



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, AUGUST 28, 2019, 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
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)
John McNabb, Director, Electoral Area "E" (Beaver Creek)
Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)
Sharie Minions, Mayor, City of Port Alberni
Cindy Solda, Councillor, City of Port Alberni
Josie Osborne, Mayor, District of Tofino
Alan McCarthy, Member of Legislature, Yuułu?it?ath Government
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government
Kirsten Johnsen, Member of Council, Toquaht Nation

REGRETS:

Mayco Noël, Mayor, District of Ucluelet

STAFF PRESENT:

Douglas Holmes, Chief Administrative Officer
Rob Williams, General Manager of Environmental Services
Wendy Thomson, Manager of Administrative Services
Alex Dyer, Planner

1. CALL TO ORDER

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

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

2. APPROVAL OF AGENDA

MOVED: Director Solda

SECONDED: Director Cootes

THAT the agenda be approved as circulated with the addition of the following late items and amendments:

9.2.(a) Cannabis Production Zoning Options - Request for Decision be moved up in the agenda to be considered immediately following the delegations under Section 5;

*9.2 (a) Addition of late public correspondence respecting cannabis production;
Section 12 (a) Addition of New Business - Potential tour of Tilray in Nanaimo, BC.*

CARRIED

3. DECLARATIONS

4. ADOPTION OF MINUTES

a. Board of Directors Meeting – July 24, 2019

MOVED: Director McNabb

SECONDED: Director Solda

THAT the minutes of the Board of Directors meeting held on July 24, 2019 be adopted.

CARRIED

b. Personnel Committee Meeting – July 24, 2019

MOVED: Director Osborne

SECONDED: Director Johnsen

THAT the minutes of the Personnel Committee meeting held on July 24, 2019 be adopted.

CARRIED

5. PETITIONS & DELEGATIONS

a. John Bowman, President, North Island College – regarding NIC’s planning priorities and opportunities for community input.

The delegation provided an overview of the North Island College Strategic Plan for 2020 to 2025 and encouraged Directors to participate in the community input process.

b. Kris McInnes, on behalf of Concerned Citizens of Central Lake Road – regarding the industrial production of cannabis.

The delegation presented concerns with the proposed industrial cannabis production facility on the Pine Dell Ranch property at Sproat Lake and negative impacts this facility will have on properties in the area. The delegation requested the Board to take action now and prohibit cannabis production facilities on A1, A2 and A3 zoned properties.

PRESENTATIONS

a. **Hannah Ramsey & Marlena Locke, Sproat Lake Marine Patrol – regarding the 2019 Season**

Miss Ramsey and Miss Locke provided an overview of the Sproat Lake Marine Patrol and a summary of the 2019 season.

b. **Heather Zenner – regarding Royal Roads University Master’s Degree Project**

Ms. Zenner, Lands and Resource Coordinator with the Regional District is in her second year at Royal Roads University in the Masters Program taking her Masters of Arts in Leadership. Part of the program requires an engaged leadership project. Ms. Zenner presented the project she is undertaking in partnership with the Regional District. The project is centered around the Alberni Valley Emergency Program, communication and community engagement. Ms. Zenner acknowledged the support she is receiving from the Regional District Board and Staff. Upon completion of the project, she will come back to the Board to present the final report and provide recommendations for consideration by the Regional District.

9.2 ELECTORAL AREA DIRECTORS AND TOFINO

a. **CANNABIS PRODUCTION ZONING OPTIONS (ALL AREAS)**

Request for Decision

MOVED: Director McNabb

SECONDED: Director Roberts

THAT the ACRD Board of Directors instruct Planning Department staff to develop a bylaw restricting new bunker style buildings for cannabis production for all zones but industrial in all of the electoral areas within the Regional District.

DEFEATED

MOVED: Director Osborne

SECONDED: Director Cote

THAT the ACRD Board of Directors instruct staff to amend the zoning bylaw to prohibit new cement based buildings for cannabis production in all zones.

