.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE
- IT IS THE RESPONSIBILITY OF THE PRODUCT SUPPLIER TO VERIFY EXACT SIZES, QUANTITIES AND DIMENSIONS PRIOR TO ANY MANUFACTURING
- THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCES
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORK SITE AT ALL TIMES.
- CONTRACTOR MUST COMPLY WITH WORKSAFE REGULATIONS.
- DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS

GENERAL NOTES:

- BUILDER/CONTRACTOR TO ENSURE ALL WORKMANSHIP AND MATERIALS CONFIRMS WITH MUNICIPAL CODE AND BC BUILDING CODE (BCBC) 2018
- ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND BCBC 2018, THE BCBC 2018 SHALL TAKE PRECEDENT.
- ANY STRUCTURAL ASPECTS OF THIS PROJECT OUTSIDE OF SECTION 09 OF THE BCBC 2018 MUST BE PERFORMED BY A CERTIFIED STRUCTURAL ENGINEER
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE PROCEEDING.
- CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE
- DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS
- CONTRACTOR MUST ADHERE TO ALL NEW REVISIONS OF THE BCBC

GENERAL FRAMING NOTES:

- ALL STRUCTURAL FRAMING TO BE SPF NO. 2 K.D U.O.N.
- ALL HEADERS 2-2X10 U.O.N.
- PROVIDE 2X10 FLOOR SOLID BLOCKING BEHIND FIXTURES ALONG PLUMBING WALLS.
- ALL 2X10 FLOOR JOIST SPANS TO HAVE 2X2 CROSS BRIDGING @ 7'-0" MAX. SPACING.
- PLACE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- INSTALL ALL FLOOR JOISTS CROWN UP.
- LINTELS IN BEARING WALLS SHALL BE 2 2X10 U.O.N
- SUPPLY AND INSTALL WOOD FRAMING TO MIN. GRADE AS FOLLOWS:

STUDS, RAFTERS AND POSTS: SPRUCE/PINE/FOR NO.2 OR BTR
FLOOR JOISTS: SPF NO.2 OR BTR
GENERAL FURRING AND BLOCKING: STD OR GROUP B SPECIES
B.U. BEAMS AND HEADERS: HEM. FIR NO 2 OR BTR

- FLOOR JOISTS SHALL HAVE BRIDGING ROWS @ 7'-0" MAX O.O.
- FLOOR AREAS TO BE FINISHED WITH SHEET VINYL OR CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR
- FLOOR SHEATHING SHALL BE 5/8" D. FIR T&G PLYWOOD U.O.N.
- WALL SHEATHING SHALL BE 1/2 EXT. GRADE SPRUCE PLYWOOD
- WOOD FRAME CONSTRUCTION CLOSER THAN 8" TO THE GROUND MUST BE PRESSURE TREATED OR SEPARATED FROM THE CONCRETE WITH POLY TYPE 'S' ROLL TYPE ROOFING. ENDS AND SIDES OF BEAMS FRAMING INTO CONCRETE MUST BE PRESSURE TREATED OR A 1/2" AIRSPACE PROVIDED IF THE MEMBER IS BELOW GROUND LEVEL.
- ROOF SNOW BASED ON SS1.0kPa, SR 0.4kPa

THERMAL AND MOISTURE PROTECTION:

- FLASHING OVER ALL EXTERIOR OPENINGS.
- CAULK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CAULKING COMPOUND.
- FLASH ALL CHANGES IN MATERIALS ON EXTERIOR WALLS.
- ALL WOOD SIDING TO BE 8" MIN. ABOVE FINISHED GRADE.



BUILDING AND CODE INFORMATION:

CIVIC ADDRESS: 2401 GRANT AVE UCLUELET, BC VOR 3A0
LEGAL DESCRIPTION: LOT 2, DIST. LOT 468, CLAYOQUOT DIST. PLAN 1692
P.I.D. 007-109-491
ZONING: A1

PRINCIPLE BUILDING:	PERMITTED:	PROPOSED
LOT AREA:	-	118,483 SF
TOTAL SF RESIDENCE:	-	498 SF
FLOOR AREA COVERAGE:	-	1,375 SF
GROSS FLOOR AREA:	-	-
LOT COVERAGE:	30%	1%
FLOOR AREA RATIO:	-	-
MAXIMUM BUILDING HEIGHT	35' - 2 1/2 STORY	20'

ACCESSORY BUILDING:		
TOTAL SF GARAGE:	-	813 SF
TOTAL SF POWER SHED:	-	64 SF

SETBACKS: RE: SITE PLAN

AVERAGE GRADE CALCULATION: -

INDEX:

T1--	TITLE PAGES
	T1.00 TITLE PAGE
A1--	FLOOR PLANS
	A1.01 SITE PLAN
	A1.02 FOUNDATION, MAIN LEVEL, ROOF
	A1.03 ELECTRICAL PLANS
	A1.04 GARAGE
A2--	ELEVATIONS EXTERIOR
	A2.01 EXTERIOR ELEVATIONS
A3--	SECTIONS
	A3.01 EXTERIOR SECTIONS
A4--	ELEVATIONS INTERIOR
	A4.01 LIVING, KITCHEN
	A4.02 HALLWAY
	A4.03 BEDROOM, BATHROOM
A5--	DETAILS
	A5.01 DETAILS, SCHEDULES
A6--	UN-USED
A9--	PERSPECTIVES
	A9.01 EXTERIOR PERSPECTIVES
	A9.02 INTERIOR PERSPECTIVES

REVISIONS:

01-08-2020	BUILDING PERMIT
05-05-2020	CONSTRUCTION SET



PO Box 1067
Tofino, BC V0R 2Z0

info@nectardesign.co
www.nectardesign.co

PEACE CABIN
 2401 GRANT AVE
 UCLUELET, BC VOR 3A0

PROJ: PEACE

DRAWN: JPF

SHEET SIZE: 24X36

DATE: 05-05-2020

REVISIONS:

FOR: CONSTRUCTION

SHEET TITLE:

TITLE PAGE

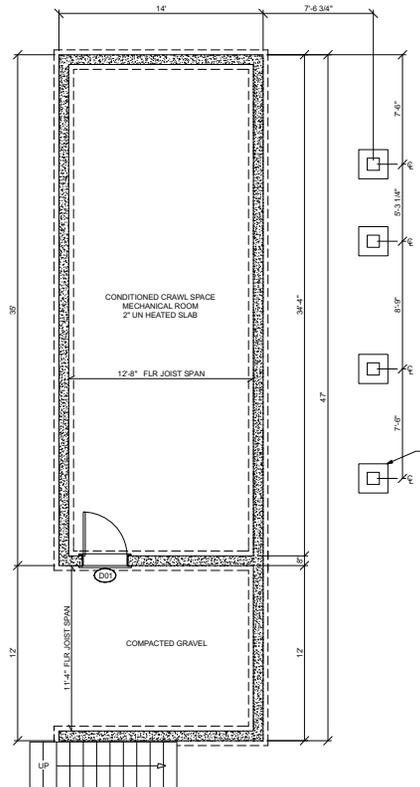
SCALE: AS NOTED

SHEET NUMBER:

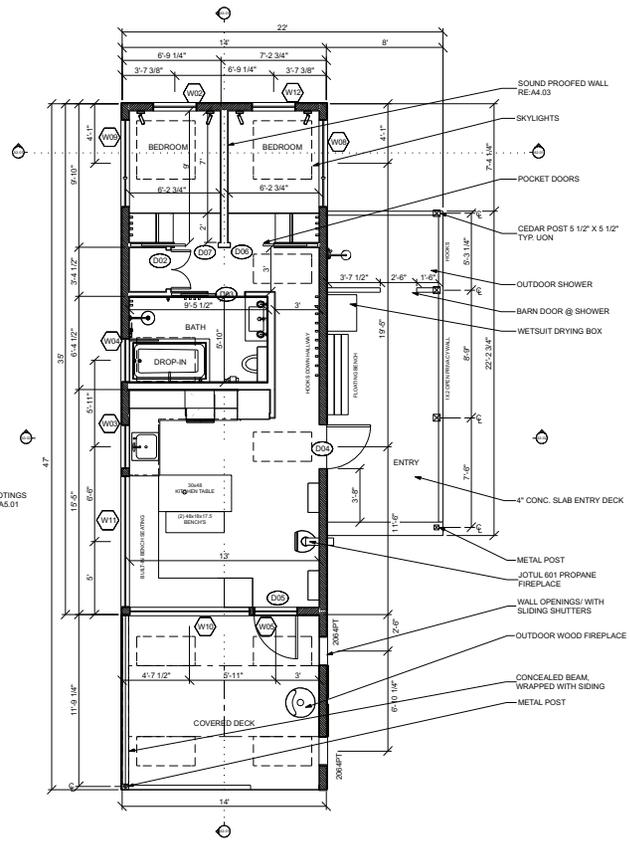
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Schedule 1: Siteplan and Floor Layout

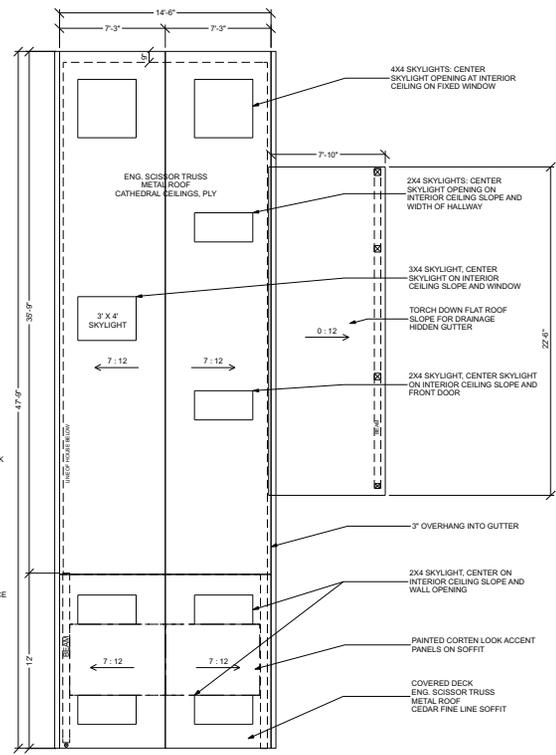
PLAN NOTES:
 ALL EXTERIOR DIMENSIONS TO FACE OF FRAMING
 ALL INTERIOR DIMENSIONS TO FACE OF FINISH, 1/2" PLY ON FRAMING



FOUNDATION
 SCALE: 1/4" = 1'-0"



MAIN LEVEL
 SCALE: 1/4" = 1'-0" 498 TOTAL SQFT



ROOF
 SCALE: 1/4" = 1'-0"



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 info@nectardesign.co
 www.nectardesign.co

PEACE CABIN
 2401 GRANT AVE
 UCLULET, BC V0R 3A0

PROJ:	PEACE
DRAWN:	JPF
SHEET SIZE:	24X36
DATE:	05-05-2020
REVISIONS:	
FOR:	CONSTRUCTION
SHEET TITLE:	PLANS FOUNDATION MAIN LEVEL ROOF PLAN

SCALE: AS NOTED
 SHEET NUMBER:

A1.02



Schedule 1: Siteplan and Floor Layout

WALL OPENINGS WITH SHUTTERS ON BARN DOOR TRACKS



PRIVACY SCREEN
1X2 NATURAL CEDAR

METAL POST



CONCEALED BEAM
WRAPPED IN SIDING

PAINTED CORTEN LOOK PANEL

METAL POST

WALL OPENINGS

CONCRETE DECK

STAIRS DOWN TO COVERED STORAGE/
BEACH. NATURAL LANDSCAPED STEPS



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Tofino, BC V0R 2Z0
info@nectardesign.co
www.nectardesign.co

PEACE CABIN
2401 GRANT AVE
UCLULET, BC V0R 3A0

PROJ:	PEACE
DRAWN:	JPF
SHEET SIZE:	24X36
DATE:	05-05-2020
REVISIONS:	
FOR:	CONSTRUCTION
SHEET TITLE:	EXTERIOR PERSPECTIVES

SCALE: AS NOTED
SHEET NUMBER:

A9.01



SEWERAGE SYSTEM LETTER OF CERTIFICATION

FINAL

Filing#: PA 19/044 Folio or PID#: 007 109 491 Date: October 12, 2020

Civic Address: 2401 Grant Avenue, Ucluelet

Legal Description: Lot 2 Plan 1692 DL 468 LD 09

The construction of the proposed sewerage system on the above property was completed on: October 7, 2020

This system was installed:

- By or under the supervision* of a professional
By a Registered Onsite Wastewater Practitioner Installer Name: Glenn J Gibson Registration #: OW 0880
By the property Owner under the supervision* of

I am an "Authorized Person" as defined in the Sewerage System Regulation "BC Reg. 326/2004." The signature and seal of the undersigned on this document certifies that:

- The Owner has been provided with:
A copy of the sewerage system plans and specifications as filed with the Health Authority;
A maintenance plan for the sewerage system that is consistent with standard practice;
A copy of this Letter of Certification as filed with the Health Authority;
The sewerage system has been constructed in accordance with standard practice as indicated in the Sewerage System Filing Form filed on (date) July 29, 2019;
The sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
The estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters;
If operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

* Where the authorized person is a professional, "supervision" means conducting field reviews of the construction of the above system that the professional in his or her professional discretion considers necessary to ascertain whether the construction substantially complies with the plans and specifications filed with the Health Authority.

Appended to this document is a plan of the sewerage system as it was built and a copy of the maintenance plan.

Table with 2 columns: Name (please print): Glenn J Gibson, Signature; Health Authority Use Only. Includes a red circular seal for Glenn J. Gibson, Registered Onsite Wastewater Practitioner, and a received stamp from Island Health dated NOV 04 2020.

Gibson and Sons Consulting

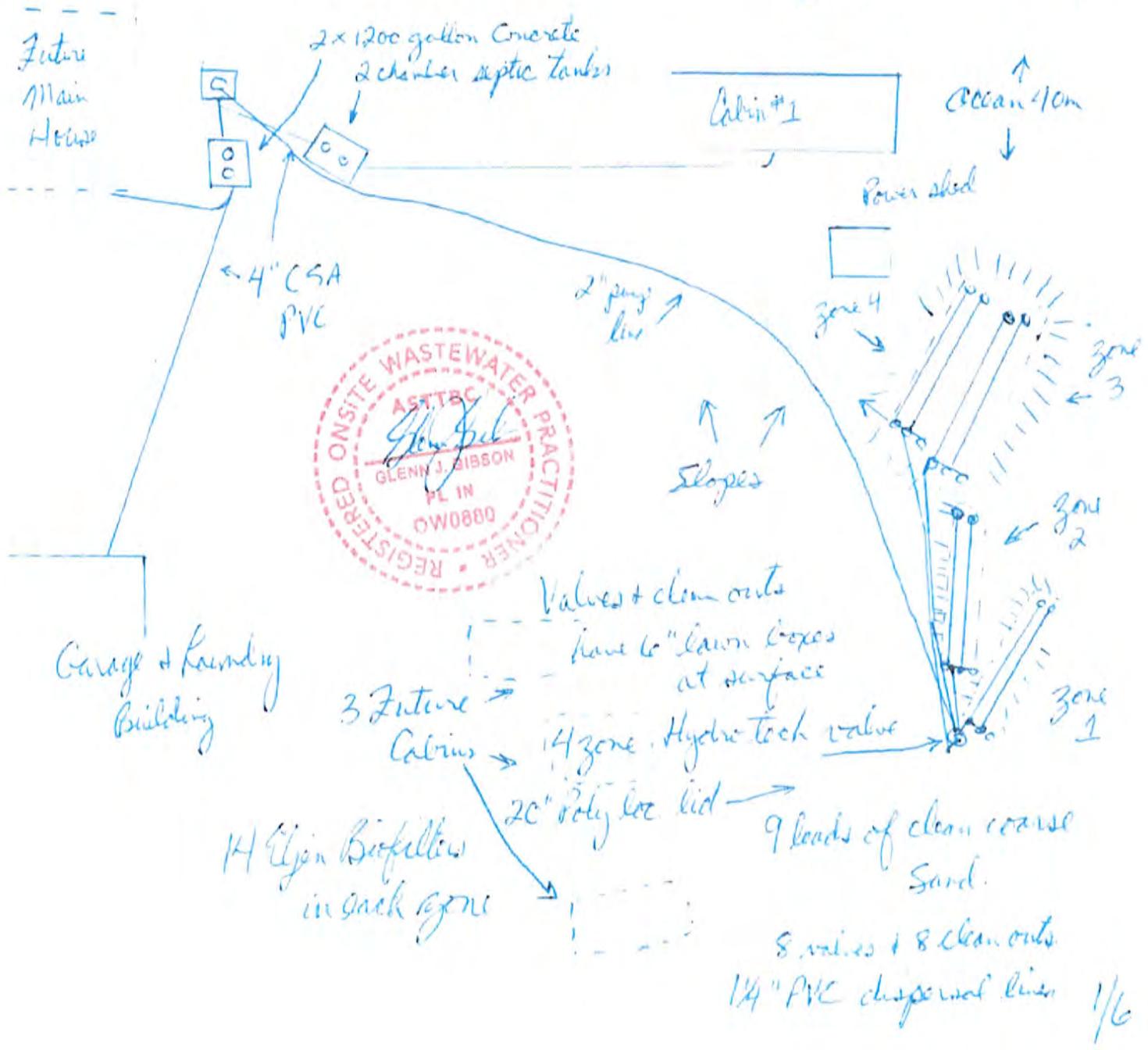
811 Wildgreen Way, Parksville BC

P - 250-240-1724 | E - septic@gibsonwastewater.ca

Oct 8, 2020

As Built type II on-site treatment system
for 21101 Grant Ave Uchielit
BC

N 1:300
Scale





ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

TEMPORARY USE PERMIT APPLICATION

TO: ACRD Board of Directors

MEETING DATE: July 27, 2022

TUP APPLICATION: TUP22004

APPLICANT: Amanda and Justin Miller

LEGAL DESCRIPTION: LOT 8, SECTION 18, CLAYOQUOT DISTRICT, PLAN 8470

LOCATION: 66 Sutton Road

ELECTORAL AREA: "C" Long Beach

Applicant's Intention: The applicant intends to utilize the 3 bedroom single family house on the 0.08 ha (0.2 acre) property located at 66 Sutton Road as a short-term vacation rental (STR).

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP22004 subject to:*

- *Neighbour notification as per Local Government Act s.494.*
- *Applicant providing contact details of property caretaker who can access the property within 20-minutes.*
- *Assessment by a building inspector to ensure safety of guests on the property.*

Advisory Planning Commission Recommendation: The Long Beach APC considered this application at a meeting on July 19th. The APC passed a motion to concur with the staff recommendation and support the application with the added conditions that the applicants confirm that the three-bedroom rental is limited to one family or group, rather than the short-term rental of individual bedrooms, and that fire suppression materials are to be provided for guests. The additional conditions have been added into the TUP conditions provided in the report.

Procedure: Prior to the issuance of a Temporary Use Permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and tenants and publish a notice in the newspaper to afford the public an opportunity to make written or verbal submissions to the Board. At a subsequent meeting, the Board can issue or deny the Temporary Use Permit.

Observations:

1. Property Description: The 0.08 ha (0.2 acre) property is located on the to the east side of the

TUP22004

Ucluelet Inlet in the Port Albion area. The property contains a 3 bedroom single family dwelling, grass area, and is bordered by trees which screen the house from the road and neighbouring properties.

2. Services:

- (a) **Sewage Disposal:** On-site sewage disposal system. There is a 2007 Island Health sewerage system filing for the existing septic system.
- (b) **Water Supply:** On-site water.
- (c) **Fire Protection:** Not within a fire protection area.
- (d) **Access:** The property is accessed from Sutton Road.

3. Existing Planning Documents Affecting the Site:

A. **Agricultural Land Reserve:** Not within the ALR.

B. **Official Community Plan:** The South Long Beach OCP designates the property as Rural Residential. The Rural Residential designation in the OCP supports a number of uses including single family residential and limited bed and breakfast accommodation.

This property is not impacted by any Development Permit Areas.

C. **Zoning:** The property is zoned Small Holdings (A1) District. The A1 zoning permits a single family dwelling but does not permit short-term vacation rentals.

The Temporary Use Permit application would permit the use of the property for short-term vacation rental uses.

D. **Temporary Use Permits:** Under Section 493 of the *Local Government Act*, the Regional District may issue a Temporary Use Permit, by resolution, in areas designated in an Official Community Plan. A TUP may do one or more of the following:

- i. Allow a use not permitted under the Zoning Bylaw;
- ii. Specify conditions under which the temporary use may be carried out;
- iii. Allow and regulate the construction of buildings or structures with respect to the use for which the permit is issued.

Where a TUP is designated in an OCP, the Regional District must give notice to the public in accordance with the requirements of the *Act*, which includes notifying the neighbouring property owners and tenants, and publishing a notice in the newspaper. For the subject property in the South Long Beach OCP area, a TUP can be issued for up to 2 years and renewed by the Regional District once. After this time has expired, the property owner can apply to rezone the property to allow for the continued use or discontinue the use specified in the TUP.

