



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, MAY 10, 2017, 1:30 PM

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

DIRECTORS PRESENT: John Jack, Chairperson, Councillor, Huu-ay-aht First Nation
Josie Osborne, Vice-Chair, Mayor, District of Tofino
Keith Wyton, Director, Electoral Area "A" (Bamfield)
Mike Kokura, Director, Electoral Area "B" (Beaufort)
Penny Cote, Director, Electoral Area "D" (Sproat Lake)
John McNabb, Director, Electoral Area "E" (Beaver Creek)
Lucas Banton, Director, Electoral Area "F" (Cherry Creek)
Jack McLeman, Councillor, City of Port Alberni
Dianne St. Jacques, Mayor, District of Ucluelet
Alan McCarthy, Member of Legislature, Yuułu?it?ath Government
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government (via telecon)
Kirsten Johnsen, Member of Council, Toquaht Nation
Mike Ruttan, Mayor, City of Port Alberni

REGRETS: Tony Bennett, Director, Electoral Area "C" (Long Beach)

STAFF PRESENT: Wendy Thomson, Acting Chief Administrative Officer
Andrew McGifford, Manager of Environmental Services
Teri Fong, Manager of Finance
Alex Dyer, Planner
Janice Hill, Acting Manager of Administrative Services

1. CALL TO ORDER

The Chairperson called the meeting to order at 1:32 pm.

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

2. APPROVAL OF AGENDA

MOVED: Director Kokura

SECONDED: Director McNabb

THAT the agenda be approved as circulated with the addition of the following late item: 11 (a). MFA Survey re Socially Responsible Investing.

CARRIED

3. DECLARATIONS

4. **ADOPTION OF MINUTES**

a. **Board of Directors Meeting – April 26, 2017**

MOVED: Director St. Jacques

SECONDED: Director Cote

THAT the minutes of the Board of Directors meeting held on April 26, 2017 be adopted.

CARRIED

5. **PETITIONS, DELEGATIONS & PRESENTATIONS**

a. **Mr. Bill Collette, President, Ms Deanna Beaudoin, Executive Director, McLean Mill Society re: Overview of New Structure and Plans for 2017.**

Ms. Deanna Beaudoin gave an overview of new structures and plans for the McLean Mill. The Society have plans to create earning opportunities at the mill and change the direction from only focusing on the steam operating sawmill to becoming the McLean Mill Village. Renovations have been made to the front hall, which will be used for events, complete with a renovated kitchen facility. They are entertaining ideas of having pianists and artists entertain on site, and are installing 10 rustic campsite spaces. Other ideas include a small confectionary, and installing benches and chairs through the old town. The bunkhouse will become a B&B on the property. They are focusing on events this year, hosting weddings, movies and music in the park. The Five Acre Shaker is being held on site this year as well.

b. **Mr. Nick Clark, resident regarding Development Variance Permit number DVE17005.**

Mr. Clark provided a power presentation showing concerns he has with Development Variance permit application for Parcel G, Arvay Road and the impact on his property if the application is approved.

c. **Mr. Rob Anderson, CPA, CA, R. Anderson & Associates re: ACRD and ACRHD 2016 Financial Statement Presentation.**

Mr. Anderson provided an overview of the ACRD and ACRHD financial statements.

Director Ruttan entered the meeting at 2:07 pm

MOVED: Director McNabb

SECONDED: Director McLeman

THAT the Alberni-Clayoquot Regional District Board of Directors approve the 2016 Audited Financial Statements for the Alberni-Clayoquot Regional District and the Alberni-Clayoquot Hospital District as presented.

CARRIED

6. CORRESPONDENCE FOR ACTION

7. CORRESPONDENCE FOR INFORMATION

- a. **ISLAND COASTAL ECONOMIC TRUST**
Funding for Tech Attraction Strategy Approved for Campbell River
- b. **CHILD FIND BRITISH COLUMBIA**
Proclamation for national Missing Children’s Month and Missing Children’s Day
- c. **UNION OF BRITISH COLUMBIA MUNICIPALITIES**
2017/2018 (Spring) Regional Community to Community Forum – Approval in Principle
- d. **LOCAL GOVERNMENT STRUCTURE, MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT**
ACRD Request for Financial Assistance to Investigate the Potential of a Local Community Commission for Salmon Beach
- e. **FEDERATION OF CANADIAN MUNICIPALITIES**
Thank you for Contribution to FCM’s Legal Defense Fund
- f. **CHERRY CREEK COMMUNITY RECREATION COMMISSION**
Thank you for Grant-in-Aid & Financials (Financials held in office)

MOVED: Director Ruttan

SECONDED: Director Cootes

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

CARRIED

8. REQUEST FOR DECISIONS & BYLAWS

- a. **Request for Decision regarding Finance Warrant No. 576.**

MOVED: Director Ruttan

SECONDED: Director Banton

THAT the Board of Directors approve Finance Warrant Number 576 in the amount of \$1,376,687.82 dated April 30, 2017.

CARRIED

- b. **Request for Decision regarding proposed Building Inspection Agreement with the District of Ucluelet.**

MOVED: Director McNabb

SECONDED: Director Kokura

THAT the Board of Directors enters into a two (2) year agreement with the District of Ucluelet to provide building inspection services and direct the Acting CAO and Chairperson to sign the attached BUILDING INSPECTION RESOURCE SHARING AGREEMENT.

CARRIED

c. Request for Decision regarding West Coast Waste Management – Clayoquot Clean Up Project.