CARRIED

MOVED: Director McNabb
SECONDED: Director Cote

THAT the cannabis discussion regarding abilities to deal with other types of production be referred to a meeting between the Alberni Valley & Bamfield Services Committee and Tofino.

CARRIED

The meeting recessed at 3:18 pm
The meeting re-convened at 3:26 pm

MOVED: Director Cote
SECONDED: Director Johnsen

THAT Regional District staff be instructed to bring forward to the next Board meeting a proposed odour nuisance bylaw.

DEFEATED

6. CORRESPONDENCE FOR ACTION

- a. **Vancouver Island and Coastal Communities Climate Leadership Plan Steering Committee – Request for representation from the ACRD to serve on this steering committee**

MOVED: Director Solda
SECONDED: Director McNabb

THAT Director Minions be appointed and to sit on the Vancouver Island and Coastal Communities Climate Leadership Plan Steering Committee and Director McNabb be appointed alternate.

CARRIED

7. CORRESPONDENCE FOR INFORMATION

- a. **FROM UBCM**
Provincial Response to 2018 Resolutions
- b. **FROM THE CITY OF VICTORIA**
Council Motion – Establishing a Lobbying Regulation System for Municipal Government, similar to the Provincial Mechanism under the BC Lobbyists Registration Act
- c. **FROM DISTRICT OF SECHELT**
Provincial Support for Libraries
- d. **FROM CITY OF PITT MEADOWS**
Provincial Support for Libraries
- e. **FROM CITY OF NORTH VANCOUVER**

- f. Provincial Support for Libraries
FROM CARIBOO REGIONAL DISTRICT
Support for UBCM Resolution – Access to Provincial Emergency Preparedness Funding for Independent Fire Services
- g. **FROM UBCM**
2018 CEPF: Emergency Operations Centres & Training – Alberni Valley and Bamfield Emergency Program Enhancement
- h. **FROM UBCM**
Gas Tax Agreement Community Works Fund Payment
- i. **FROM GEORGE HEYMAN, MINISTER OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY**
Thank You letter
- j. **FROM AUDITOR GENERAL FOR LOCAL GOVERNMENT**
2018/2019 Annual Report
- k. **FROM ISLAND COASTAL ECONOMIC TRUST**
Museum at Campbell River’s New App will Revolutionize the Experience at Elk Falls
- l. **FROM ISLAND COASTAL ECONOMIC TRUST**
KCFN to Develop Economic Development Strategy
- m. **FROM ISLAND COASTAL ECONOMIC TRUST**
From Fishing Vessels to Tank-Like Tractors, North Island Leverages Heritage Assets
- n. **FROM MUNICIPAL INSURANCE ASSOCIATION OF BRITISH COLUMBIA**
Board Highlights – Summer 2019
- o. **FROM PORT ALBERNI ASSOCIATION FOR COMMUNITY LIVING**
Thank You Letter
- p. **GREEN COMMUNITIES COMMITTEE**
Level 1 Recognition – ‘Demonstrating Progress on Charter Commitments’
- q. **FROM THE OFFICE OF THE OMBUDSPERSON**
Quarterly Report: April 1 – June 30, 2019
- r. **FROM C3 ALLIANCE CORP.**
Resource Breakfast Series – Invitation to the 6th Annual Resource Breakfast Series – September 2019

MOVED: Director Solda

SECONDED: Director Osborne

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

CARRIED

8. REQUEST FOR DECISIONS & BYLAWS

- a. **Request for Decision regarding Beaver Creek Community Club – Community Works Fund Request**

MOVED: Director Shannon
SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors approve the Beaver Creek Community Club's request for an additional \$21,500 for a total of \$26,000 of Community Works Funding to upgrade the Beaver Creek Community Hall for cultural purposes for the 2019 year and exempt the project from the January 15th application deadline of the ACRD Community Works Policy as this project was in-stream when the policy was adopted.