The applicants intend to use the existing house as a short term vacation rental for part of the year. They currently use this property as a part time residence. No significant physical changes to the existing property are proposed as part of the TUP. Once the TUP expires it can be renewed once more, or the property owner can pursue a rezoning application, or the property owner can stop using the property as a short term vacation rental.

TUP22004

A Short Term Vacation Rentals Temporary Use Permit Policy was adopted by the Board on January 24, 2018. This policy specifies regulatory areas, notification requirements, terms and renewals, criteria for evaluation, and conditions that may apply to individual permits.

When issuing an STR TUP, the ACRD may specify conditions that restrict the permit including: the buildings to be used, area of use, form and character of the development, environmental protection, site-related restrictions, and any other relevant conditions determined by the ACRD.

Temporary Use Permit: Should the Board of Directors wish to support this application, the Temporary Use Permit for LOT 8, SECTION 18, CLAYOQUOT DISTRICT, PLAN 8470 to permit short term rentals may be subject to the following conditions, and any others, that the ACRD Board of Directors considers appropriate at the time of issuance:

1. This permit is issued to allow for the subject property to be operated as a short term vacation rental (STR) unit.
2. A maximum of two (2) persons shall be permitted per bedroom when the property is being occupied as an STR and the rental unit is limited to one group or family at a time.
3. The owner or a caretaker must live on-site or be available to attend the property within 20 minutes.
4. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
5. Fire suppression materials must be maintained and provided for the use of guests.
6. This permit is valid for two (2) years from the date of execution.
7. At the time this permit expires, the property owner may apply to the Regional District to re-issue the TUP or return the property to the original use permitted under the zoning.
8. The operation of the STR must be in compliance with all Provincial Health Officer orders.
9. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

Comments: The applicant has discussed the possibility of allowing the existing dwelling to be used for short term rentals. The Zoning Bylaw does not currently permit short term rentals. Properties in close proximity to the subject property are zoned Cottage Residential (RC) District which allow for temporary short term accommodation, and other short term rentals have been allowed in the Port Albion area by the issuance of Temporary Use Permits. The property lies outside of the South long Beach Fire Protection Service Area and there will be no fire service available in case of emergency.

Once caretaker contact information has been received and a building inspector has assessed the property, planning staff are supportive of proceeding with the neighbour notification process for this application to gather public input on the proposed Temporary Use Permit. The use of the property as a temporary short term rental aligns with the South Long Beach OCP policies to retain a rural feel while allowing for small scale tourist accommodation in residential areas. The short-term vacation rental use would provide the applicant with the flexibility to operate the property as a vacation rental or as their part time residence.

Submitted by: *S Foulkes*
Sarah Foulkes, Junior Planner

TUP22004

Reviewed by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planning Manager

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer

Jurisdiction: **Alberni Rural (770)**

Title: **Freehold**

Zoning:

Zone Desc: **Residential**

PID: **005-565-782**

Roll No: **3189000**

Plan Number:

Lot:

Block:

District Lot:

Land District: **09**

Legal Description: **Lot 8, Plan VIP8470, Section 18, Clayoquot Land District, PORT ALBION**

Media/Miscellaneous

Virtual Tour 1: <https://www.youtube.com/watch?v=ng52zJbgEyU>

Addnl Photos:

Feature Sheet:

Sales Brochure:

Sound Bite:

Foreign MLS® No:

Foreign Board:

Open Houses:

Legacy MLS® No:

Photos







Judy Gray | <https://www.judygray.com/> | GROUNDED. HONEST. SMART



**SEWERAGE SYSTEM
LETTER OF CERTIFICATION**

Filing #: PK07-164

Date: 02 October 2007
(Day/Month/Year)

To: Vancouver Island Health Authority

Re: LOT 8, PLAN 8470, SECTION 18, CLAYQUOT DISTRICT

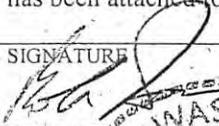
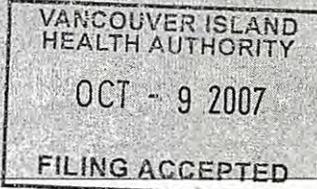
LOT 66 SUTTON ROAD, PORT ALBION, BC
Civic address and legal description

Please be advised that the construction of the proposed sewerage system on the above described property was completed on 26 September 2007
(Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

1. the owner has been provided with
 - a copy of the sewerage system plans and specifications as they were built;
 - a maintenance plan for the sewerage system that is consistent with standard practice ; and
 - a copy of this letter of certification.
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 litres;
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system has been attached to this letter.

SIGNATURE 	NAME (PLEASE PRINT) <i>Bob Sovereign</i>
AUTHORIZED PERSON'S SEAL 	OFFICE USE ONLY 

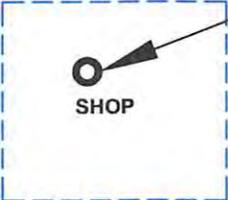
LOC ver. 4 March 29 2005

DS



SUTTON ROAD

7 8 9

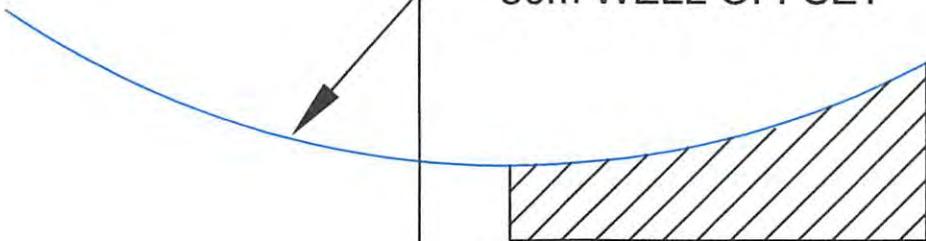


PRELIMINARY
SITE PLAN
ONLY



EXISTING SEPTIC FIELD

30m WELL OFFSET



PROPOSED SEPTIC FIELD

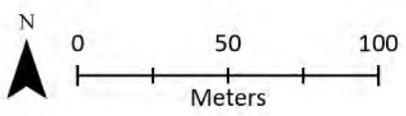
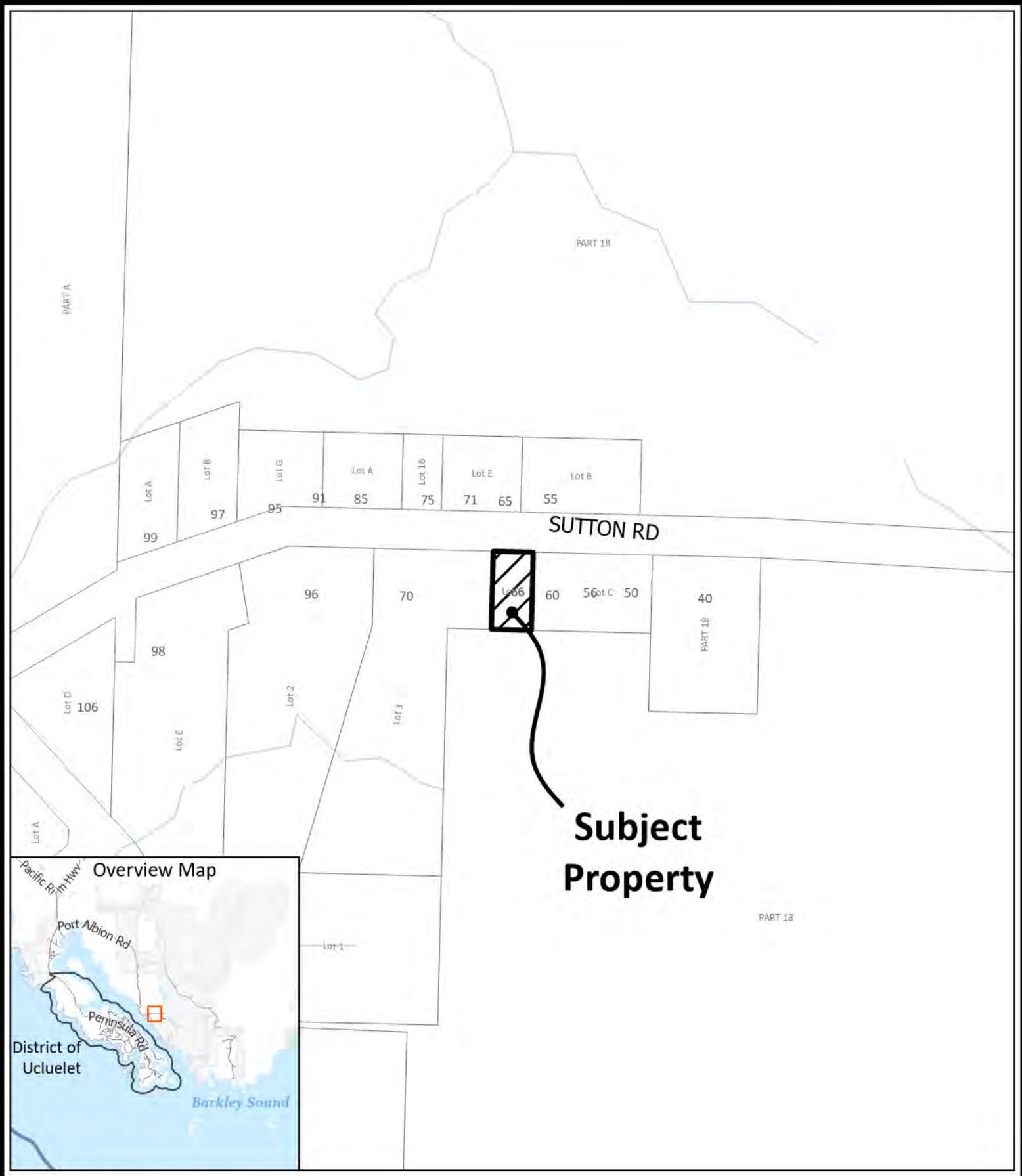


LEWKOWICH GEOTECHNICAL ENGINEERING LTD.

SITE PLAN
LOT 8, PLAN 8470, SECTION 18
66 SUTTON ROAD
PORT ALBION, BC

Date:
NOV 06
Project Number:
G4765
Drawing Scale:
1:250

Drawn By:
IS/BS
Reviewed By:
Drawing Number:
FIGURE 1

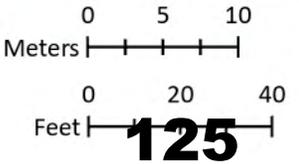


 Legal description: LOT 8, SECTION 18, CLAYOQUOT DISTRICT, PLAN 8470



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005-565-782





ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

TEMPORARY USE PERMIT APPLICATION

TO: ACRD Board of Directors

MEETING DATE: July 27, 2022

TUP APPLICATION: TUP22007

APPLICANTS: Kimola, Kaikkonen, Cowland and Baril-Dionne

AGENT: Glen Kaikkonen

LEGAL

DESCRIPTION: THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK

LOCATION: 2660 Tofino Ucluelet Highway

ELECTORAL AREA: "C" Long Beach

Applicant's Intention: The applicants would like to continue operating a campsite consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental. The property is currently zoned Mixed Accommodation Commercial (MAC) District which permits a maximum of 24 campsites.

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP22007 subject to neighbour notification as per Local Government Act s.494.*

Advisory Planning Commission Recommendation: The Long Beach APC considered this application at a meeting on July 19th. The APC passed a motion to support the application as presented with a recommendation that 30% of the campsites are dedicated to being used for long-term rentals and clarification that cottage use would not be permitted under the TUP. Staff have updated the TUP conditions to clarify the use of structures on the property. Dedicating a percentage of campsites for long-term or monthly accommodation is challenging to administer and is a use that the Regional District cannot effectively regulate within a TUP. The APC comments are included as a recommendation for the continued operation of the campground by the property owners.

Procedure: Prior to the issuance of a Temporary Use Permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and tenants and publish a notice in the newspaper to afford the public an opportunity to make written or verbal submissions to the Board. At a subsequent meeting, the Board can issue or deny the Temporary Use Permit.

TUP22007

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?ıı?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe and Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

Observations:

1. Property Description: The 2.42 ha (5.98 ac) property is located near the junction to Port Alberni, Tofino and Ucluelet, approximately 3 kilometres north of the District of Ucluelet boundary. The property is mostly cleared and is developed as a campsite including partially serviced and unserviced campsites.

2. Services:

- (a) Sewage Disposal:** On-site sewage disposal system. A type 3 engineered sewage treatment system was certified by the Island Health Authority (IHA) on August 8, 2011.
- (b) Water Supply:** On-site water. The well, pump and water treatment system have been inspected and approved by IHA and a Permit to Operate a Water Supply System was granted January 25, 2013. Records show regular testing is being completed as required by IHA.
- (c) Fire Protection:** Not within a fire protection area.
- (d) Access:** The property is accessed from the Tofino-Ucluelet Highway, approximately 400 metres south of the junction with the Pacific Rim Highway.

3. Existing Planning Documents Affecting the Site:

A. **Agricultural Land Reserve:** Not within the ALR.

B. **Official Community Plan:** The South Long Beach OCP designates the property as Recreational Commercial. The property is not within a Development Permit Area (DPA).

The proposal complies with the objectives and policies for the Recreational Commercial designation in the South Long Beach OCP. A development permit is not required.

C. **Zoning:** The property is zoned Mixed Accommodation Commercial (MAC) District. Based on the lot size of 2.42 ha (5.98 ac), MAC permits a density of twelve (12) cottages and 24 campsites primarily intended to provide temporary accommodation on a short-term basis. The property owners would prefer to operate a larger campsite with no cottage development, with options for daily and monthly rental.

The Temporary Use Permit application would allow for the operation of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.

D. **Temporary Use Permits:** Under Section 493 of the *Local Government Act*, the Regional District may issue a Temporary Use Permit, by resolution, in areas designated in an Official Community Plan. A TUP may do one or more of the following:

- i. Allow a use not permitted under the Zoning Bylaw;
- ii. Specify conditions under which the temporary use may be carried out;
- iii. Allow and regulate the construction of buildings or structures with respect to the use for which the permit is issued.

Where a TUP is designated in an OCP, the Regional District must give notice to the public in accordance with the requirements of the *Act*, which includes notifying the neighbouring

property owners and tenants, and publishing a notice in the newspaper. For the subject property in the South Long Beach OCP area, a TUP can be issued for up to 2 years and renewed by the Regional District once. After this time has expired, the property owner may have to apply to rezone the property to allow for the continued use or discontinue the specified use.

The applicants have maintained the site as a campsite with the western (front) portion generally being used for long-term/monthly tenants, and the eastern (rear) portion being used for short-term/daily campers. There are a number of structures on the property with some being used as dwelling units and others for storage. There are no building permits on file, however many of the structures are smaller than the 100 sq ft size limit to require a building permit. The applicants have stated that the structures will no longer be used for dwelling units, but for storage, office use, bicycle rentals and security.

When issuing a TUP, the ACRD may specify conditions that restrict the permit including: the buildings to be used, area of use, form and character of the development, environmental protection, site-related restrictions, and any other relevant conditions determined by the ACRD.

Temporary Use Permit: Should the Board of Directors wish to support this application, the Temporary Use Permit for THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK to operate a campground may be subject to the following conditions, and any others, that the ACRD Board of Directors considers appropriate at the time of issuance:

1. This permit is issued to allow for the operation of a campsite consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.
2. All structures on the property will be used for storage, office use, bicycle rentals and security. No structure or cottage will be utilized as a dwelling unit.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10 pm.
4. Fire suppression equipment must be available on site at all times.
5. Garbage disposal and recycling facilities will be provided and maintained on a daily basis in order to reduce attractants for wildlife.
6. Adequate washroom facilities and access to potable water must be available to customers, tenants and/or visitors to the campsite.
7. Staff and/or the owner or caretaker will be available on site at all times.
8. Contact information for staff and/or the owner or caretaker, and a copy of the TUP, must be visible in a public location.
9. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.
10. This permit is valid for two (2) years from the date of execution.
11. At the time this permit expires, the property owners may apply to the Regional District to re-issue the TUP or return the property to the original use permitted under the zoning.
12. The operation of the STR must be in compliance with all Provincial Health Officer orders.
13. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

TUP22007

Comments: The property owners have expressed their interest in applying to rezone the subject property to support the continued operation of a campsite only. The South Long Beach OCP Recreational Commercial designation and MAC District zoning both support campsite use, along with cottage development and associated commercial uses. However, the property owners do not wish to proceed with development of cottages.

With consideration to the ongoing Zoning Bylaw Review project and associated minor amendments to the Official Community Plans, staff recommended that the owners apply for a TUP as an interim measure to allow the continued operation of the campsite. The TUP will allow for the provision of conditions for operation, as well as the ability to enforce those conditions.

Displaced camping and staff accommodation is a growing concern on the West Coast. Provision of legal camping areas with basic services in place can aid in the solution to this ongoing issue.

Planning staff are supportive of proceeding with the neighbour notification process for this application to gather public input on the proposed Temporary Use Permit.

Submitted by:

Charity Hallberg Dodds
Charity Hallberg Dodds, Planning Technician

Reviewed by:

Alex Dyer
Alex Dyer, MCIP, RPP, Planning Manager

Approved by:

Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer

TUP22007

**TUP22007 – Lost Shoe Campground, 2660 Tofino Ucluelet Highway
Site Photos taken April 12, 2022**

EASTERN HALF OF PROPERTY:



Structure potentially being used as a dwelling unit, with highway in the background.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit (behind fence).

WESTERN HALF OF PROPERTY:



Unserviced sites area and office structure.



Unserviced sites area.



Unserviced sites area.



Unserviced sites area.



FOUR

SEWERAGE SYSTEM LETTER OF CERTIFICATION

Filing #: PA09/038

Date: 24 July 2011 (Day/Month/Year)

To: Vancouver Island Health Authority

Re: 2400 Pacific Rim Highway

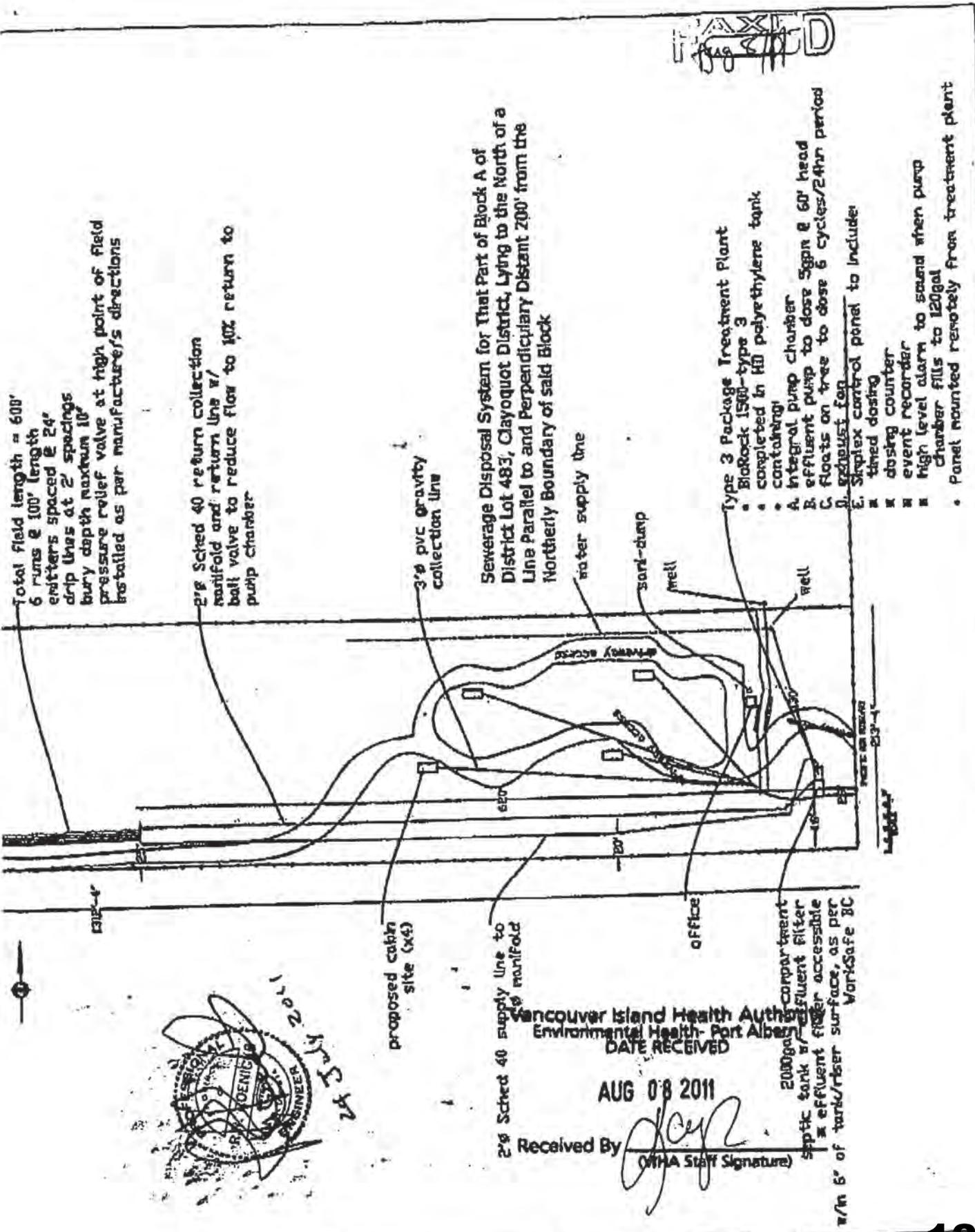
That part of Block A of D.L. 483, Clusquot District, lying to the north of a line parallel to and perpendicularly distant 200 feet from the north boundary of said block. Please be advised that the construction of the proposed sewerage system on the above described property was completed on 23/07/2011 (Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

- 1. the owner has been provided with
- a copy of the sewerage system plans and specifications as they were built;
- a maintenance plan for the sewerage system that is consistent with standard practice; and,
- a copy of this letter of certification;
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters; and,
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system has been attached to this letter.