MOVED: Director Ruttan

SECONDED: Director McNabb

THAT the Alberni-Clayoquot Board of Directors waive tipping fees for the Clayoquot Clean Up Project up to \$2,000 through the West Coast Waste Management service area, recognizing that this line item will be over budget.

CARRIED

9. PLANNING MATTERS

a. DVC17001, DONALDSON, 1360 SMITH-DALE ROAD (LONG BEACH)
Development Variance Permit Application – Memorandum and Permit

MOVED: Director Cote

SECONDED: Director Kokura

THAT the Board of Directors issue development variance permit DVC17001.

CARRIED

b. DVD17004, BRAIDEN, 8467 BOTHWELL ROAD (SPROAT LAKE)
Development Variance Permit Application – Report

MOVED: Director Cote

SECONDED: Director Banton

THAT the Board of Directors defer development variance permit DVD17004.

CARRIED

c. RD16004, GREAT CENTRAL HOLDINGS LTD (SPROAT LAKE)
Rezoning Application – Report and Bylaws P1355, P1356, P1357

MOVED: Director Cote

SECONDED: Director Banton

THAT Bylaw P1355, Regional District of Alberni-Clayoquot Official Community Plan Amendment Bylaw be read a first time.

CARRIED

MOVED: Director Cote

SECONDED: Director Banton

THAT Bylaw P1356, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be read a first time.

CARRIED

MOVED: Director Cote

SECONDED: Director Kokura

THAT Bylaw P1357, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.

CARRIED

MOVED: Director Cote

SECONDED: Director Banton

THAT the public hearing for Bylaws P1355, P1356 and P1357 be delegated to the Director for Electoral Area 'D', the Alternate Director or the Chairperson of the Regional Board.

CARRIED

MOVED: Director Cote

SECONDED: Director McNabb

THAT the Board of Directors confirm that adoption of Bylaws P1355, P1356 and P1357 are subject to:

Restrictive covenant FB364011 modified to require a geotechnical assessment prior to any development or land alteration within Lot 7, Plan VIP88188.

Report from a Professional Biologist assessing any potential negative impact on the foreshore and riparian areas from additional float homes. Support by the Department of Fisheries and Oceans will be required.

Restrictive covenant registered to Lot 7 and Lot 8, Plan VIP88188 requiring that any additional float home attached to the land be connected to an upland sewage disposal system.

Support from the Hupacasath First Nation.

CARRIED

- d. RD17004, 1077514 BC LTD, DL 197 KATHERINE DRIVE (SPROAT LAKE)**
Rezoning Application – Report and Bylaw P1348

MOVED: Director Cote

SECONDED: Director McNabb

THAT Bylaw P1348, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.

CARRIED

MOVED: Director Cote

SECONDED: Director Kokura

THAT the public hearing for Bylaw P1348 be delegated to the Director for Electoral Area 'D', the Alternate Director or the Chairperson of the Regional District.

CARRIED

MOVED: Director Cote

SECONDED: Director Banton

THAT the Board of Directors confirm that adoption of Bylaw P1348 is subject to:

Confirmation from a Registered On-Site Wastewater Practitioner that the proposed development is capable of accommodating on-site sewage disposal to a minimum 5 acre density; and

Meeting all technical referral agency requirements.

CARRIED

- e. DVE17002, SABISTON, LOT A MCEACHERN (BEAVER CREEK)**
Development Variance Permit Application – Memorandum and Permit

MOVED: Director McNabb

SECONDED: Director Cote

THAT the Board of Directors issue development variance permit DVE17002.

CARRIED

- f. DVE17005, STRUC HOLDINGS LTD, PARCEL G ARVAY ROAD (BEAVER CREEK)**
Development Variance Permit Application – Memorandum and Permit

MOVED: Director McNabb

SECONDED: Director Banton

THAT the Board of Directors defer development variance permit application DVE17005.

CARRIED

10. REPORTS

10.1 STAFF REPORTS

- a. Administration Department Monthly Staff Report – May 5, 2017**
- b. Planning and Development Report – May 3, 2017**
- c. Financial Department Report – May 4, 2017**
- d. Environmental Services Manager Report – May 5, 2017**
- e. Staff Action Items Report- May 3, 2017**
- f. Tseshaht Market Sani-Station – April 28, 2017**

Director Cote commented that she is very pleased with the installation of the Sani-Station as she has been lobbying for a Sani-Station for the Sproat Lake electoral area for the past 12 years.

MOVED: Director Kokura

SECONDED: Director McCarthy

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

CARRIED

10.2 COMMITTEE REPORTS

- a. Salmon Beach Committee Meeting – May 4, 2017**
T. Bennett (Verbal) – no report
- b. Long Beach Airport Advisory Committee Meeting – May 8, 2017**
J. Osborne (verbal)
Provided an update on the meeting.

MOVED: Director St. Jacques

SECONDED: Director Cote

THAT these verbal reports be received.

CARRIED

10.3 OTHER REPORTS

- a. Staff provided an update on the AVRA expansion project.

11. UNFINISHED BUSINESS

- a. **Late Item – Municipal Finance Authority of BC survey - Socially Responsible Investing. - M. Kokura**

MOVED: Director McNabb

SECONDED: Director Kokura

THAT the Municipal Finance Authority Socially Responsible Investing survey be distributed to all the directors to provide input to the ACRD Finance Department to compile for submission.

CARRIED

12. LATE BUSINESS

13. QUESTION PERIOD

14. ADJOURN

MOVED: Director Kokura

SECONDED: Director McNabb

THAT this meeting be adjourned at 2:52 pm.

CARRIED

Certified Correct:

John Jack,
Chairperson

Wendy Thomson,
Acting Chief Administrative Officer