CARRIED

MOVED: Director Shannon
SECONDED: Director Johnsen

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to amend Bylaw F1141, 2019 to 2023 Alberni-Clayoquot Regional District Financial Plan to budget for this project using Community Works Funds in the Electoral Area Administration budget.

CARRIED

MOVED: Director Shannon
SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors approve the entering into the Contribution Agreement with the Beaver Creek Community Club outlining the terms and conditions of the \$26,000 Community Works Funding grant.

CARRIED

b. Request for Decision regarding Bylaw F1141-2, 2019-2023 Financial Plan Amendment

MOVED: Director Shannon
SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to the bylaw cited as "Bylaw F1141-2, 2019 to 2023 Alberni-Clayoquot Regional District Financial Plan Amendment".

CARRIED

MOVED: Director Shannon
SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to the bylaw cited as "Bylaw F1141-2, 2019 to 2023 Alberni-Clayoquot Regional District Financial Plan Amendment".

CARRIED

MOVED: Director Shannon
SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to the bylaw cited as "Bylaw F1141-2, 2019 to 2023 Alberni-Clayoquot Regional District Financial Plan Amendment".

CARRIED

MOVED: Director Shannon
SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors adopt bylaw cited as "Bylaw F1141-2, 2019 to 2023 Alberni-Clayoquot Regional District Financial Plan Amendment".

CARRIED

c. Request for Decision regarding Bylaw A1085, Officers' Appointment and Delegation Bylaw

MOVED: Director Osborne
SECONDED: Director Shannon

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw A1085 cited as Alberni-Clayoquot Regional District Officers' Appointment and Delegation, 2019.

CARRIED

MOVED: Director Osborne
SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District give second reading to Bylaw A1085 cited as Alberni-Clayoquot Regional District Officers' Appointment and Delegation, 2019.

CARRIED

MOVED: Director Shannon
SECONDED: Director Osborne

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw A1085 cited as Alberni-Clayoquot Regional District Officers' Appointment and Delegation, 2019.

CARRIED

MOVED: Director Osborne
SECONDED: Director Shannon

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw

A1085 cited as Alberni-Clayoquot Regional District Officers' Appointment and Delegation, 2019.

CARRIED

d. Request for Decision regarding Bylaw A1087, ACRD Freedom of Information and Protection of Privacy

MOVED: Director Roberts

SECONDED: Director Solda

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw A1087 cited as Alberni-Clayoquot Regional District Freedom of Information and Protection of Privacy, 2019.

CARRIED

MOVED: Director Roberts

SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw A1087 cited as Alberni-Clayoquot Regional District Freedom of Information and Protection of Privacy, 2019.

CARRIED

MOVED: Director Roberts

SECONDED: Director Johnsen

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw A1087 cited as Alberni-Clayoquot Regional District Freedom of Information and Protection of Privacy, 2019.

CARRIED

MOVED: Director Roberts

SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw A1087 cited as Alberni-Clayoquot Regional District Freedom of Information and Protection of Privacy, 2019.

CARRIED

e. Request for Decision regarding Alberni Valley Landfill Tipping Fee and Regulation Bylaw Update

MOVED: Director McNabb

SECONDED: Director Johnsen

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading

to bylaw cited as “Alberni Valley Landfill Tipping Fee and Regulation Amendment Bylaw R1029-1”.

CARRIED

MOVED: Director Solda
SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to bylaw cited as “Alberni Valley Landfill Tipping Fee and Regulation Amendment Bylaw R1029-1”.

CARRIED

MOVED: Director McNabb
SECONDED: Director Solda

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to bylaw cited as “Alberni Valley Landfill Tipping Fee and Regulation Amendment Bylaw R1029-1”.

CARRIED

MOVED: Director McNabb
SECONDED: Director Solda

THAT the Alberni-Clayoquot Regional District Board of Directors adopt bylaw cited as “Alberni Valley Landfill Tipping Fee and Regulation Amendment Bylaw R1029-1”.