Signature box containing: SIGNATURE (handwritten), NAME (PLEASE PRINT) Robert R. Roencke P.Eng, AUTHORIZED PERSON'S SEAL (Professional Engineer seal for R. Roencke, dated 24 July 2011), OFFICE USE ONLY, Vancouver Island Health Authority Environmental Health - Fort Albert, DATE RECEIVED AUG 08 2011, Received By (handwritten signature), (With Staff Signature)



Total field length = 600'
 6 runs @ 100' length
 emitters spaced @ 24'
 drip lines at 2' spacings
 bury depth maximum 10"
 pressure relief valve at high point of field
 installed as per manufacturer's directions

2" Sched 40 return collection
 manifold and return line w/
 ball valve to reduce flow to 10% return to
 pump chamber

3" pvc gravity
 collection line

Sewerage Disposal System for That Part of Block A of
 District Lot 483, Clayoquot District, Lying to the North of a
 Line Parallel to and Perpendicular Distant 200' from the
 Northerly Boundary of said Block

water supply line

sand-dump

well

well

Type 3 Package Treatment Plant

- BioRock 1500-type 3
- completed in HD polyethylene tank
- containing:
 - A. Integral pump chamber
 - B. effluent pump to dose 5gpm @ 60' head
 - C. floats on line to dose 6 cycles/24hr period
 - D. exhaust fan
 - E. Skiptex control panel to include:
 - timed dosing
 - dosing counter
 - event recorder
 - high level alarm to sound when pump chamber fills to 120gal
- Panel mounted remotely from treatment plant



proposed cabin
 site (x4)

2" Sched 40 supply line to
 manifold

Vancouver Island Health Authority
 Environmental Health - Port Alberni
 DATE RECEIVED

AUG 08 2011

Received By *[Signature]*
 (VHA Staff Signature)

2000gal compartment
 septic tank w/ effluent filter
 • effluent filter accessible
 w/in 5' of tank/riser surface, as per
 WorkSafe BC

PERMIT to OPERATE

A WATER SUPPLY SYSTEM

Water System Name: **LOST SHOE CAMPGROUND**
Premises Number: **KCYR-8W6PS4**
Premises Address: **2660 Tofino-Ucluelet Highway
Ucluelet, BC
V0R 3A0**
Water System Owner: **Kimola-Kaikkonen**

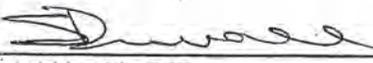
Kimola-Kaikkonen is hereby permitted to operate the above potable water supply system and is required to operate this system in accordance with the Drinking Water Protection Act and in accordance with the conditions set out in this operating permit and conditions established as part of any construction permit.

The water supply system for which this operating permit applies is generally described as:

Service Delivery Area: Ucluelet
Source Water: Lost Shoe Campground Well
Water Treatment methods are: Ion Exchange
Water Disinfection methods are: Ultra Violet
Number of Connections: 15-300 Connections - DWC

Operating conditions specific to this water supply system are in Appendix A.

Date: January 25, 2013

Issued By: 
Environmental Health Officer

**This permit must be displayed
in a conspicuous place and is not transferable**

Place Decal Here

APPENDIX A

WATER SYSTEM OPERATING CONDITIONS FOR

LOST SHOE CAMPGROUND
2660 Tofino-Ucluelet Highway
Ucluelet, BC, V0R 3A0

APPENDIX A

The permit holder is advised that the following Terms and Conditions are in addition to other legislated responsibilities and obligations.

Ensure familiarity with:

Drinking Water Protection Act (SBC 201) Chapter 9

Drinking Water Protection Regulation (BC Reg. 200/2003)

1. Monitoring and Sampling

Adhere to monitoring requirements to ensure the efficacy of disinfection and treatment technology according to industry standards. Adhere to a sampling program as approved by the Drinking Water Officer (DWO), and maintain detailed and accurate records of all monitoring performed. The sampling program is to include the following:

- Bacteriological Testing (including Iron Related Bacteria)
- Testing of physical and chemical parameters

2. Operation and Maintenance

Adhere to Maintenance and Operating Procedures as approved by the Drinking Water Officer and abide by BCWWA standards or equivalent.

Maintenance and Operating Procedures shall address:

- Well and wellhead protection
- Disinfection and Treatment Equipment
- Location/availability of spare equipment and parts
- Distribution System

3. Operator Training

Provide an operator with training acceptable to the DWO to operate the water system at all times. Minimum training required is the Water Safe Certification.

Date: January 25, 2013



Environmental Health Officer



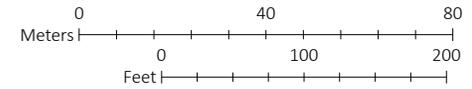
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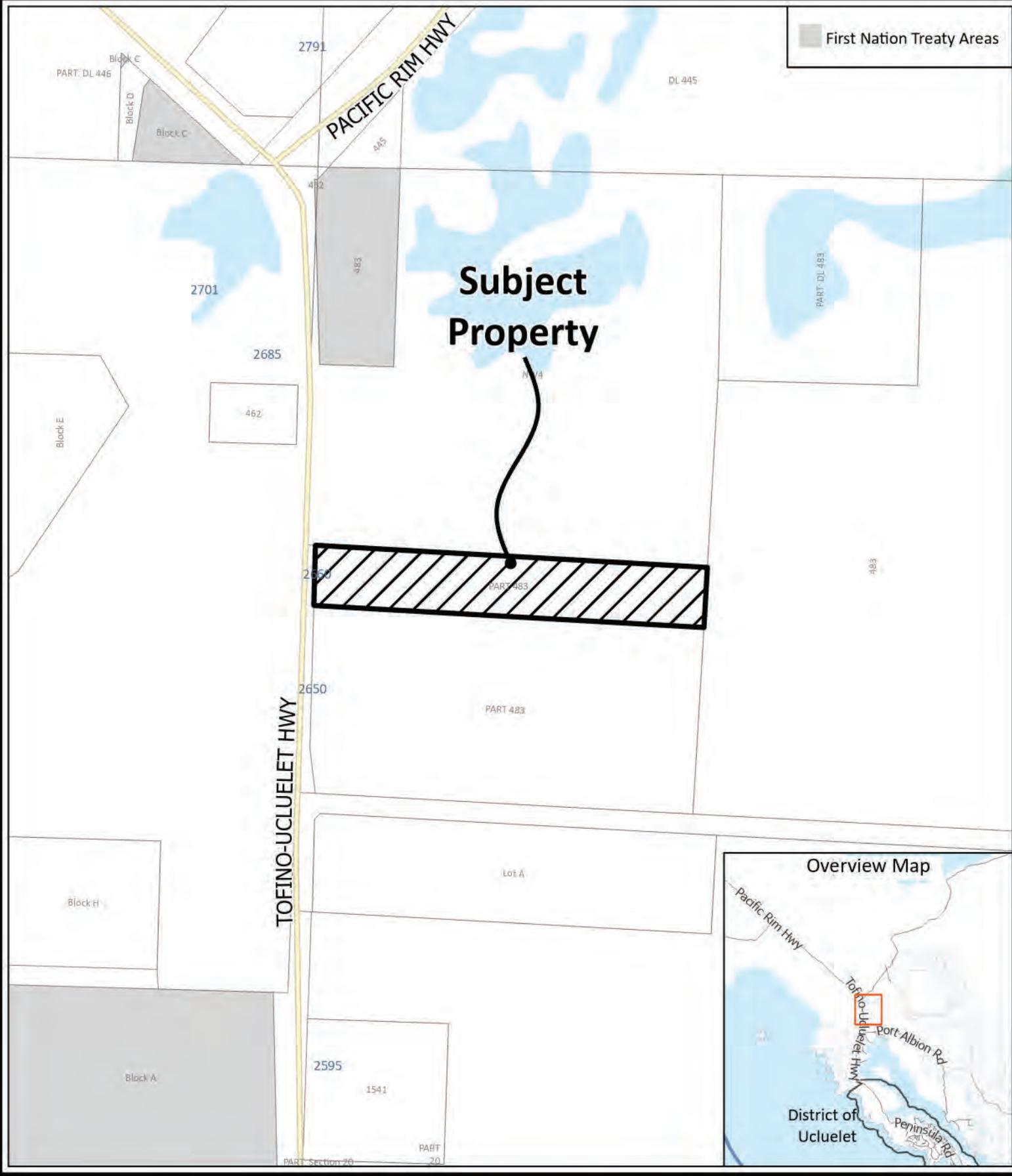


Lost Shoe Campground, 2660 Tofino-Ucluelet Highway

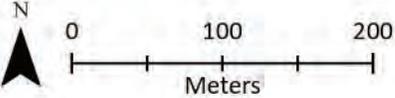
Prepared 28 April 2022, ACRD
Google Satellite imagery



■ First Nation Treaty Areas



Subject Property



Legal description: THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

TEMPORARY USE PERMIT APPLICATION

TO: ACRD Board of Directors

MEETING DATE: July 27, 2022

TUP APPLICATION: TUP21007

APPLICANT: Dwayne Richmond & Catherine Jantzen

LEGAL DESCRIPTION: LOT B DISTRICT LOT 58 ALBERNI DISTRICT PLAN EPP99973

LOCATION: 9211 Central Lake Road

ELECTORAL AREA: "D" Sproat Lake

Applicant's Intention: The applicants intend to develop a 10-site campground on the 2.4 hectare (6 acre) property to be used primarily for seasonal and long-term accommodation in recreational vehicles (RVs). The applicants intend to develop the campground as a master planned RV community with an internal access road, water and sewer servicing, screening from the road and neighbouring properties with solid fencing, landscaping, common areas and an amenity building to include laundry facilities.

Recommendation: THAT the Board of Directors is, at this time, disposed to deny this temporary use permit application. Prior to doing so, the Board wishes to offer the applicants the opportunity to present their own case as to why this matter should be supported.

Note: If the Board is considering denying the application, the Board policy is to defer a decision on the application and invite the applicants to attend the following meeting to address the Board prior to a decision being made on the application.

Options Considered and Advisory Planning Commission Recommendation: The Sproat Lake APC reviewed the application on July 18th and after discussion regarding the options for considering the application, the APC passed a motion to support proceeding with the TUP application subject to the conditions outlined below. If the Board is considering proceeding with the application, staff recommend that the appropriate motion would be:

"THAT the Board of Directors proceed with consideration of TUP21007 and advance the application to the neighbour notification process, subject to:

- Neighbouring properties being notified as per section 494 of the *Local Government Act*.
- The applicant agreeing to proposed conditions of TUP21007 numbered 1 through 18.
- Positive referral responses from Island Health, Sproat Lake Fire Department, and the Ministry of Transportation & Infrastructure (MOTI).

TUP21007

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłʔatḥ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe and Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

- The applicant providing a security to guarantee the performance of the terms of the permit as per section 496 of the *Local Government Act*.
- Confirmation that on-site sewage disposal requirements can be met.
- Referral to the Province to review the requirements of the Groundwater Protection Regulation.
- No permanent roof structures to be located within the campsites.”

Procedure: Prior to the issuance of a Temporary Use Permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and tenants and publish a notice in the newspaper to afford the public an opportunity to make written or verbal submissions to the Board. At a subsequent meeting, the Board can issue or deny the Temporary Use Permit.

Observations:

- 1. Property Description:** The 2.4 hectare (6 acre) property is mostly cleared and slopes up away from Central Lake Road. There is an existing single family dwelling located on the first level bench of land in the southern portion of the property. The driveway to the house location extends further up the hill to a large gravel area developed to the north where the proposed campground would be located. The +/- 1 hectare (2.5 acre) mostly-level gravel area where the campground would be located is screened with a solid wood and metal corrugated fence from the house and road to the south and from a portion of the neighbouring property to the west. The north end of the lot slopes up away from the gravel area. The lot was created by subdivision of the larger parent parcel in 2020. The property borders the Agricultural Land Reserve boundary to the south across the road and is surrounded by rural residential and agricultural acreage parcels ranging from 5 to 14 acres in lot size.
- 2. Services:**
 - (a) Sewage Disposal:** On-site sewage disposal. The applicants have indicated that they have engaged a Registered On-site Wastewater Practitioner to install a new septic system that would be dedicated for the campground. If the Board proceeds with considering the TUP to allow the campground, staff recommend that the installation of a certified septic system be required prior to occupancy.
 - (b) Water Supply:** On-site water. The existing single family dwelling is serviced by a well and the applicants intend to drill a new well to service the campground. The applicants have engaged a certified well driller who has assessed the site and provided assurance that there will likely be sufficient water quantity to service the development. If the Board proceeds with considering the TUP to allow the campground, staff recommend that the applicants provide support from Island Health for the operation of the private water system and guidance from the Province that any requirements of the Groundwater Protection Regulation have been satisfied prior to occupancy.
 - (c) Fire Protection:** Sproat Lake Fire Department.
 - (d) Access:** The property is accessed from Central Lake Road. The campground would share the existing driveway with the single family dwelling. There is a solid fence along the bank at the top of the driveway that provides screening from the road and the applicants intend to construct a code-operated gate at the top of the driveway.

3. Existing Planning Documents Affecting the Site:

- A. Agricultural Land Reserve:** Not within the ALR. The property is adjacent to the ALR boundary to the south.

TUP21007

- B. **Official Community Plan:** The Sproat Lake Official Community Plan designates the property as Rural Use. The objective of the Rural Use designation is to maintain the predominantly rural character of the area with policies to maintain a 2 hectare (5 acre) minimum lot size and to permit a variety of compatible uses on rural lots to make their retention viable.

The ACRD Board passed a resolution on September 22, 2021 to direct staff to draft an amendment to the Sproat Lake OCP to redesignate the Central Lake Road area to a new 'Rural Central Lake Use' designation following the adoption of the updated Zoning Bylaw. The Board direction followed the receipt of a neighbourhood petition that requested a halt to any ongoing rezoning applications for development in the area that would, in the opinion of the petitioners, alter the form and character of the rural residential and agricultural neighbourhood and put a strain on limited ground water supply in the area. Staff expect to start work on the OCP amendment following the completion of the Zoning Bylaw Review Project.

The proposed campground development does not comply with the policies and objectives of the Rural Use designation in the Sproat Lake OCP. The Board has directed staff to draft a new Rural Central Lake Use designation for this neighbourhood that would support maintaining a rural residential and agricultural character to the area.

- C. **Zoning:** The property is zoned Rural (A2) District which permits single family residential, agricultural and accessory uses on the subject property. The A2 zoning does not permit the operation of a campground.

The proposed 10-site campground does not comply with the Rural (A2) District zoning and the temporary use permit application would facilitate the development and operation of the campground on a temporary basis.

- D. **Temporary Use Permits:** Under Section 493 of the *Local Government Act*, the Regional District may issue a Temporary Use Permit, by resolution, in areas designated in an Official Community Plan. A TUP may allow a use not permitted under the Zoning Bylaw, specify conditions under which the temporary use may be carried out, and allow the construction of buildings to support the use for which the permit is issued.

Where a TUP is designated in an OCP, the Regional District must give notice to the public in accordance with the requirements of the *Act*, which includes notifying the neighbouring property owners and tenants, and publishing a notice in the newspaper. The permit would be valid for up to three (3) years.

The applicants intend to develop the 10-site campground to be used primarily for seasonal and long-term recreational vehicle accommodation. The campground would include a gated internal access road, water and sewer servicing, screening from the road and neighbouring properties with solid fencing, landscaping, common areas and an amenity building to include laundry facilities. At the expiry of the three-year TUP, the applicants would either apply to renew the temporary use permit for an additional three years or apply to rezone the property to a commercial campground use.

Temporary Use Permit: Should the Board of Directors proceed with the consideration of this application, the TUP to allow for the development of a 10-site campground on the property located at

TUP21007

9211 Central Lake Road would be subject to the following conditions, and any others, that the Board of Directors considers appropriate at the time of issuance:

1. This permit is issued to allow for the operation of a campground with a maximum of ten (10) campsites.
2. Individual campsites may be used as either long-term seasonal accommodation sites by individual occupants, or short-term vacation accommodation sites by transient occupants.
3. The campground may be operated 365 days of the year.
4. Individual campsites must be a minimum of 120 square meters.
5. All campsites are to be clearly marked and delineated.
6. All campsites are to be setback a minimum of 50 metres from Central Lake Road.
7. The campground shall be screened from neighbouring properties by a solid fence or a 5 metre wide vegetation buffer maintained along the north, west and east boundaries of the campground area and screened from the road by a solid fence along the south boundary of the campground area.
8. The property owner must ensure that a minimum distance of 5 meters is maintained between individual recreational vehicles occupying campsites.
9. There shall be no permanent roof structures located within the campsites.
10. Access within the campground to be maintained, clearly marked and accessible at all times to emergency vehicles.
11. The property owner must comply with all conditions required by the Ministry of Transportation and Infrastructure.
12. The property owner must comply with all conditions required by the Sproat Lake Fire Department.
13. The property owner must comply with all conditions required by Island Health.
14. The property owner must comply with all requirements of the Groundwater Protection Regulation.
15. This permit is valid for three (3) years from the date of execution.
16. At the time this permit expires, the property owner may apply to the Regional District to re-issue the TUP or return the property to the uses permitted in the ACRD Zoning Bylaw.
17. The operation of the STR must be in compliance with all Provincial Health Officer orders.
18. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

Comments: The applicants intend to develop a master planned RV community with a maximum of ten (10) camping sites; power, water and sewer servicing; internal access road that connects to existing driveway into the property; screening from the road and neighbouring properties with solid fencing; landscaping; common areas; and an amenity building to include laundry facilities. The applicants would install a new on-site sewage disposal system and develop a private water system to service the development. The intention of the development would be to allow for seasonal and long-term temporary accommodation in RVs rather than nightly and weekly tourist accommodation. The applicants believe that the proposed RV campground fills a need for long-term RV accommodation in the region for both seasonal workers and retirees.

In September 2021, the Board directed staff to draft an amendment to the Sproat Lake OCP to redesignate the Central Lake Road area to a new 'Rural Central Lake Use' designation following the adoption of the updated Zoning Bylaw. There is a property approximately 400 metres to the east that is zoned for campground accommodation to allow for up to ten (10) camping sites but, in general, the character of the area is predominantly rural residential and agricultural. The staff recommendation is to consider denying the application at this point recognizing that the Board has directed staff to prepare the OCP amendment and that the Board will be considering the amendment to provide direction on

TUP21007

future development in the Central Lake Road area.

The Sproat Lake Advisory Planning Commission reviewed the application and supported the option to proceed to the neighbour notification stage of the application to gather public input. The APC also recommended that a number of technical matters be considered as part of the TUP application review, including: confirmation from a Registered On-Site Wastewater Practitioner that sewage disposal requirements can be met; positive referral responses from the Sproat Lake Fire Department, MOTI, and Island Health with respect to the private water system; referral to the Province to review the requirements of the Groundwater Protection Regulation to ensure that any impact on the aquifer is considered and mitigated where appropriate; and that no permanent roof structures be permitted within the campsites.

If the Board is considering proceeding with the TUP to allow for the 10-site campground, staff recommend that the Board endorse the TUP conditions of use number 1 through 18 and the conditions of approval outlined in this report. The TUP allows the ACRD to require conditions that are not allowed under zoning regulations, including minimum servicing requirements; support from key referral agencies; screening and buffering; security to ensure the performance of the terms of the permit; a three-year expiry date; and the ability for the Board to revoke the TUP if needed. If the Board proceeds with permitting long-term RV accommodation at this property, there are characteristics of the site and the development proposal that in staff's view would benefit the proposed use, including solid fence screening from the road and neighbouring uses, 50 metre minimum setback from the road, and minimum site servicing levels regulated by the relevant Provincial authorities.