CARRIED

f. Request for Decision regarding West Coast Landfill Tipping Fee and Regulation Bylaw Update

MOVED: Director Osborne
SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to bylaw cited as “West Coast Landfill Tipping Fee and Regulation Bylaw R1033”.

CARRIED

MOVED: Director Osborne
SECONDED: Director Johnsen

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to bylaw cited as “West Coast Landfill Tipping Fee and Regulation Bylaw R1033”.

CARRIED

MOVED: Director Osborne
SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to bylaw cited as "West Coast Landfill Tipping Fee and Regulation Bylaw R1033".

CARRIED

MOVED: Director Osborne
SECONDED: Director Johnsen

THAT the Alberni-Clayoquot Regional District Board of Directors adopt bylaw cited as "West Coast Landfill Tipping Fee and Regulation Bylaw R1033".

CARRIED

g. Request for Decision regarding Beaver Creek Volunteer Fire Department – Pumper Fire Apparatus Amendment

MOVED: Director McNabb
SECONDED: Director Shannon

THAT the Alberni-Clayoquot Regional District Board of Directors approve the additional costs for the Pumper Fire Apparatus for the Beaver Creek Volunteer Fire Department to Fort Gary Fire Trucks Ltd. in the amount of \$25,463.52 plus GST.

CARRIED

h. Request for Decision regarding Provincial Plastics Action Plan

MOVED: Director Osborne
SECONDED: Director Solda

THAT the ACRD Board of Directors direct staff to respond to the Provinces' call for feedback on the Plastics Action Plan supporting efforts to increase the removal and/or diversion of single-use plastics from the municipal waste stream.

CARRIED

i. Request for Decision regarding Walker Road Water Main Upgrade

MOVED: Director McNabb
SECONDED: Director Solda

THAT the Alberni-Clayoquot Regional District Board of Directors award the Walker Road water main upgrade to Leuco Construction Inc. for the tender price of \$435,729.59 including GST.

CARRIED

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY

a. DVD19007, CERMAQ CANADA LTD, 11113 CENTRAL LAKE ROAD (SPROAT LAKE)

Development Variance Permit Application – Report

MOVED: Director Cote

SECONDED: Director McNabb

THAT the Board of Directors consider issuing development variance permit DVD19007, subject to neighbouring properties being notified as per Local Government Act s.499.

CARRIED

b. TUP19014, HUTCHISON, 10670 TILLY ROAD (SPROAT LAKE)

Temporary Use Permit Application – Report

MOVED: Director Cote

SECONDED: Director McNabb

THAT the Board of Directors consider issuing Temporary Use Permit TUP19014 subject to neighbouring properties being notified as per Local Government Act s.494.

CARRIED

c. DVE19005, KAKUSCHKE, 5990 BEAVER CREEK ROAD (BEAVER CREEK)

Development Variance Permit Application – Memorandum and Permit

MOVED: Director McNabb

SECONDED: Director Cote

THAT the Board of Directors issue development variance permit DVE19005.

CARRIED

d. DVE19006, SIMISTER, LOT B EPP71831 SAUNDERS ROAD N (BEAVER CREEK)

Development Variance Permit Application – Memorandum and Permit

MOVED: Director McNabb
SECONDED: Director Beckett

THAT the Board of Directors issue development variance permit DVE19006.

CARRIED

- e. DVF19008, HANSON, 2970 ALBERNI HIGHWAY (CHERRY CREEK)**
Development Variance Permit Application – Memorandum and Permit

MOVED: Director Bodnar
SECONDED: Director Cote

THAT the Board of Directors issue development variance permit DVF19008.

CARRIED

- f. DPF19008, HANSON, 2970 ALBERNI HIGHWAY (CHERRY CREEK)**
Development Permit Application – Report and Permit

MOVED: Director Bodnar
SECONDED: Director Cote

THAT the Board of Directors issue development permit DPF19008.

CARRIED

- g. RF19004, RYLES, LOT 2 VIP15617 MAEBELLE ROAD (CHERRY CREEK)**
Rezoning Application – Report and Bylaws P1391, P1392 and P1393

MOVED: Director Bodnar
SECONDED: Director McNabb

THAT Bylaw P1391, Regional District of Alberni-Clayoquot Cherry Creek Official Community Plan Amendment Bylaw be read a first time.

CARRIED

MOVED: Director Bodnar
SECONDED: Director Cote

THAT Bylaw P1392, Regional District of Alberni-Clayoquot Zoning Bylaw Text Amendment Bylaw be read a first time.

CARRIED

MOVED: Director Bodnar
SECONDED: Director Cote

THAT Bylaw P1393, Regional District of Alberni-Clayoquot Zoning Atlas Amendment

Bylaw be read a first time.

CARRIED

MOVED: Director Bodnar
SECONDED: Director Cote

THAT the public hearing for Bylaws P1391, P1392, and P1393 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District.

CARRIED

MOVED: Director Bodnar
SECONDED: Director Cote

THAT the Board of Directors confirm that adoption of Bylaws P1391, P1392, and P1393 are subject to:

Confirmation that the requirements of the Provincial Contaminated Sites Regulation have been met.

The issuance of a development permit to satisfy the requirements of "Development Permit Area III – Objectives for Form and Character".

Meeting technical referral agency requirements.

CARRIED

h. RF19005, WILSON, LOT 1 VIP24882 MAEBELLE ROAD (CHERRY CREEK)
Rezoning Application – Report and Bylaws P1396 and P1397

MOVED: Director Bodnar
SECONDED: Director Cote

THAT Bylaw P1396, Regional District of Alberni-Clayoquot Cherry Creek Official Community Plan Amendment Bylaw be read a first time;

CARRIED

MOVED: Director Bodnar
SECONDED: Director Cote

THAT Bylaw P1397, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time;

CARRIED

MOVED: Director Bodnar
SECONDED: Director Cote

THAT the public hearing for Bylaws P1396 and P1397 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District;

CARRIED

MOVED: Director Bodnar
SECONDED: Director Cote

THAT the Board of Directors confirm that adoption of Bylaws P1396 and P1397 are subject to:

Meeting technical referral agency requirements.

CARRIED

10. REPORTS

10.1 STAFF REPORTS

- a. Meeting Schedule – September 2019**
- b. Building Inspector's Report – July 2019**
- c. Child Care Planning Project: Progress Report**

MOVED: Director McNabb
SECONDED: Director Beckett

THAT the Board of Directors receive reports a-c.

CARRIED

10.2 COMMITTEE REPORTS

10.3 OTHER REPORTS

11. UNFINISHED BUSINESS

12. LATE BUSINESS

MOVED: Director Solda
SECONDED: Director Roberts

THAT the Alberni-Clayoquot Regional District instruct staff arrange a tour for the ACRD Board of Directors and appropriate staff of Tilray in Nanaimo and any other cannabis production facilities on Vancouver Island.

CARRIED

13. QUESTION PERIOD

14. RECESS

MOVED: Director Solda
SECONDED: Director Minions

THAT the Regular Board of Directors meeting be recessed in order to conduct the Regional Hospital District meeting.

CARRIED

The meeting was recessed at 4:44 pm

15. RECONVENE

The meeting was reconvened at 4:50 pm

16. IN-CAMERA

MOVED: Director Osborne
SECONDED: Director Shannon

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

- i. 90 (1)(c) labour relations or other employee relations;*
- ii. 90 (1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*
- iii. 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

CARRIED

The meeting was closed to the public at 4:50 pm.

The meeting was re-opened to the public at 5:39 pm.

17. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA

18. ADJOURN

MOVED: Director Cote
SECONDED: Director Beckett

THAT this meeting be adjourned at 5:39 pm

CARRIED

Certified Correct:

John Jack,
Chairperson

Wendy Thomson,
Manager of Administrative Services