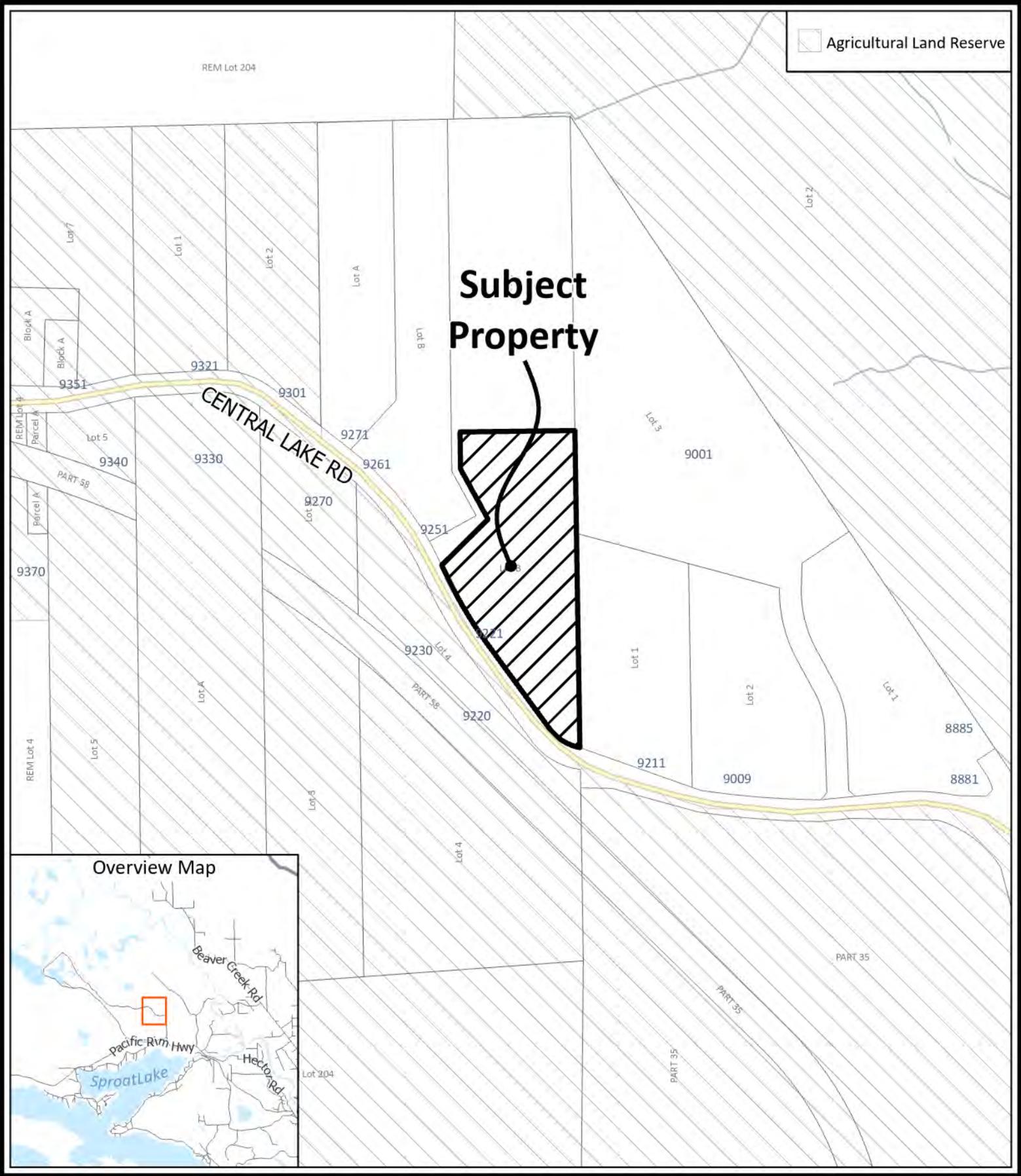
Submitted by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planning Manager

Reviewed by: *Michael Irg*
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer

TUP21007

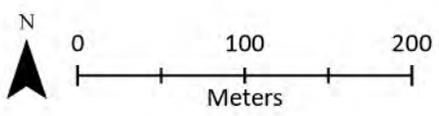
 Agricultural Land Reserve



Subject Property

CENTRAL LAKE RD

Overview Map

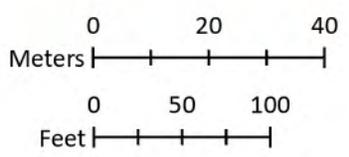


 Legal description: LOT B DISTRICT LOT 58 ALBERNI DISTRICT
PLAN EPP99973

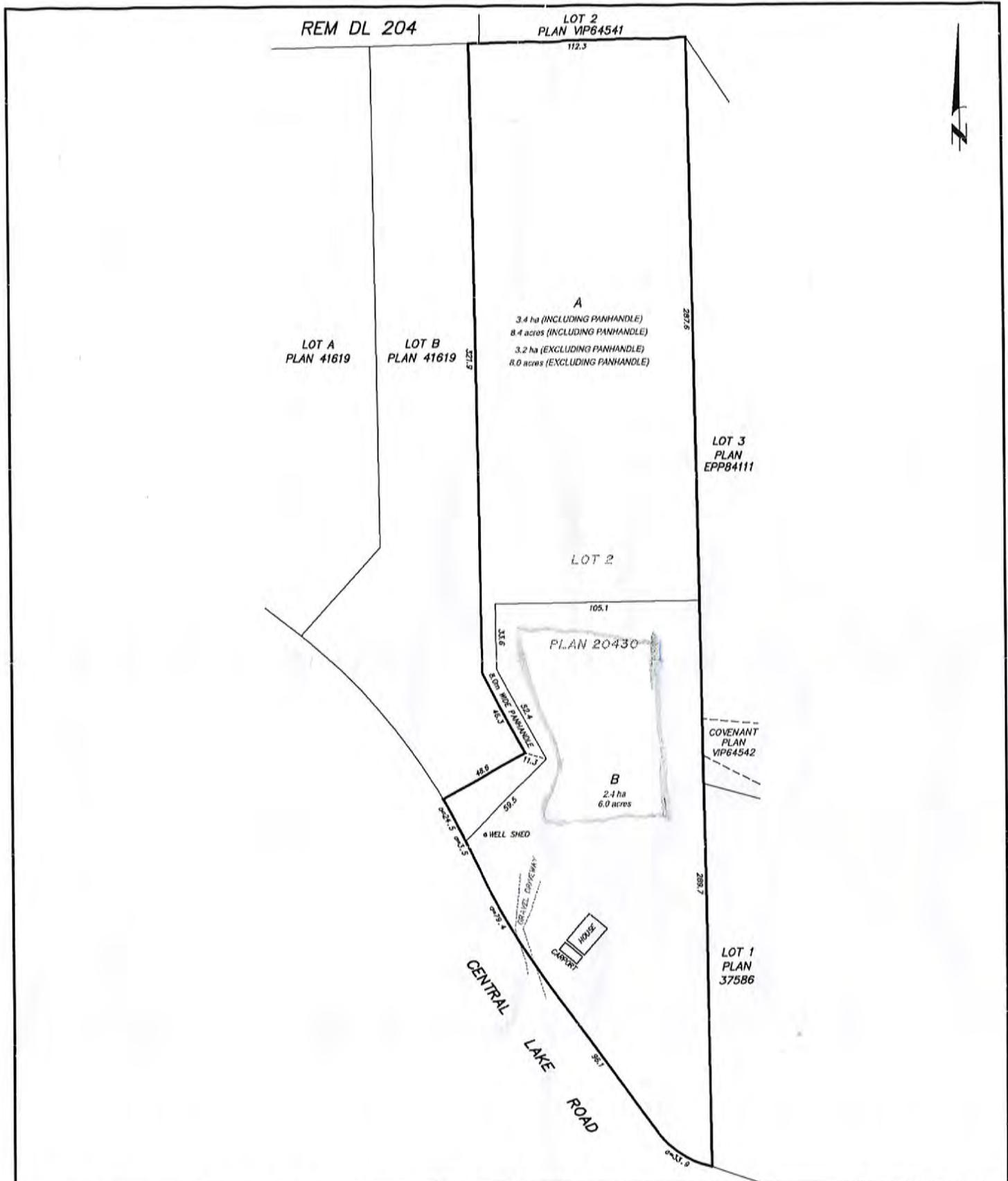


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031-223-940



We are planning to develop 3 acres of our existing 6 acres, into 10 beautiful, full-time living luxury RV sites. We have been in contact with Bowerman Excavating and have a plan for a septic system. Also, we have had Glen Fyfe, from Fyfe's Well Drilling out to our property and have discussed what our options are for water. We have 2 wells on our property – 1 for our personal use and another for our proposed RV units.



**PROPOSED SUBDIVISION PLAN OF
LOT 2, DISTRICT LOT 58,
ALBERNI DISTRICT, PLAN 20430.**
SCALE 1:1250

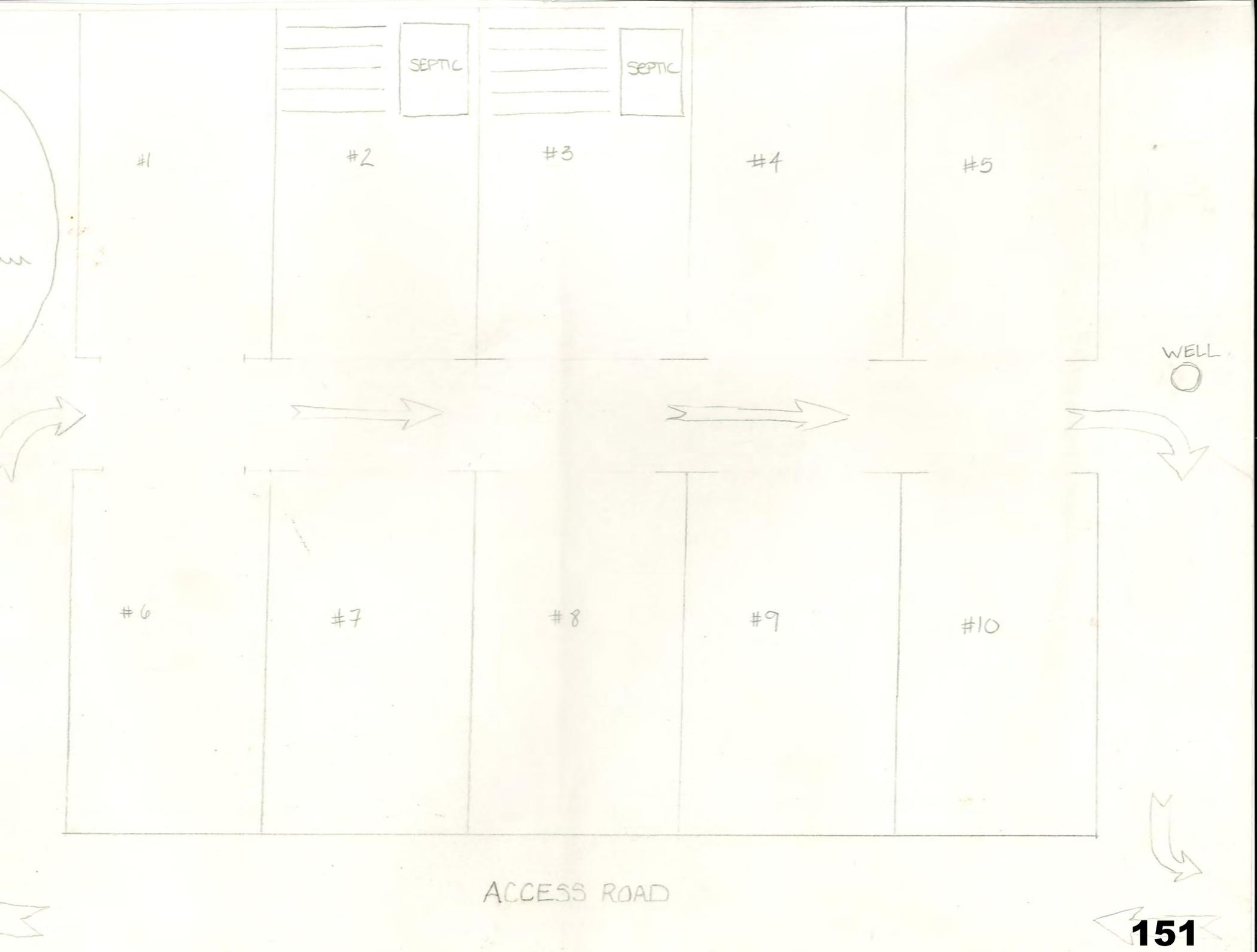


LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
ALL DISTANCES ALONG CURVES ARE ARC DISTANCES
ALL DIMENSIONS AND AREA ARE SUBJECT TO FINAL SURVEY.
DL DENOTES DISTRICT LOT
REM DENOTES REMAINDER
ha DENOTES HECTARES

No.	DATE	REVISION
1	2018/09/20	2 LOT SUBDIVISION PROPOSAL
2	2018/09/07	2 LOT SUBDIVISION PROPOSAL - NEW CONFIGURATION
3	2018/09/25	2 LOT SUBDIVISION PROPOSAL - NEW CONFIGURATION
4	2018/11/16	2 LOT SUBDIVISION PROPOSAL - NEW CONFIGURATION
5	2020/01/07	2 LOT PROPOSAL - WIDEN PANHANDLE TO 8 METRES

SIMS ASSOCIATES
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V0K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 18-177-S
DRAWING NUMBER: 18-177 PS.DWG
DATE: 2020/01/07



#1

#2

#3

#4

#5

WELL

#6

#7

#8

#9

#10

ACCESS ROAD

July 18, 2022 Pictures



Proposed 10-site campground area looking south



Proposed 10-site campground area looking south east



Service building and screening from the road and the house located on southern portion of the property



Proposed 10-site campground area looking north



Access into proposed campground area



Access road and screening/landscaping along west side of the campground area. Future septic location.



Example camping site



Example camping site

Observations:

1. **Property Description:** The 0.2 hectare (0.5 acre) subject property is accessed from Bell Road. The 3 bedroom single family dwelling is typically used as the main residence of the owners. The house includes three bedrooms, one bathroom, and sufficient parking to support the proposed short term rental (STR). The applicants are looking to pursue STR while they vacation occasionally during the summer and winter. There has been an easement on the property since 1959 for the BC Hydro to gain access to and use the property to allow for improvements to the local community power system. The property is mostly cleared and is located adjacent to A1-zoned rural acreage and farm properties.
2. **Services:**
 - a. **Sewage Disposal:** On-site septic system.
 - b. **Water Supply:** On-site water.
 - c. **Fire Protection:** Sproat Lake Fire Department.
 - d. **Access:** Access to the property is from Bell Road.
3. **Existing Planning Documents Affecting the Site:**

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The Sproat Lake Official Community Plan (OCP) designates this property as "Rural Use". This designation supports a variety of compatible uses on rural lots in order to make retention of these properties viable (Policy 9.2.2) and to maintain the predominantly rural character of the area (9.1.1).

Section 3.2 of the OCP contains general planning policies that apply to all properties within the OCP area. Policy 3.2.11 in this section allows the issuance of temporary use permits at the discretion of the ACRD Board of Directors in accordance with s. 493 of the Local Government Act.

The property does not fall within the boundaries of any Development Permit Areas (DPAs). The issuance of this TUP will not trigger any DPA requirements.

- C. **Zoning:** The property is zoned Small Holdings (A1) District. The A1 zoning permits a single family dwelling but does not permit short-term vacation rentals.

The Temporary Use Permit application would permit the use of the property for short-term vacation rental uses.

- D. **Temporary Use Permits:** Under Section 493 of the *Local Government Act*, the Regional District may issue a TUP, by resolution, in areas designated in an OCP. A TUP may do one or more of the following:
 - a. Allow a use not permitted under the Zoning Bylaw;

TUP22002

- b. Specify conditions under which the temporary use may be carried out;
- c. Allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

Where a TUP is designated in an OCP, the Regional District must give notice to the public in accordance with the requirements of the Act, which includes notifying the neighbouring property owners and tenants, and publishing a notice in the newspaper. The TUP is valid for up to three years and may be renewed by the Regional District once. After this time has expired, the property owner must apply to rezone the property to allow for the continued use or discontinue the specified use.

A Short Term Vacation Rental Temporary Use Permit Policy was adopted by the Board on January 24, 2018. This policy specifies regulatory areas, notification requirements, terms and renewals, criteria for evaluation, and conditions of use.

When issuing a TUP, the ACRD may specify conditions that restrict the permit including:

- a. The buildings to be used;
- b. The area of use;
- c. The hours of use;
- d. Form and character;
- e. Environmental protection;
- f. Site-related restrictions; and
- g. Any other relevant conditions determined by the ACRD.

Temporary Use Permit:

Should the Board of Directors resolve to proceed with this application, the Temporary Use Permit for LOT 5, DISTRICT LOT 140, ALBERNI DISTRICT, PLAN 13469 to permit short term rentals may be subject to the following conditions, and any others, that the ACRD Board of Directors considers appropriate at the time of issuance:

1. This permit is issued for the operation of a three (3) bedroom short term vacation rental (STR) unit, with a maximum of six (6) guests, within the single family dwelling located at 7676 Bell Road.
2. The rental use of the property shall not change the residential appearance of the single family dwelling.
3. The owner or a caretaker must live on-site or be available within 20 minutes.
4. Contact information for the owner or caretaker and a copy of the TUP must be posted in a location visible to the public.
5. This permit is valid for three (3) years from the date of execution.
6. At the time this permit expires, the property owner may apply to the Regional District to have it re-issued for a period of up to three (3) years or return the property to the original use permitted under the current zoning.
7. The operation of the STR must be in compliance with all Provincial Health Officer orders.
8. If the conditions of this permit are not met or if there is a change of ownership of the property,

TUP22002

the ACRD may rescind or terminate the TUP.

Comments: The applicants have provided staff with documentation to support their application, including a site plan and parking confirmation. There are several trees surrounding the property on the north, east, and west sides to mitigate potential privacy and noise concerns in the neighbourhood. The neighbouring properties are all zoned A1. The house includes three bedrooms, with the capacity to sleep six (6) people. When the proposed STR is not being used for short term rentals it is used by the applicants as their permanent residence.

The applicants have not provided a sewage disposal Performance Inspection from a Registered On-site Wastewater Practitioner which will be required to confirm the current septic system is functioning and has the capacity to accommodate the 3-bedroom house. As the building was constructed over 30 years ago and there has not been a recent inspection of the property, an assessment by a qualified building inspector is required to ensure the safety of guests staying at the property.

The applicants intend to make use of a Vacation Rental Management company called Iris Properties and have secured a caretaker who lives in Port Alberni that can act on their behalf in their absence. Staff are recommending that the Board require that the applicants provide further details to ensure that an acceptable caretaker will be available within 20 minutes to address any issues.

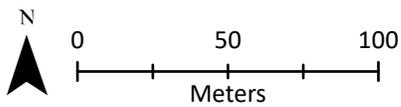
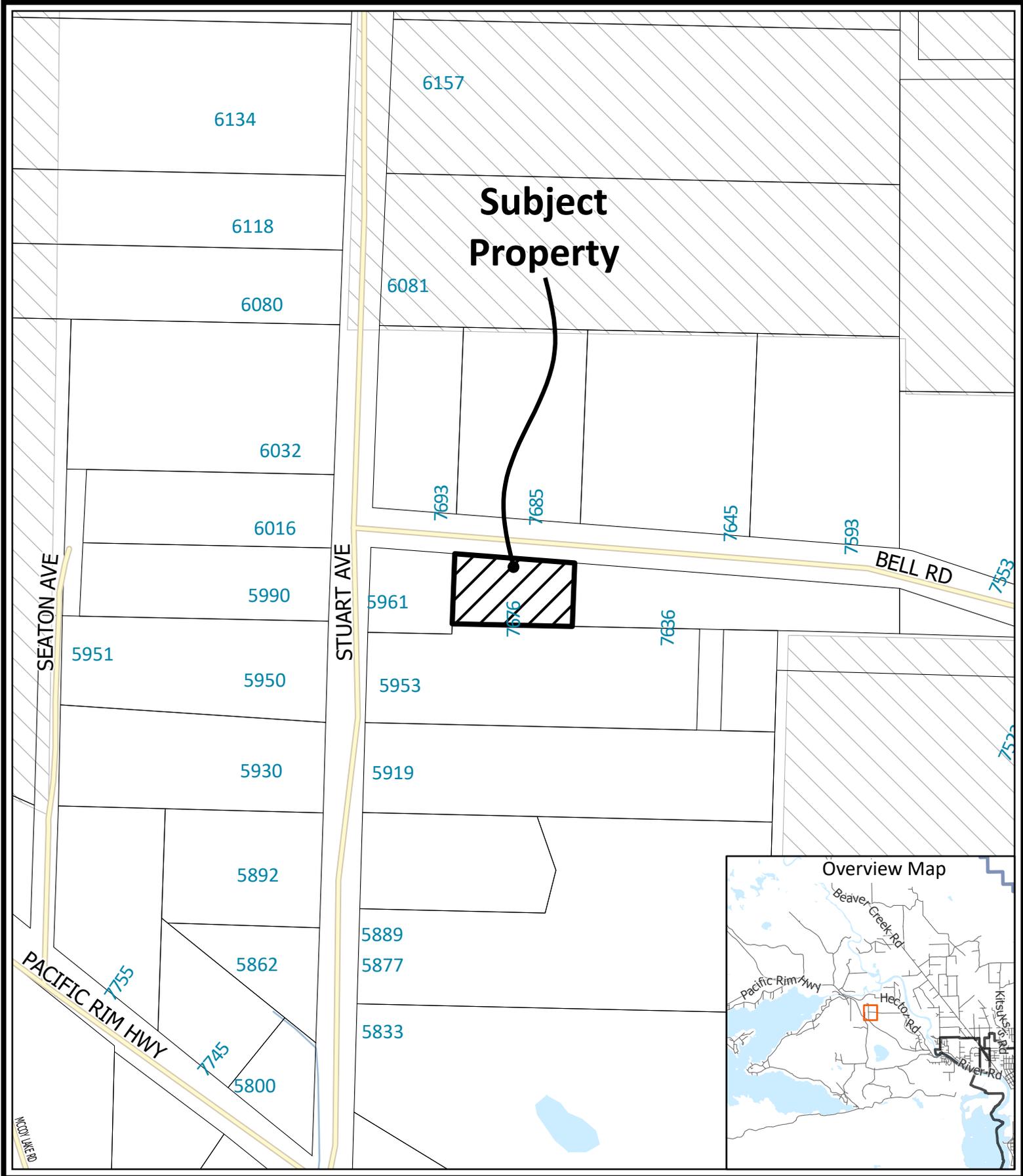
ACRD staff recommend that the ACRD Board consider issuing Temporary Use Permit TUP22002, subject to the conditions outlined in the report.

Submitted by: *S Foulkes*
Sarah Foulkes, Junior Planner

Reviewed by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planner

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer

TUP22002



Legal description: LOT 5, DISTRICT LOT 140, ALBERNI DISTRICT, PLAN 13469

002-674-378

7683

002-674-386

7685

004-557-859



BELL RD

002-345-412

961

004-559-894

002-741-318

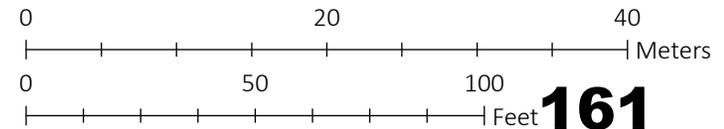
7676

004-260-015

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7676 Bell Road, Port Alberni

Prepared May 18, 2021, ACRD
Aerial imagery, 2018, ACRD



Final/2008/10/15

FINAL



SEWERAGE SYSTEM LETTER OF CERTIFICATION

Filing #: PA08/041

Date: 02/07/08 (Day/Month/Year)

To: Vancouver Island Health Authority

Re: 7676 Bell Rd Lot 5 Dist Lot 140 Alberni Dist Plan 13469 PID 004-559-894 Civic address and legal description

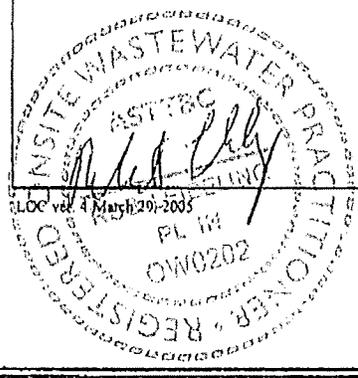
Please be advised that the construction of the proposed sewerage system on the above described property was completed on 02/07/08 (Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

- 1. the owner has been provided with
- a copy of the sewerage system plans and specifications as they were built;
- a maintenance plan for the sewerage system that is consistent with standard practice; and,
- a copy of this letter of certification;
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters; and,
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system has been attached to this letter.

Table with columns for SIGNATURE, NAME (PLEASE PRINT), AUTHORIZED PERSON'S SEAL, and OFFICE USE ONLY. Includes Vancouver Island Health Authority stamp and FILING ACCEPTED stamp.



POSTED AUG 10 2011

FR08/041

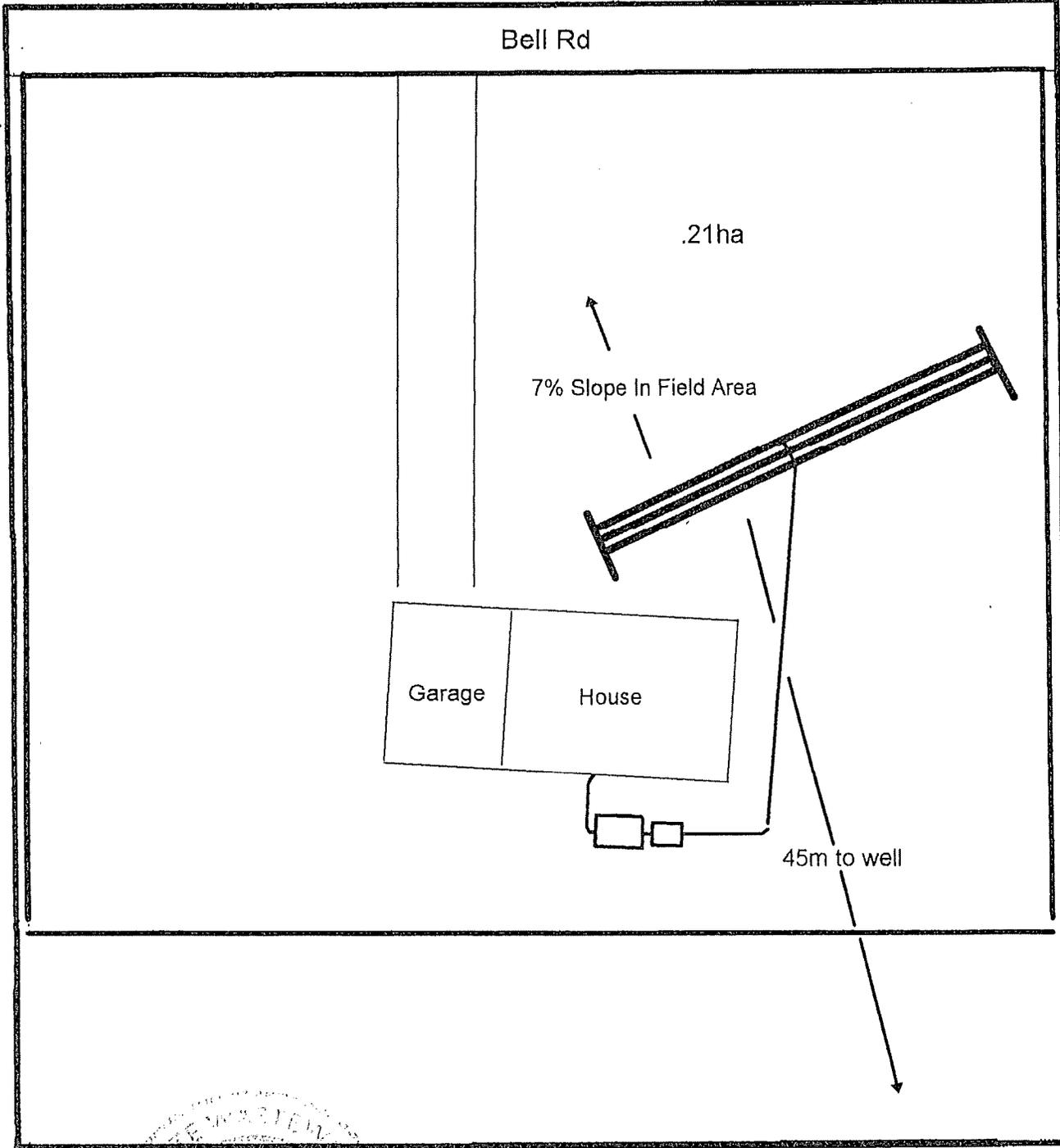
Site Plan for 7676 Bell Rd
Lot 5 Dist Lot 140
Alberni Dist Plan 13469
PID 004-559-894

PAVED
June 26/08
Bell Insp.

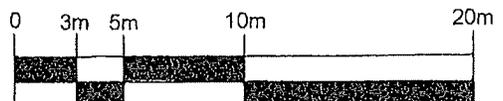
Rob's Septic Installations

Pressure & Gravity
Package Treatment Plants
Excavating

(250) 244-8288
Cell (250) 244-7885



Scale 1 : 300



VANCOUVER ISLAND
HEALTH AUTHORITY

JUN 23 2008

FAKED
June 20/08
Blair

Specifications for 7676 Bell Rd

Lot 5 Dist Lot 40

Alberni Dist Plan 13469

PID 004-559-894

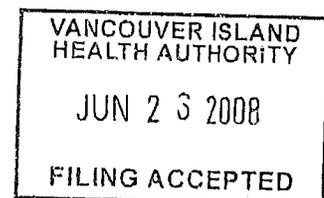
PAGE 8/041
Rob's Septic Installations

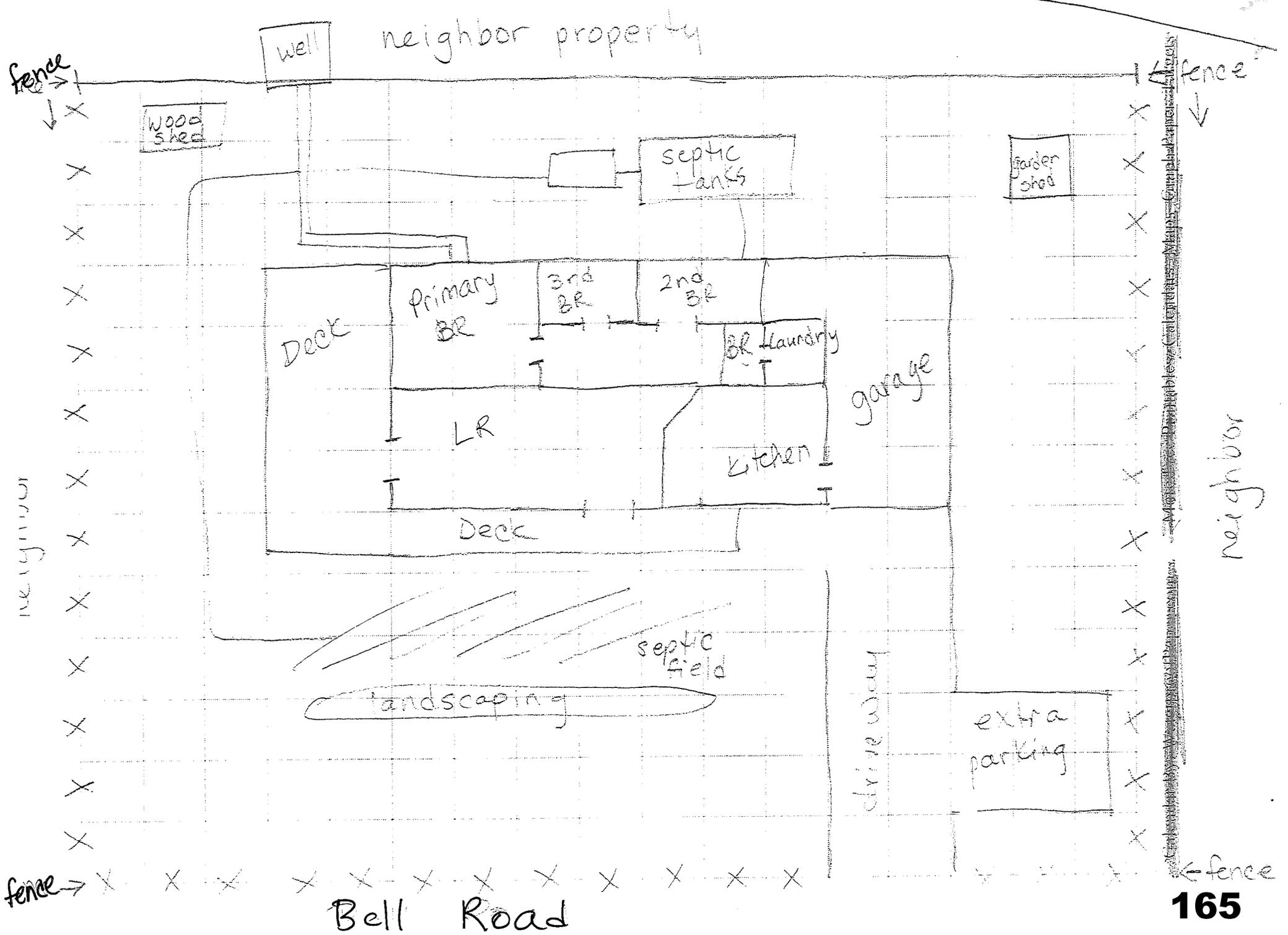
Pressure & Gravity
Package Treatment Plants
Excavating

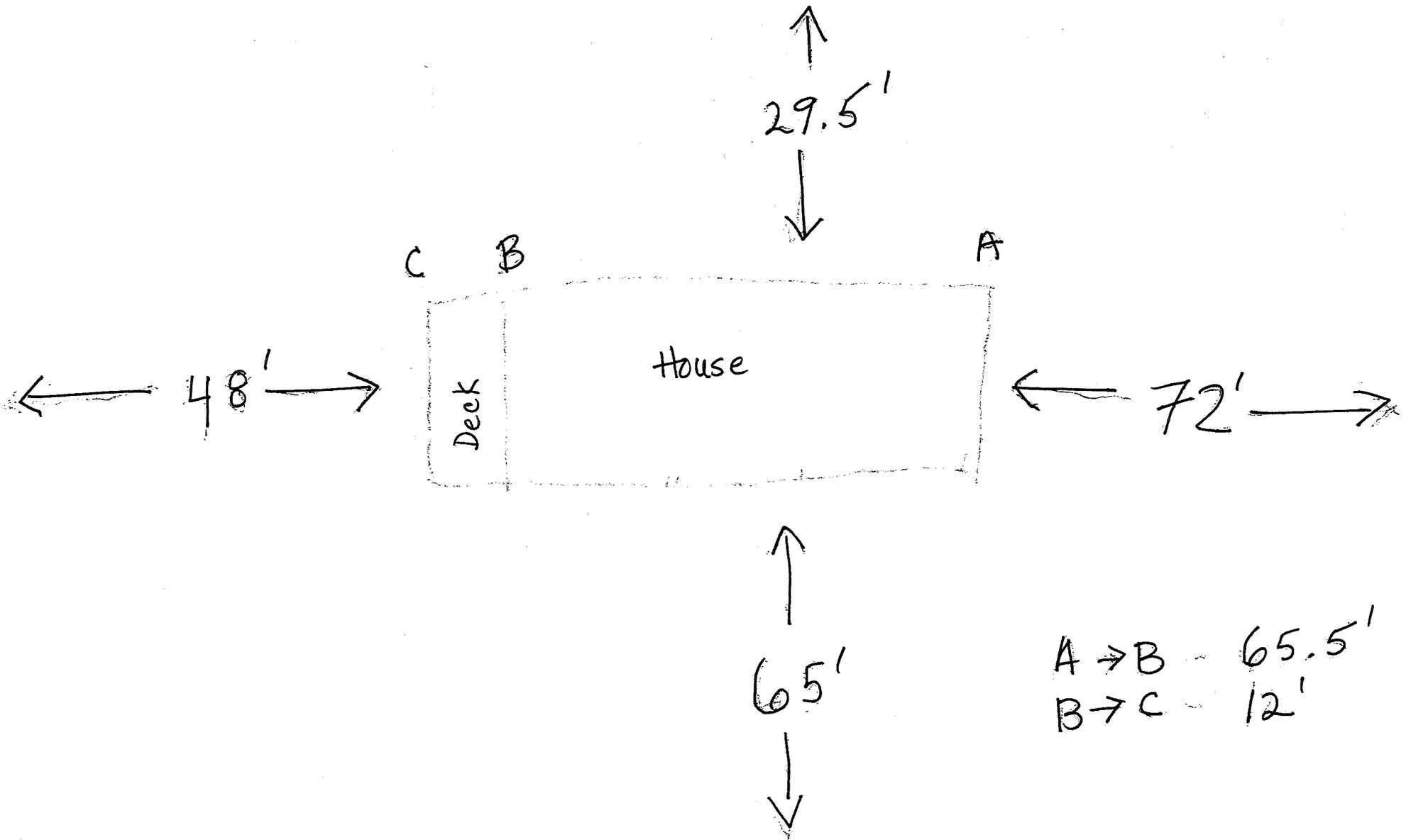


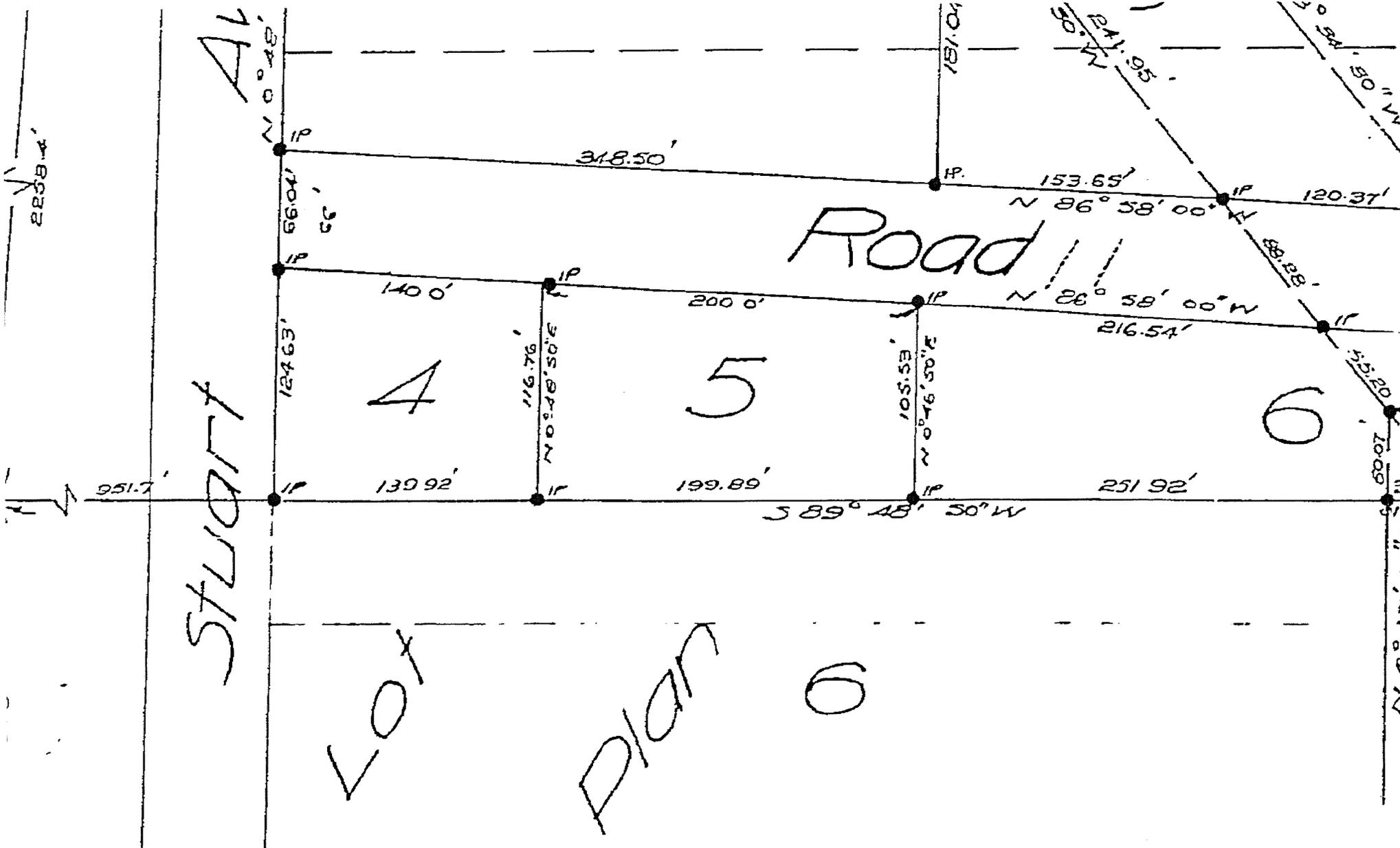
(250) 248-8258
Cell (250) 248-7705

- 1700 liter / day type 1 pressure distributed septic system
- 60cm loam with clay below
- water table at 60cm
- 7 % slope in field area
- 19 min perc
- infiltration area = 75m^2
- HLR = $22.8\text{lm}^2/\text{day}$
- 5448 liter concrete tank with 2043 liter concrete pump chamber
- field built above ground using C-33 sand, pea gravel, orifice shields, landscape cloth and covered with soil











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: Charity Hallberg Dodds, Planning Technician

Meeting Date: July 27, 2022

Subject: Subdivision Application SE21001 – (Ryles) Parcel Frontage Waiver for Proposed Subdivision of Lot 1 EPP96269 Debeaux Road, Port Alberni BC

Recommendation:

THAT the Board of Directors waive the 10% road frontage requirement for proposed Lots 10, 11 and 12 as per Proposed Subdivision Plan of LOT 1, DISTRICT LOT 24, ALBERNI DISTRICT, PLAN EPP96269.

Beaver Creek Advisory Planning Commission (APC) Recommendation:

The Beaver Creek APC considered the request for a waiver at their July 11th meeting where the APC passed a motion to concur with the staff recommendation and support the waiver as presented.

Background:

The applicants have applied to subdivide the property into twenty (20) parcels, each of which will be 0.404 ha (1 ac) or greater in size. Included in the proposal is a 20 m-wide road dedication extending Debeaux Road through the development and ending in a cul-de-sac. Proposed Lot 11 will be accessed by a panhandle driveway and Lots 10 and 12 are accessed from the cul-de-sac. The three lots do not meet the ten percent (10%) road frontage as required by Section 512 of the *Local Government Act (LGA)*. Section 512(2) of the *Act* allows a local government to exempt a parcel from the 10% parcel frontage requirement by Board resolution. The remaining 17 lots meet this requirement.

This subdivision proposal aligns with the policies and objectives of the Beaver Creek OCP and complies with ACRD zoning. Parkland dedication requirements have been satisfied with a 0.543 ha (1.34 ac) portion, located in the northwest corner of the parent parcel, being dedicated in 2020. Planning staff are supportive of the subdivision and recommend that the 10% road frontage requirement be waived for proposed Lots 10, 11 and 12.

SE21001

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?if?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) & "F" (Cherry Creek)

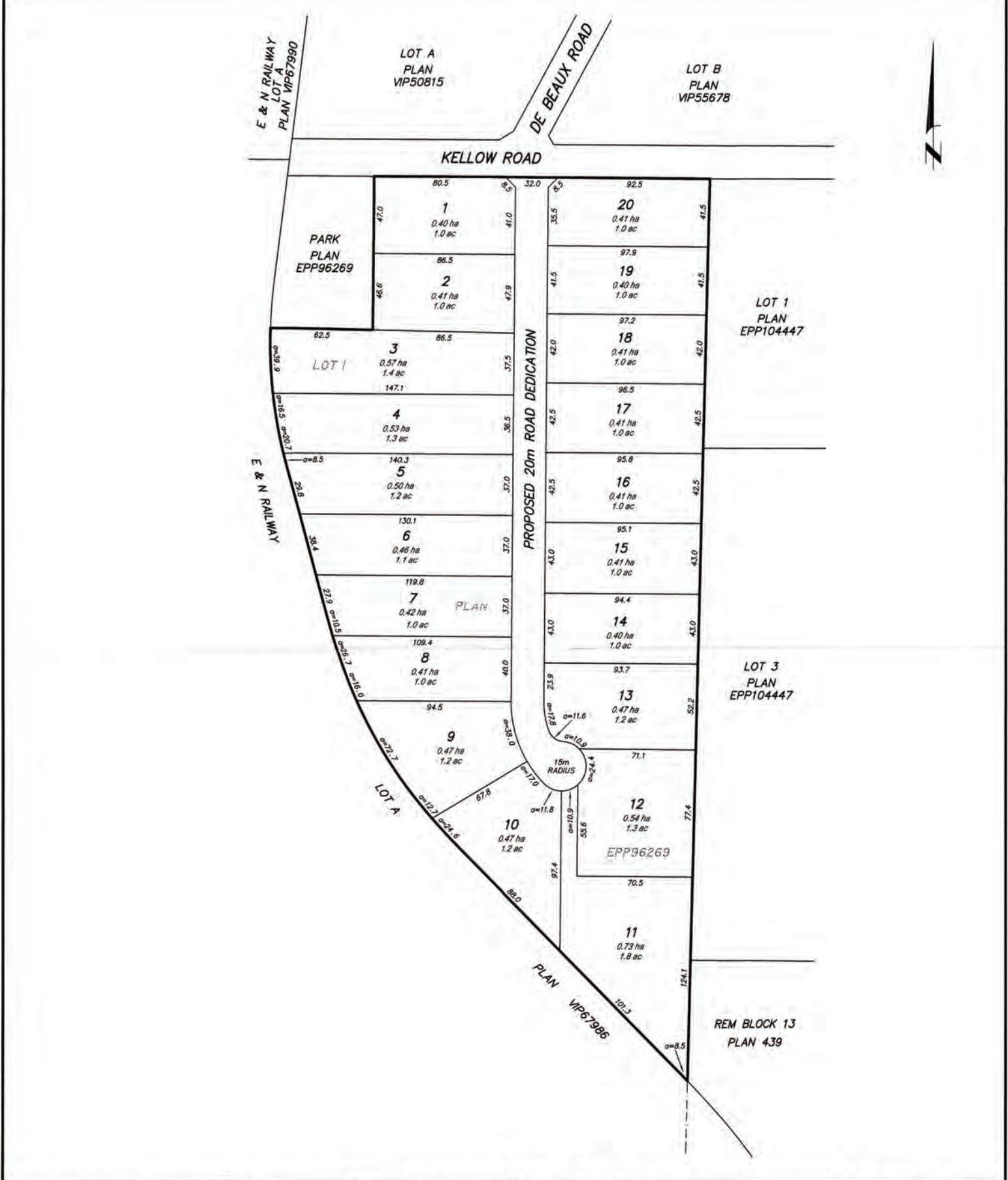
Submitted by: Charity Hallberg Dodds
Charity Hallberg Dodds
Planning Technician

Reviewed by: Michael Irg
Mike Irg, MCIP, RPP
GM of Planning and Development

Approved by: Daniel Sailland
Daniel Sailland, MBA
Chief Administrative Officer

SE21001

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?i?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) & "F" (Cherry Creek)



**PROPOSED SUBDIVISION PLAN
OF LOT 1, DISTRICT LOT 24,
ALBERNI DISTRICT, PLAN EPP96269.**

SCALE 1:1500

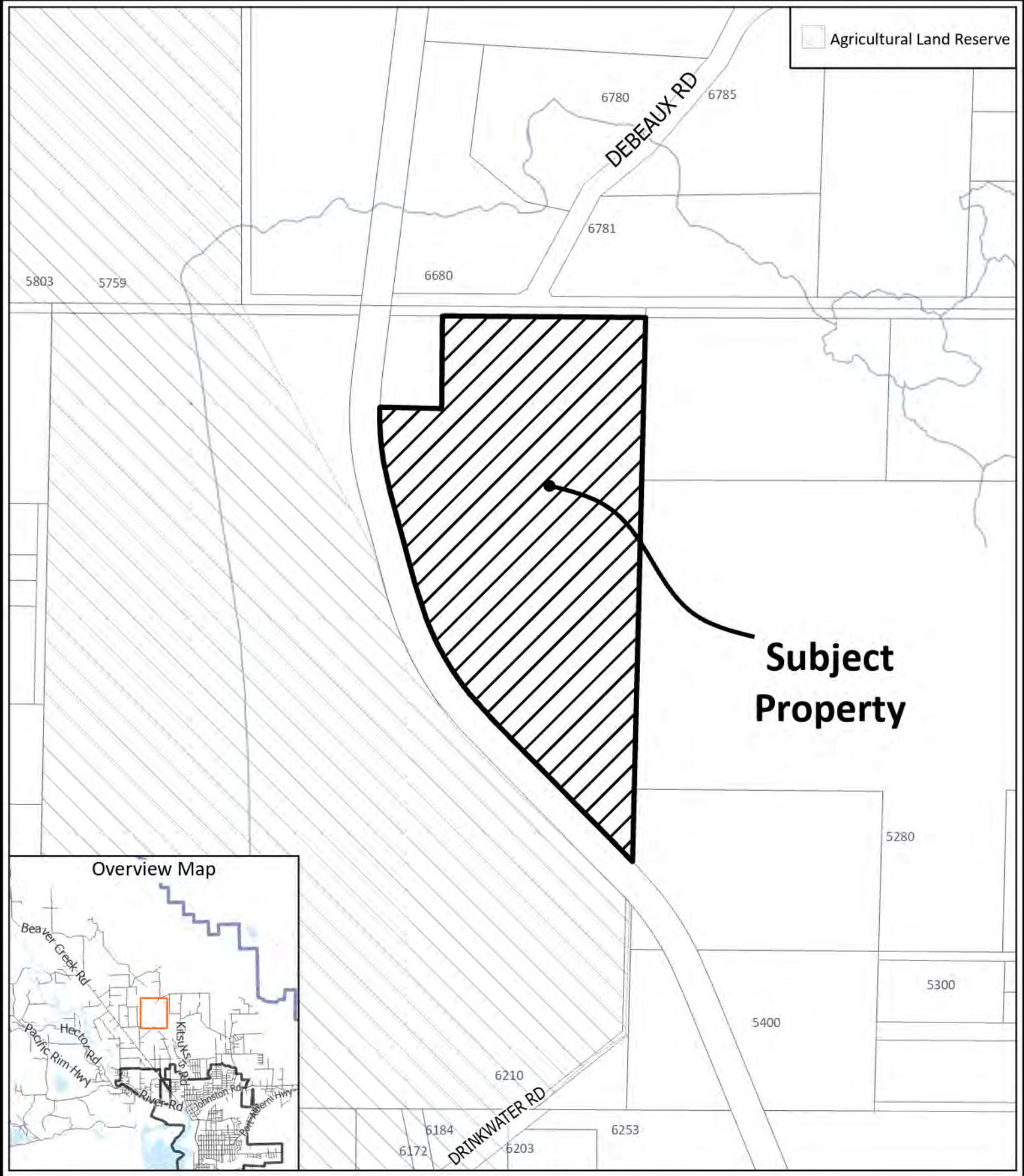


LEGEND
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
ALL DISTANCES ALONG CURVES ARE ARC DISTANCES
ALL DIMENSIONS AND AREA ARE SUBJECT TO FINAL SURVEY.
DL DENOTES DISTRICT LOT
REM DENOTES REMAINDER
ha DENOTES HECTARES
ac DENOTES ACRES

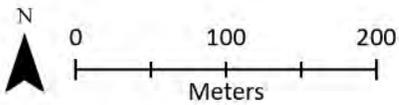
No.	DATE	REVISION
1	2020/06/24	INITIAL PROPOSAL
2	2021/01/13	RECONFIGURE LOT 1 AND 2
3	2022/04/04	MODIFIED LOT 3 & 4 BOUNDARY

PRISM
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 20-100-S
DRAWING NUMBER: 20-100 P.3.DWG
DATE: 2022/04/04

 Agricultural Land Reserve



Overview Map



 Legal description: LOT 1 DISTRICT LOT 24 ALBERNI DISTRICT
PLAN EPP96269



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

Soil or Fill Use of Land Within the Agriculture Land Reserve

To: ACRD Board of Directors

Date: July 27, 2022

File No.: AB21002

Owners: Jeffery Konkin

Legal Description: LOT 1, DISTRICT LOT 111, ALBERNI DISTRICT, PLAN VIP85653

Location: 4555 Best Rd

Electoral Area: Area "B" (Beaufort)

Recommendation:

THAT the Board of Directors pass a resolution to forward the application to the Agricultural Land Commission noting that the application complies with the Beaufort Official Community Plan and ACRD Zoning Bylaw.

Applicant's Intention: The applicant has placed soil on the property to level the ground, and plant grass and fruit trees. The soil covers a 0.02 hectare (0.05 acre) area to a depth of 0.8 meters (2.6 foot). The 300 cubic meters (10,600 cubic foot) of topsoil that has been added to the property was acquired from a construction site in Port Alberni. This soil has not been assessed by a qualified professional to verify agricultural suitability.

Process: This application is in the first stage of the decision-making process. The applicant submitted the application directly to the Agricultural Land Commission (ALC). The ALC then forwarded the application to the relevant local government to review, in this case the relevant local government is the ACRD. Local government has the discretion to forward or not forward applications to the ALC pursuant to s. 25(3) and s. 30(4) of the Agricultural Land Commission Act (ALC Act). If the local government exercises its authority and does not authorize the application, the application proceeds no further and will not be considered by the ALC. If the local government is supportive of the application, the application is returned to the ALC and the ALC process will commence. The ALC may still decide to deny the application even if the local government is supportive.

Agricultural Advisory Committee Recommendation: The AAC reviewed the application at a meeting on July 14th where the committee members present recommended that the application be supported and forwarded to the Agricultural Land Commission.

AB21002

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?iit?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

Observations:

- 1. Property Description:** The 1 hectare (2.4 acre) property is located at 4555 Best Road in a predominantly rural agricultural area and was created by subdivision in 2008. There is an existing house and a number of outbuildings on the property. The surrounding properties on the East, North, and West of the subject property are all within the ALR boundaries and are zoned either Small Holdings (A1) District or Rural (A2) District. The south boundary of the property also marks the boundary of the ALR and the lots to the south side of Best Road are all outside of the ALR and zoned Forest Rural (A3) District.
- 2. Provincial soil mapping, which indicates the “land capability for agriculture”, classifies the property as 70% Class 4 and 30% Class 3 agricultural capability with topography, stoniness, and excess water (ground water) listed as limitations.**

Land Capability Subclass for Mineral Soils

T = Topography

P = Stoniness

W = Excess water (groundwater)

Soil Capability Class and Subclass explanations are as follows:

Class 3 - Land in this class has limitations that require moderately Intensive management practises or moderately restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Topography – Soils are limited by steepness or patterns of slopes which hinders the use of farm machinery, decreases the uniformity of growth and maturity of crops.

Stoniness – Soils are limited by the presence of coarse fragments which significantly hinder tillage, planting and/or harvesting.

Excess water (groundwater) – Soils are limited by excess free water, other than from flooding, limits agricultural use and may be due to poor drainage, high water table, seepage, and/or runoff from surrounding areas. Improvable by drainage; feasibility and level of improvement is assessed on a site-specific basis.

Services:

(a) Sewage Disposal: On-site sewage disposal.

(b) Water Supply: On-site water supply by well.

(c) Fire Protection: Cherry Creek Fire Department

(d) Access: There are two driveway accesses into the property. One from Best Road and one from Elstow Road S.

3. Existing Planning Documents Affecting the Site:

AB21002

- A. **Agricultural Land Reserve:** The property is located entirely within the Agricultural Land Reserve (ALR).
- B. **Official Community Plan:** The Beaufort Official Community Plan outlines this area as being within the ALR and designates the property as Rural Use. The single family residential use is permissible within the ALR and the applicant's intended improvements to the property support this land use. A small portion of the property would be altered by the addition of topsoil which leaves the remainder of the property available for agricultural development in the future.

There are no designated Development Permit Areas that impact development of this property.

- C. **Zoning:** The property is zoned Small Holdings (A1) District. Residential use is permissible within the Small Holdings (A1) District and the applicant's intended improvements to the property support the current zoning.

The placement of fill complies with the permitted uses of the Small Holdings (A1) District and the Beaufort OCP. However, placement of fill within the Agricultural Land Reserve without approval from the Agricultural Land Commission is not permissible.

Comments: Placement of fill to ALR lands before receiving approval from the Agricultural Land Reserve (ALC) is not permissible. The applicant has already been contacted by the Agricultural Land Commission to advise them that no further fill can be placed without such approval. The addition of topsoil to the property to level the ground and plant grass and fruit trees is not contradictory to the current zoning of the subject property. Furthermore, the Beaufort OCP allows for agricultural properties to be used in ways which will not inhibit their ability to allow for agriculture in the future. As the Alberni Clayoquot Regional District does not have a soil deposit bylaw, the lack of a soils assessment by a professional is not regulated by the Regional District. Staff recommend that the application for Placement of Fill should be forwarded to the Agricultural Land Commission for a decision.

Submitted by: *S Foulkes*
Sarah Foulkes, Junior Planner

Reviewed by: *Michael Irg*
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer

AB21002

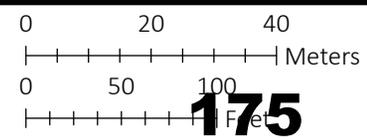


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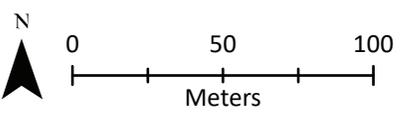
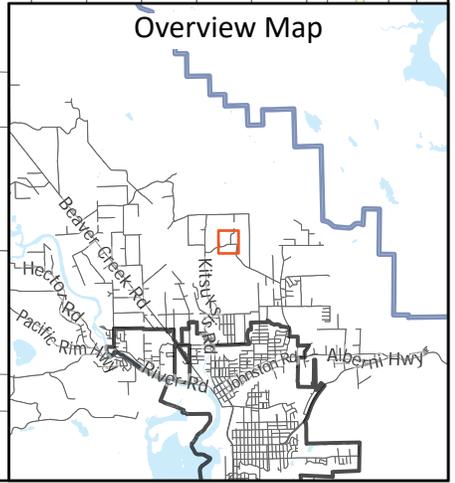
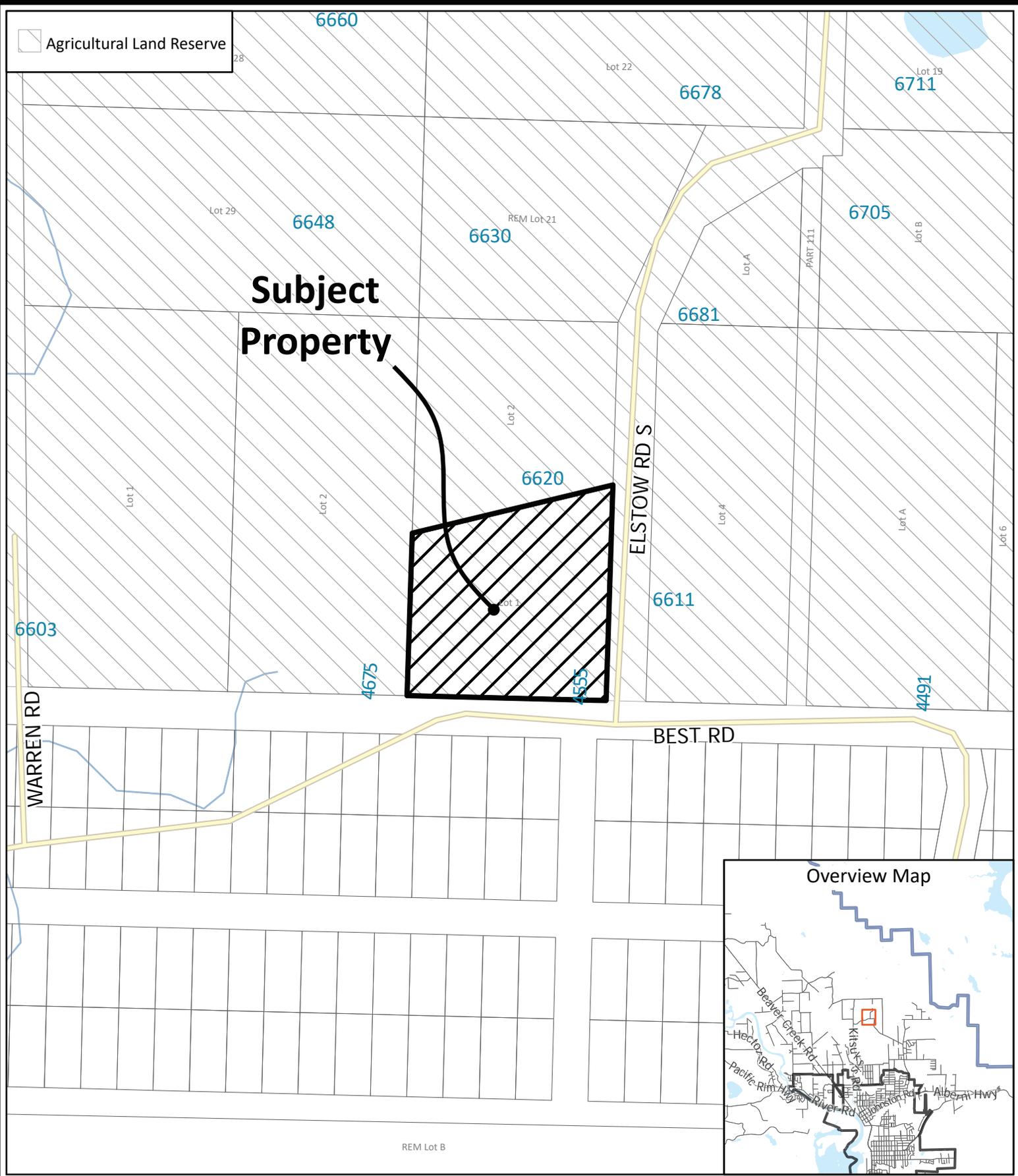
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 4555 Best Road, Port Alberni

Prepared 2022-05-18, ACRD
 Google satellite imagery



 Agricultural Land Reserve



 Legal description: LOT 1, DISTRICT LOT 111, ALBERNI DISTRICT, PLAN VIP85653

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 63734

Application Status: Under LG Review

Applicant: Jeff Konkin

Local Government: Alberni-Clayoquot Regional District

Local Government Date of Receipt: 08/24/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use (Placement of Fill)

Proposal: Placing top soil to level ground to plant grass and fruit trees and make property more user friendly

Mailing Address:

4555 Best Rd
Port Alberni , BC
V9Y 8T8
Canada

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 027-661-725

Legal Description: LOT 1 DISTRICT LOT 111 ALBERNI DISTRICT PLAN VIP85653

Parcel Area: 1 ha

Civic Address: 4555 Best Rd Port Alberni

Date of Purchase: 06/16/2017

Farm Classification: No

Owners

1. **Name:** Jeff Konkin

Address:

4555 Best Rd
Port Alberni , BC
V9Y 8T8
Canada

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

No agriculture

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

No agriculture improvements

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

No non-agricultural activity

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: Single family dwelling

East

Land Use Type: Residential

Specify Activity: Single family dwelling

South

Land Use Type: Unused

Specify Activity: Forest lot no dwelling

West

Land Use Type: Residential

Specify Activity: Single family dwelling

Proposal

1. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?

No

2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.

Placing top soil to level ground to plant grass and fruit trees and make property more user friendly

3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.02 ha*

Maximum depth of material to be placed as fill *0.8 m*

Volume of material to be placed as fill *300 m³*

Estimated duration of the project. *1 Months*

4. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.

No

5. What alternative measures have you attempted before proposing to place fill?

yes existing ground was levelled I am looking to place top soil on existing ground to plant grass on.

6. Describe the type of fill proposed to be placed.

Top soil

7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.

*Top soil was stripped off of a construction job site in town
Soil was not assess*

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

Soil will be placed with a mini excavator and hand raked

9. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?

*Grass will be planted as soon as top soil is placed and will be established by fall
As well silt fencing has been installed around the area that has been top soiled.*

10. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.

Level top soil to plant grass

Applicant Attachments

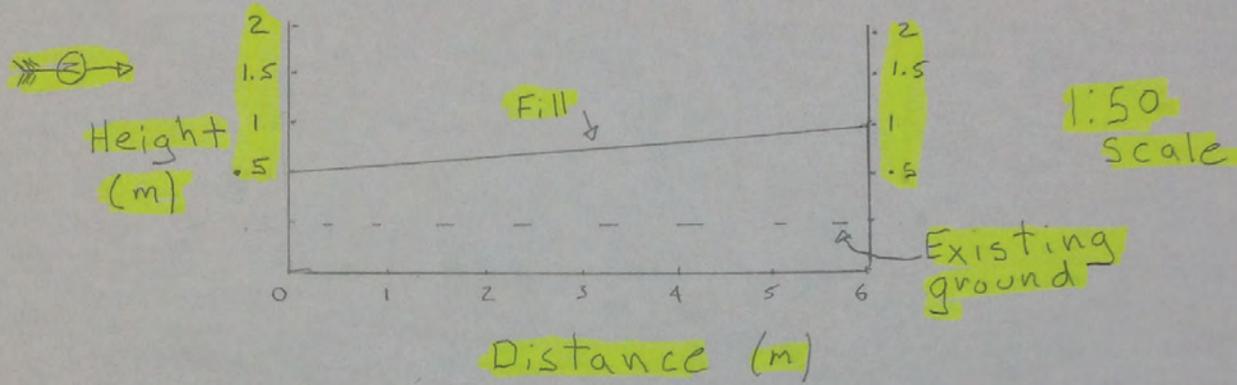
- Proposal Sketch-63734
- Other correspondence or file information-Cross section #3
- Other correspondence or file information-Cross section #1
- Site Plan / Cross Section-63734
- Other correspondence or file information-Cross section #2.
- Certificate of Title-027-661-725

ALC Attachments

None.

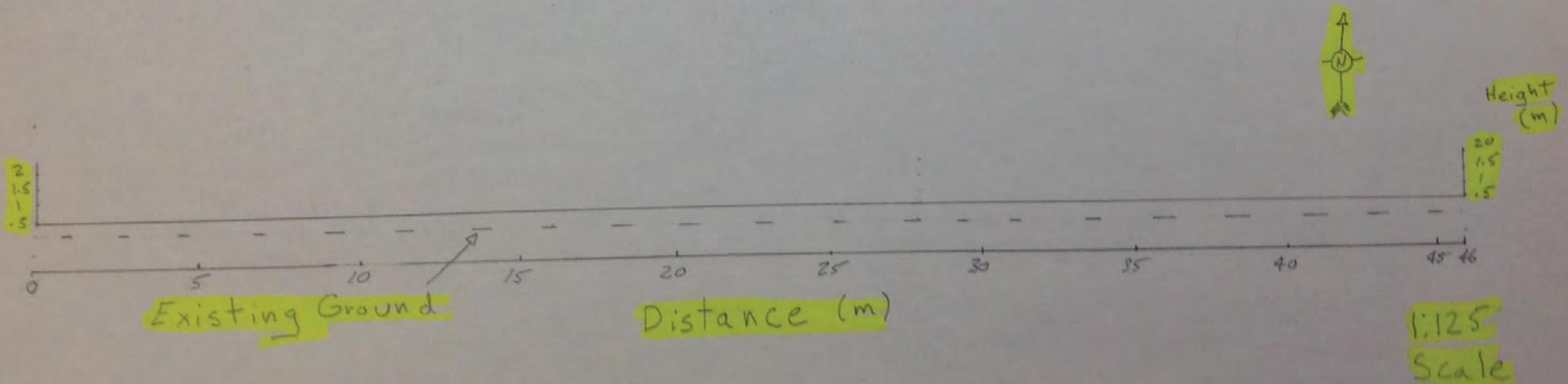
Decisions

None.

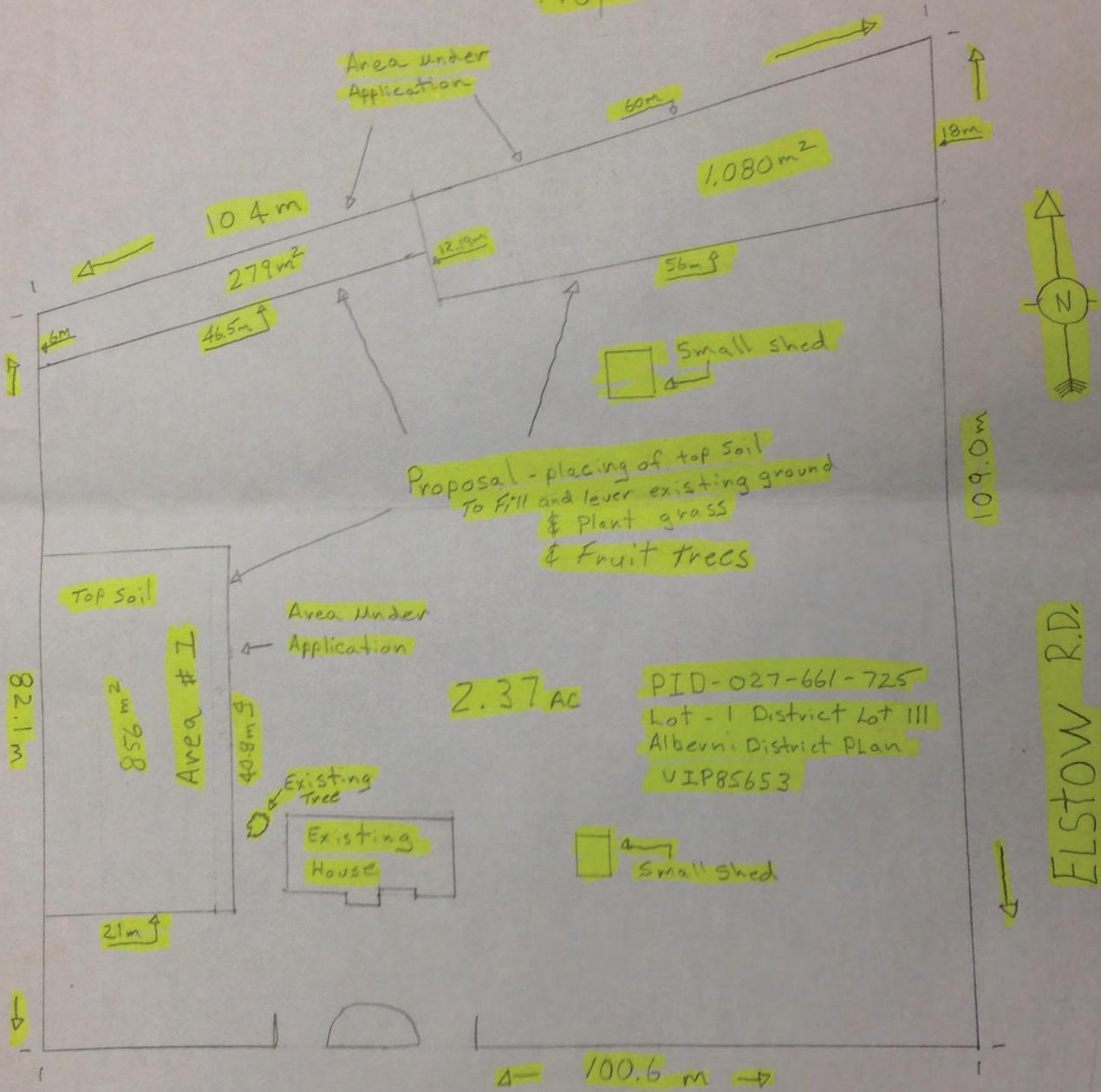


Area #3

Cross Section



Proposal Sketch

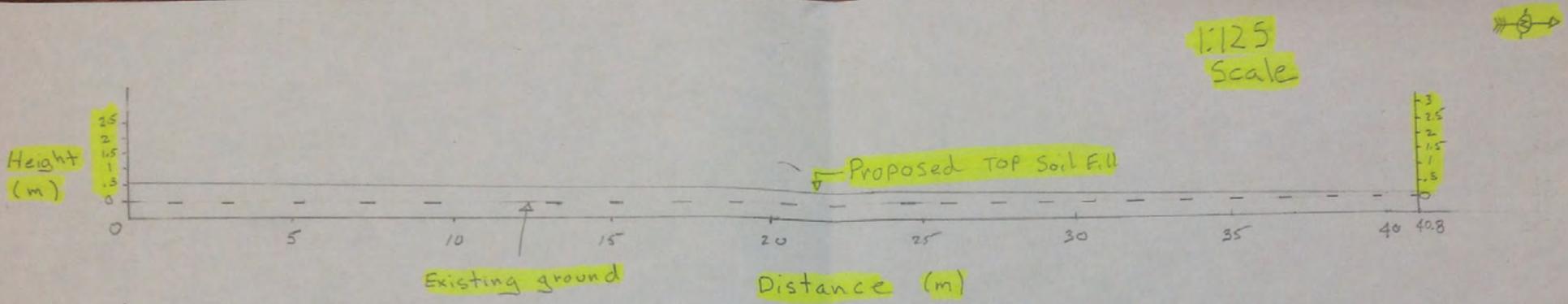


2.37 AC

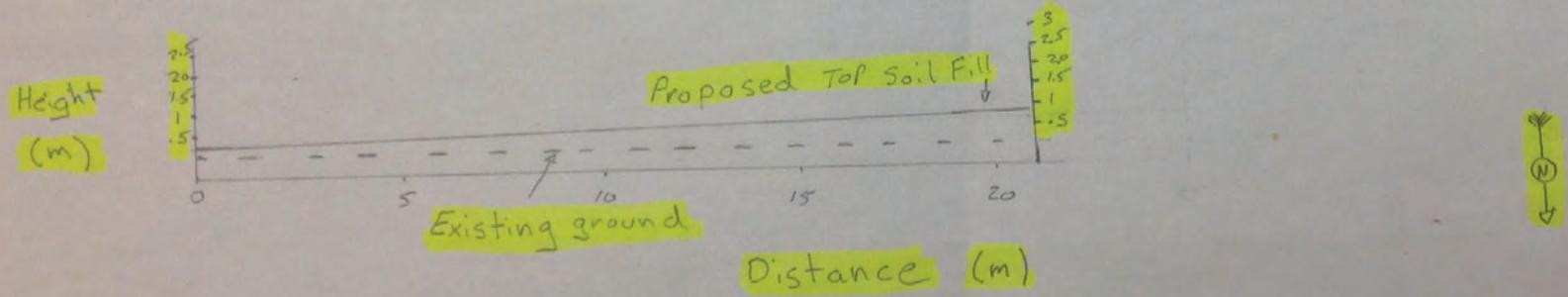
PID-027-661-725
Lot - I District Lot III
Alberni District Plan
VIP85653

Best RD.

1:500
Scale



Area # 2



1:125
Scale

Site map

Lot 1 District Lot III
Alberni District Plan
VIP 85653

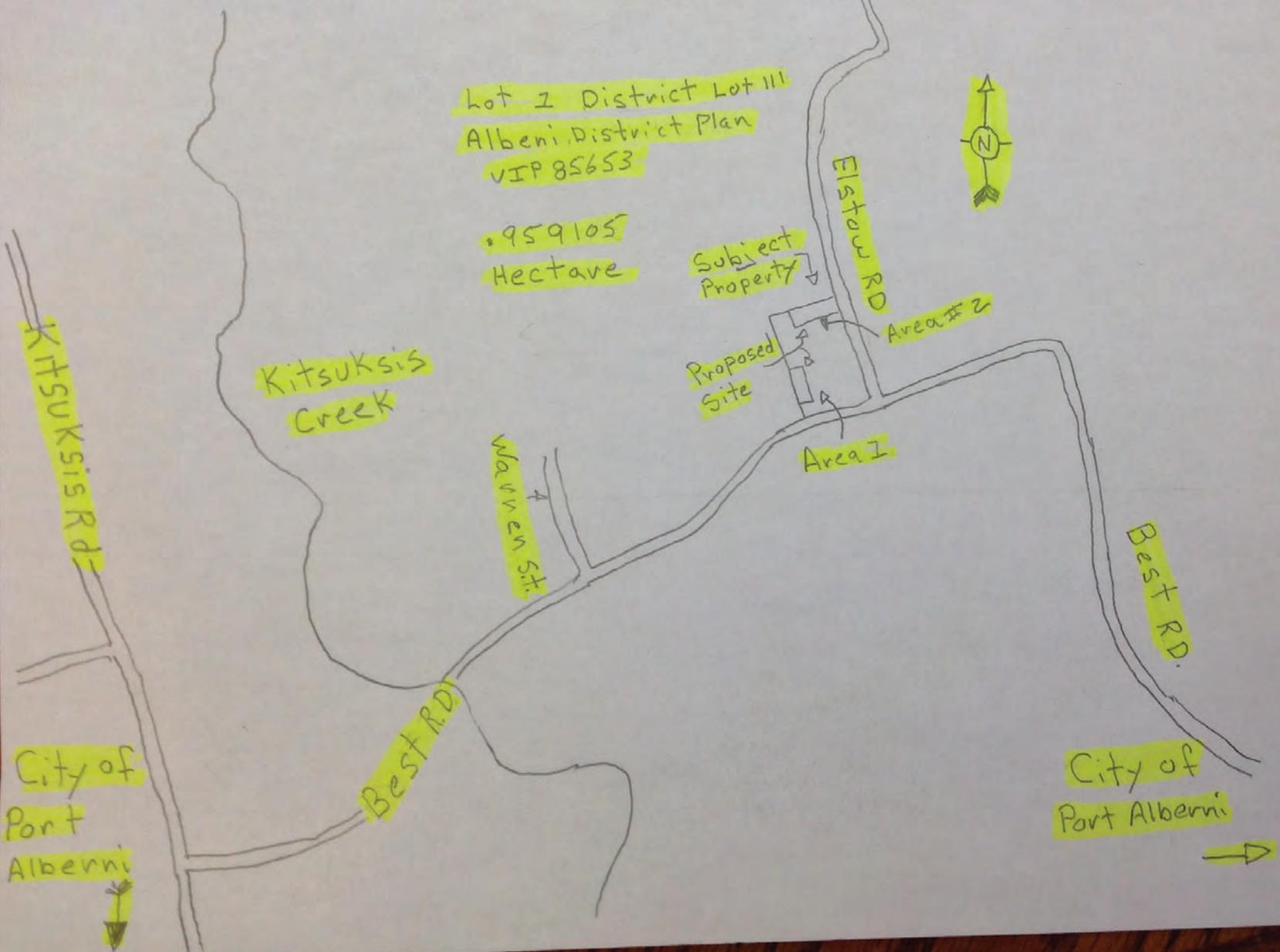
0.959105
Hectare

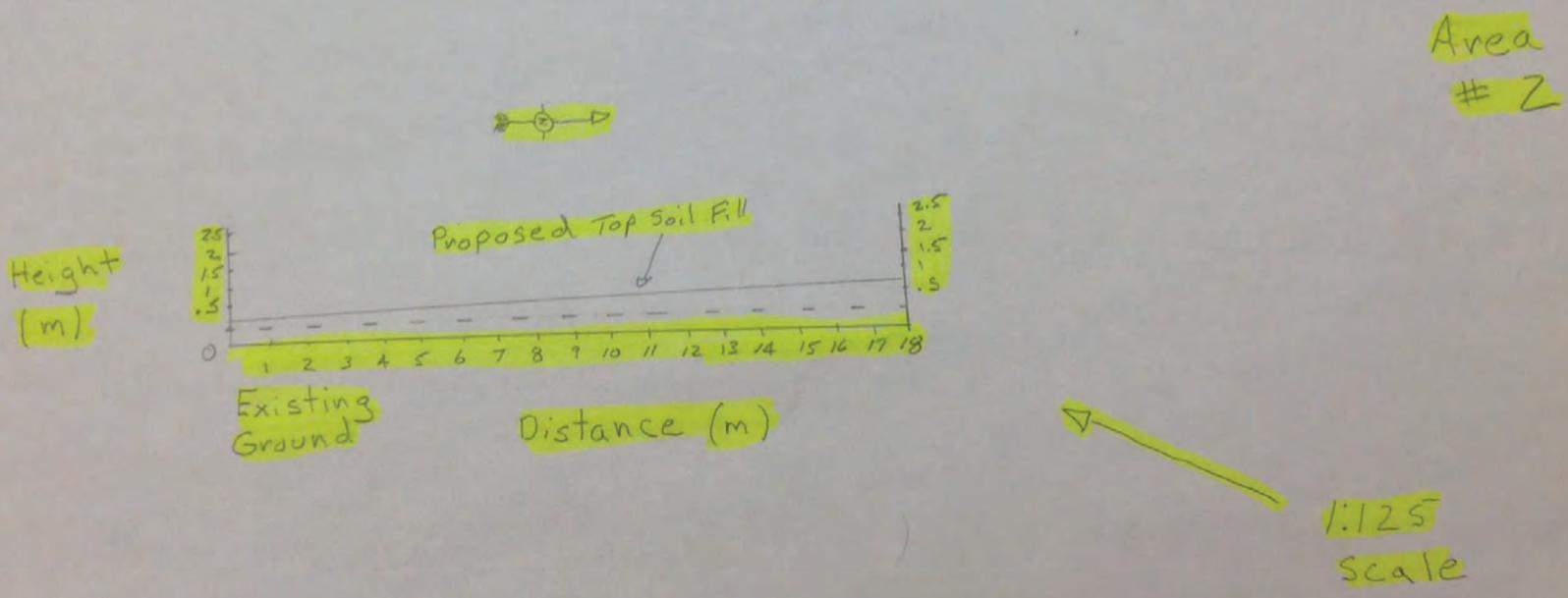
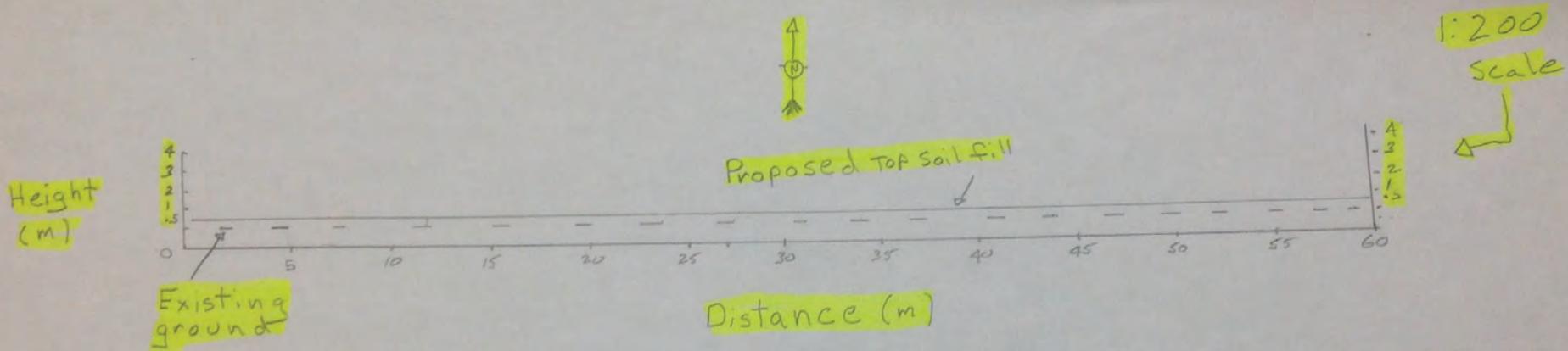
Subject
Property

Proposed
Site

Area #2

Area 1





Area # 2



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

Soil or Fill Use of Land Within the Agriculture Land Reserve

To: ACRD Board of Directors

Date: July 27, 2022

File No.: AF21004

Owners: 0499369 BC Ltd

Legal Description: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 6543

Location: No civic address

Electoral Area: Area "F" (Cherry Creek)

Recommendation:

THAT the Board of Directors pass a resolution to forward the application to the Agricultural Land Commission noting that the application complies with the Cherry Creek Official Community Plan and ACRD Zoning Bylaw.

Applicant's Intention: The applicant's intention is to receive approval for the work which has already taken place. The property has been logged and cleared, and fill has been placed on the subject property in order to create a permanent, all-weather, aggregate capped puncheon road which provides road access for the harvesting of timber in adjacent properties. The road also allows an access point for the maintenance and improvement of the subject property. The road has been designed with the intention to create minimal siltation from logging and hauling activities, as well as allowing minimal mud or other debris to enter public roadways. The applicant advises that the road is the minimum length and width necessary to meet its objective. The applicant did consider a puncheon road capped with soil, but this was deemed unsuitable as it would have created ongoing mud and siltation problems.

The fill the applicant has used is crushed rock aggregate which is sourced from a commercial quarry located at the end of Ship Creek Road, Port Alberni. The total volume of fill used is 753.7 cubic meters (8,113 cubic foot). This was placed over a 0.2 hectare (0.5 acre) portion of the property, to a depth of 0.3 meters (1 foot).

Agricultural Advisory Committee Recommendation: The AAC reviewed the application at a meeting on July 14th where the committee members present recommended that the application be supported and forwarded to the Agricultural Land Commission without including the public letters received by the ACRD requesting that the land not be removed from the Agricultural Land Reserve.

AF21004

Process: This application is in the first stage of the decision-making process. The applicant submitted the application directly to the Agricultural Land Commission (ALC). The application should have been made in advance of the fill being placed but the fill is already on the subject property. The ALC then forwarded the application to the relevant local government to review, in this case the relevant local government is the ACRD. Local government has the discretion to forward or not forward applications to the ALC pursuant to s. 25(3) and s. 30(4) of the Agricultural Land Commission Act (ALC Act). If the local government exercises its authority and does not authorize the application, the application proceeds no further and will not be considered by the ALC. If the local government is supportive of the application, the application is returned to the ALC and the ALC process will commence. The ALC may still decide to deny the application even if the local government is supportive.

Observations:

- 1. Property Description:** The 21 hectare (52.1 acre) property is located adjacent to the Old Nanaimo Hwy in a predominantly rural area. The property has recently been logged and cleared, and fill has been placed on the property to form a road. The property is almost entirely in the ALR except for the pan handle which connects the lot to Old Nanaimo Highway. The west boundary, and the south boundary between Dundalk Avenue North and the panhandle, are the boundary of the ALR. Non-ALR properties to the west, south, and southeast of the subject property are primarily rural residential with some commercial and industrial uses as well. ALR properties to the north and east of the subject property are forested and zoned Forest Rural (A3) District.
- 2. Provincial soil mapping, which indicates the “land capability for agriculture”, classifies the property as Class 4 agricultural capability with soil moisture deficiency and stoniness listed as limitations.**

Land Capability Subclass for Mineral Soils

A = Soil Moisture Deficiency

P = Stoniness

Soil Capability Class and Subclass explanations are as follows:

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Soil Moisture Deficiency – Crops are drought prone due to soil and/or climate characteristics. Improved by irrigation.

Stoniness – Soils are limited by the presence of coarse fragments which significantly hinder tillage, planting and/or harvesting.

Services:

(a) Sewage Disposal: Cherry Creek Improvement Area.

(b) Water Supply: Cherry Creek Waterworks District.

(c) Fire Protection: Cherry Creek Fire Department

(d) Access: Access to property is intended to be from Mann Road which runs alongside the

AF21004

eastern side of the pan handle and terminates where the panhandle meets the upper portion of the property.

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** The property is located almost entirely within the Agricultural Land Reserve (ALR). The only portion of the property outside of the ALR is the pan handle which connects the property to Old Nanaimo Highway.
- B. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as Resource Use. The Resource Use designation requires a 20 hectare minimum lot size for subdivision. This application aligns with Policy 5.2.2 to support forest, forestry-related activities, and agriculture on resource lands, provided all necessary federal and provincial approvals are obtained.

There are no designated Development Permit Areas that impact development of this property.

- C. **Zoning:** The property is zoned Forest Rural (A3) District. This district provides for the retention of undeveloped forest and wild land as non-urban and rural land.

The proposed fill complies with the permitted uses of the Forest Rural (A3) District and the Cherry Creek OCP. However, placement of fill within the Agricultural Land Reserve without approval from the Agricultural Land Commission is not permissible.

Comments: Placement of fill to ALR lands before receiving approval from the Agricultural Land Reserve (ALC) is not permissible. The applicant has already added fill to the property in order to construct an aggregate capped punchon road. This use is in line with the current zoning of the subject property. Furthermore, the Cherry Creek OCP outlines this area as being used to support the forestry industry within the Alberni Valley. As the ACRD does not have a soil deposit by-law there are no additional restrictions outside of the ALR which will impact this application.

The harvesting of timber is a permitted use within the ALR and the subject property has recently been logged. However, this logging has resulted in the ACRD receiving sixty-four (64) letters from the public opposing the removal of this land from the ALR. These letters have been linked to the July 27, 2022 Calendar Entry Board Meeting Web page. Staff note that the ACRD has not received an application to remove the subject property from the ALR.

As the road does not contradict the property's current zoning, or the Cherry Creek OCP, staff recommend that the application for Placement of Fill should be forwarded to the ALR for consideration.

Submitted by:



Sarah Foulkes, Junior Planner

AF21004

Reviewed by: Michael Irg
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by: Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer

AF21004

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłiʔatł Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 64251

Application Status: Under LG Review

Applicant: 0499369 BC Ltd

Local Government: Alberni-Clayoquot Regional District

Local Government Date of Receipt: 11/18/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use (Placement of Fill)

Proposal: To provide road access for the harvesting of timber. The roadway was designed by a Registered Professional Forester (RPF) to supply safe and efficient access for timber harvesting. The RPF was asked to design an all-weather roadway that minimized siltation from logging and hauling activities, minimized mud or other debris entering onto neighboring public roadways, and was suitable for future access requirements. The RPF was also asked to design the minimum roadway length and width necessary to meet above objectives. The land is being cleared for future agricultural opportunities.

Mailing Address:

2593 Old Nanaimo Highway

Port Alberni, BC

V9Y 8P8

Canada

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 005-853-397

Legal Description: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 6543

Parcel Area: 21.1 ha

Civic Address: n/a

Date of Purchase: 10/18/2021

Farm Classification: Yes

Owners

1. **Name:** 0499369 BC Ltd

Address:

2593 Old Nanaimo Highway

Port Alberni, BC

V9Y 8P8

Canada

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

The parcel is forest land comprised of Douglas Fir, Hemlock and Maple trees. There is no agricultural activity on the property.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

None

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

none

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity: Private Timberlands

East

Land Use Type: Industrial

Specify Activity: Warehouses

South

Land Use Type: Residential

Specify Activity: small acreages > 2 acres

West

Land Use Type: Residential

Specify Activity: small acreages > 2 acres

Proposal

1. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?

No

2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.

To provide road access for the harvesting of timber. The roadway was designed by a Registered Professional Forester (RPF) to supply safe and efficient access for timber harvesting. The RPF was asked to design an all-weather roadway that minimized siltation from logging and hauling activities, minimized mud or other debris entering onto neighboring public roadways, and was suitable for future access requirements. The RPF was also asked to design the minimum roadway length and width necessary to meet above objectives. The land is being cleared for future agricultural opportunities.

3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.2 ha*

Maximum depth of material to be placed as fill *0.3 m*

Volume of material to be placed as fill *753.7 m³*

Estimated duration of the project. *1 Months*

4. Has a Professional Agriologist reviewed the project and provided a written report? If yes, please attach the Professional Agriologist report in the "Upload Attachments" section.

No

5. What alternative measures have you attempted before proposing to place fill?

A puncheon road capped with soil was deemed unsuitable to meet the objectives and would have created ongoing mud and siltation problems. A puncheon road capped with aggregate was deemed the most suitable to minimize the amount of material brought on to the property per a non-puncheon road.

6. Describe the type of fill proposed to be placed.

Crushed rock aggregate

7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.

The material is clean and sourced from a commercial quarry located at the end of Ship Creek Road.

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

Excavator and dump truck

9. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?

The roadway was designed to minimize effects to the parcel land base.

10. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.

The roadway is intended to provide permanent, all weather access to the property to maintain and improve the property.

Applicant Attachments

- Site Plan / Cross Section-64251
- Site Photo-Google orthophoto
- Proposal Sketch-64251
- Certificate of Title-005-853-397

ALC Attachments

None.

Decisions

None.

 Agricultural Land Reserve

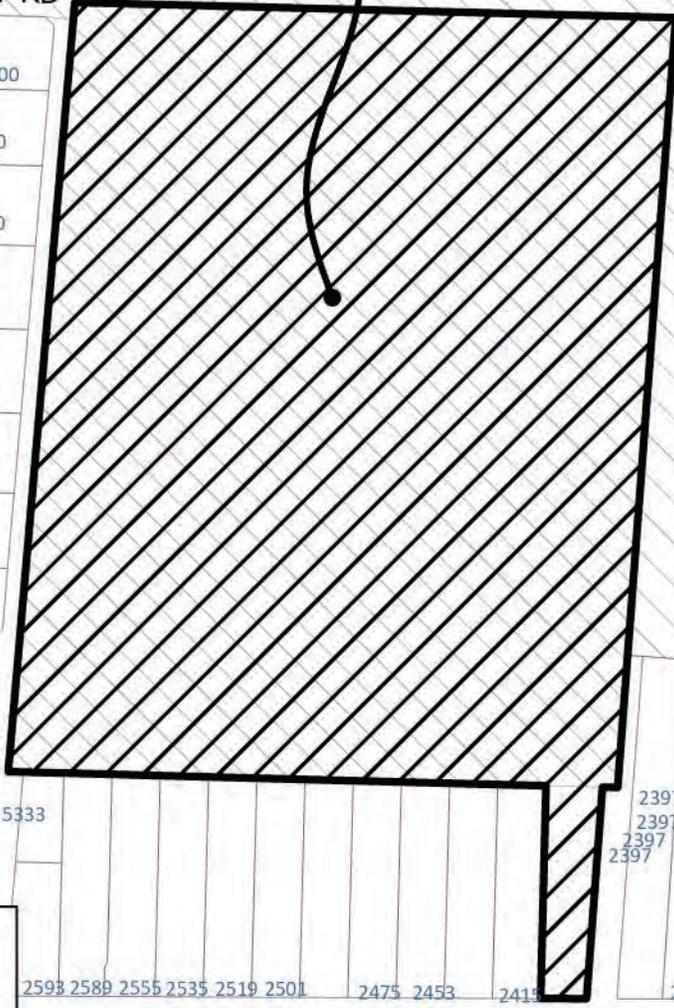
**Subject
Property**

MOZART RD

5585 5600
5570
5540
5510
5480
5450
5420

FOULCER AVE

2700 2670 2666 5360
2601 5390
DALK AVE N 5333



2397
2397
2397
2397

2345 2345
2345 2345
2345 2315
2365 2345 2335

2598 2589 2555 2535 2519 2501 2475 2453 2418

2598 2570 2550 2518 2500 2498 2480 2460 2440 2420 2402
2580 2510 5050
2561 2541 5030 5015
2421 2378 2353 2325 2275 2255 2245 2225
2288 2260 2230

MANN RD

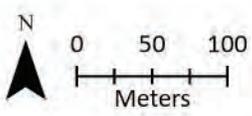
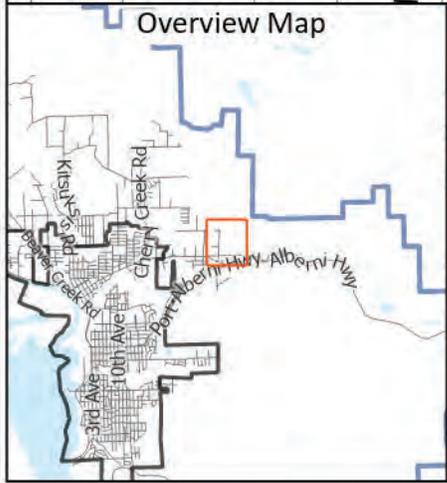
ASPEDEN RD

HIGHMOOR RD

PORT ALBERNI HWY
TIMBERLANE RD

2300

Overview Map



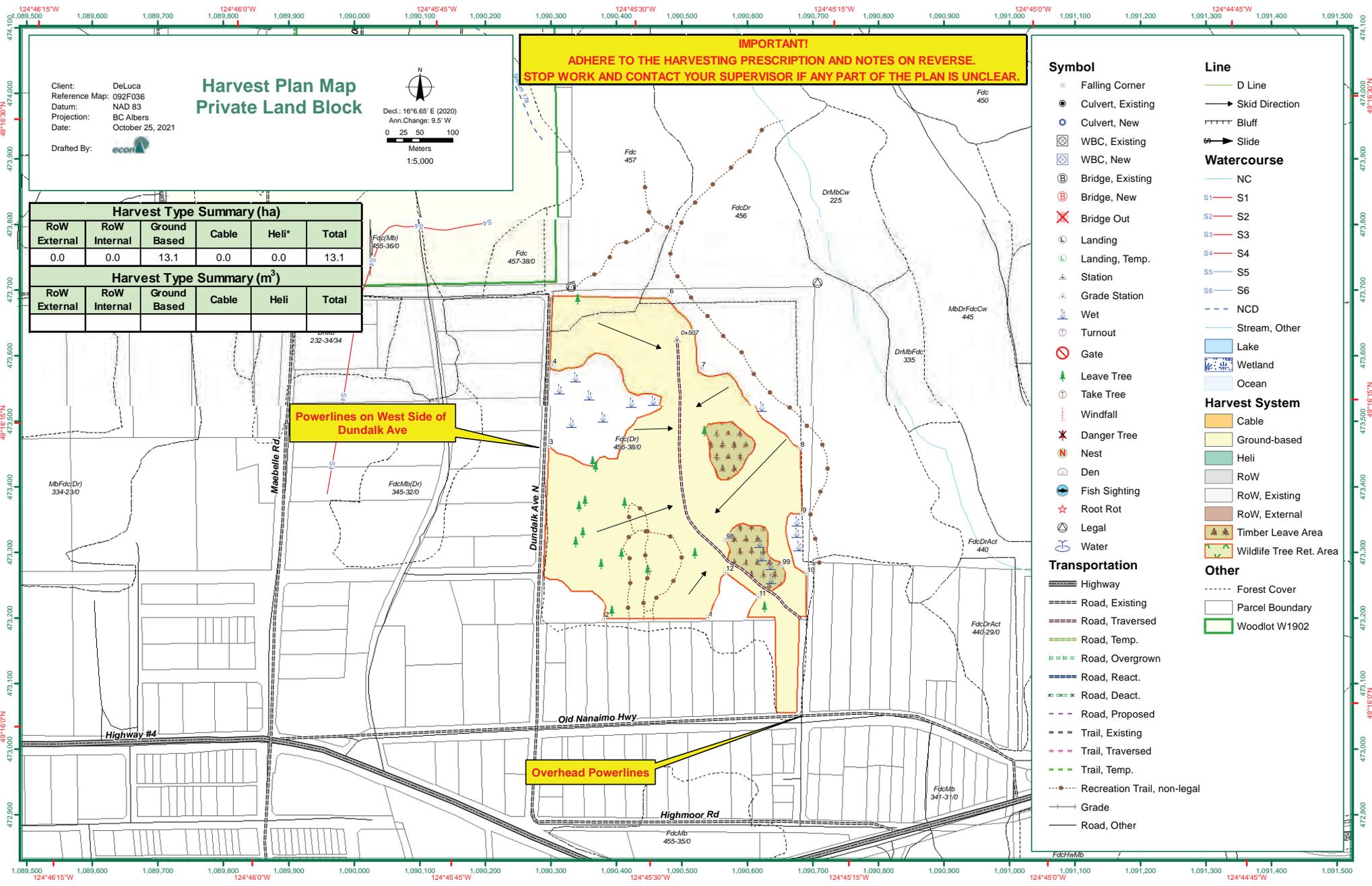
 Legal description: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 6543



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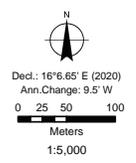
LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 6543





Client: DeLuca
 Reference Map: 092F036
 Datum: NAD 83
 Projection: BC Albers
 Date: October 25, 2021
 Drafted By:

Harvest Plan Map Private Land Block



IMPORTANT!
 ADHERE TO THE HARVESTING PRESCRIPTION AND NOTES ON REVERSE.
 STOP WORK AND CONTACT YOUR SUPERVISOR IF ANY PART OF THE PLAN IS UNCLEAR.

Harvest Type Summary (ha)					
RoW External	RoW Internal	Ground Based	Cable	Heli*	Total
0.0	0.0	13.1	0.0	0.0	13.1

Harvest Type Summary (m ³)					
RoW External	RoW Internal	Ground Based	Cable	Heli	Total

Powerlines on West Side of Dundalk Ave

Overhead Powerlines

- Symbol**
- Falling Corner
 - Culvert, Existing
 - Culvert, New
 - WBC, Existing
 - WBC, New
 - Bridge, Existing
 - Bridge, New
 - Bridge Out
 - Landing
 - Landing, Temp.
 - Station
 - Grade Station
 - Wet
 - Turnout
 - Gate
 - Leave Tree
 - Take Tree
 - Windfall
 - Danger Tree
 - Nest
 - Den
 - Fish Sighting
 - Root Rot
 - Legal
 - Water
- Line**
- D Line
 - Skid Direction
 - Bluff
 - Slide
- Watercourse**
- NC
 - S1
 - S2
 - S3
 - S4
 - S5
 - S6
 - NCD
 - Stream, Other
 - Lake
 - Wetland
 - Ocean
- Harvest System**
- Cable
 - Ground-based
 - Heli
 - RoW
 - RoW, Existing
 - RoW, External
 - Timber Leave Area
 - Wildlife Tree Ret. Area
- Other**
- Forest Cover
 - Parcel Boundary
 - Woodlot W1902
- Transportation**
- Highway
 - Road, Existing
 - Road, Traversed
 - Road, Temp.
 - Road, Overgrown
 - Road, React.
 - Road, Deact.
 - Road, Proposed
 - Trail, Existing
 - Trail, Traversed
 - Trail, Temp.
 - Recreation Trail, non-legal
 - Grade
 - Road, Other



Alberni-Clayoquot Regional District

Board of Directors Meeting Schedule AUGUST 2022

DATE	MEETING	TIME & LOCATION	ATTENDEES
Wednesday, August 24 th	Board of Directors Meeting	1:30 pm – Zoom/Board Room (Hybrid)	Directors, Staff
	Regional Hospital District Meeting	Immediately Following Board of Directors Meeting	Directors, Staff

July 27, 2022

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
JUNE, 2022**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	2	899,553					1	547,922	2	713,413	2	429,265	7	2,590,153
Mobile Homes							1	48,820	1	235,000			2	283,820
Multi-Family													0	0
Adds&Rens													0	0
Commercial													0	0
Institutional													0	0
Industrial													0	0
Miscellenaous							1	25,723	4	273,000	2	71,712	7	370,435
Totals	2	899,553	0	0	0	0	3	622,465	7	1,221,413	4	500,977	16	3,244,408

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
JUNE, 2022 TO DATE**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS		
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	
Single Family	2	899,553	2	899,553	0	0	2	1,426,347	5	2,666,533	2	429,265	28	11,372,222	
Mobile Homes	0	0	0	0	0	0	0	1	48,820	1	235,000	0	0	5	542,495
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Adds&Rens	0	0	0	0	1	0	0	0	1	144,666	0	0	2	212,219	
Commercial	0	0	0	0	0	0	1	0	0	0	0	0	4	1,003,394	
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Miscellenaous	0	0	3	380,250	0	0	4	68,296	6	331,351	6	71,712	28	1,499,603	
Totals	6	2,179,352	3	380,250	5	1,316,246	20	3,972,558	23	5,004,067	10	1,777,460	67	14,629,933	

	BAMFIELD	BEAUFORT/	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
WOODSTOVE INSPECTIONS	1	1				2	7

	YEAR TO DATE		TOTAL YEAR			YEAR TO DATE		TOTAL YEAR	
2021	60	7,621,775	109	15,945,961					
2020	54	7,279,984	121	16,119,274					
2019	49	6,108,790	109	14,925,682					
2018	49	5,906,945	104	12,305,797					
2017	43	5,156,691	103	12,826,449					
2016	37	4,470,698	82	10,545,063					
2015	37	2,889,762	89	8,577,170					
2014	46	3,813,773	73	7,121,200					
2013	38	5,173,441	81	8,208,948					
2012	46	4,321,800	92	9,011,700					
2011	81	6,169,377	120	9,221,498					
2010	82	13,809,078	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



Monthly Agreement & Grant Delegation Report

The following agreements have been executed by the CAO and or GMs for the period of June 17, 2022 to July 21, 2022:

Parties	Agreement	Purpose	Term	Fees
Long Beach Flying Club	Lease	Lease @ CYAZ for Aircraft Hanger	July 1, 2022 – June 30, 2023	\$720.57
Care Network	Lease	Lease @ CYAZ for Animal Shelter	July 1, 2022 – June 30, 2023	\$2,543.93
SD No. 70	Agreement	ACRD to run the School Trustee election on their behalf	July 2022 - Dec. 31 2023	TBD

Grantor	Agreement	Purpose	Funding Term	Grant Amount
Province of BC	Local Government Climate Action Plan	Climate action funding for regional district	Annual funding starting Sept. 30, 2022	\$84,082.00