



Alberni-Clayoquot Regional District

MINUTES OF THE ELECTORAL AREA DIRECTORS COMMITTEE MEETING HELD ON WEDNESDAY, SEPTEMBER 4, 2019, 9:30 AM

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

DIRECTORS PRESENT: Penny Cote, Chair, Director, Electoral Area "D" (Sproat Lake)
Bob Beckett, Director, Electoral Area "A" (Bamfield)
Tanya Shannon, Director, Electoral Area "B" (Beaufort)
Kel Roberts, Director, Electoral Area "C" (Long Beach)
John McNabb, Director, Electoral Area "E" (Beaver Creek)
Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)
John Jack, Councillor, Huu-ay-aht First Nation

STAFF PRESENT: Douglas Holmes, Chief Administrative Officer
Mike Irg, Manager of Planning and Development
Wendy Thomson, Manager of Administrative Services
Amy Anaka, Planner
Alex Dyer, Planner

1. CALL TO ORDER

The Chairperson called the meeting to order at 9:31 am.

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

2. APPROVAL OF AGENDA

MOVED: Director Roberts

SECONDED: Director Shannon

THAT the agenda be approved as circulated.

CARRIED

3. REQUEST FOR DECISIONS & BYLAWS

a. **Request for Decision regarding Non-Medical Cannabis Retail Store (NMC) License Application Review Policy**

Director Jack entered the meeting at 10:12 am.

MOVED: Director McNabb

SECONDED: Director Roberts

THAT the Electoral Area Directors Committee receive the staff report and instruct staff to include the following input received from the Committee into consideration in developing the review of the Non-Medical Cannabis Retail Store license application review policy:

- a. Support rezoning vs Temporary Use Permit*
- b. Cannabis retail remain in commercial zones*
- c. Separation distance of 300 meters*
- d. Twice a year intake period*
- e. Bring back a proposed fee*
- f. 1 km distance from sensitive areas including schools, playgrounds, community centres, day cares which are in operation at the time of the application.*

CARRIED

b. Request for Decision regarding Zoning Bylaw Review Consultation Summary and Next Steps

Ms. Anaka, Planner provided an overview of the zoning bylaw review consultation summary and next steps in the process.

MOVED: Director McNabb

SECONDED: Director Shannon

THAT Mr. Barry Otterson be authorized to address the Committee.

CARRIED

Mr. Otterson owns a commercial establishment in Bamfield. He expressed support that the proposed Bamfield Commercial (C2-A) sub-zone keep the same 0 m building setbacks as the current C2 zone, as a change could have negative effects including devaluing his property; and also expressed concerns with timelines and how quickly the process is going.

MOVED: Director McNabb

SECONDED: Director Beckett

THAT the meeting be recessed at 11:34 am.

CARRIED

The meeting was reconvened at 1:33 pm.

MOVED: Director Roberts

SECONDED: Director Beckett

THAT the Alberni Valley & Bamfield Services Committee meeting be postponed until Wednesday, September 11, 2019 at 10:00 am in the Regional District Board Room.

CARRIED

**RECONVENED – SEPTEMBER 4, 2019 ELECTORAL AREA DIRECTORS COMMITTEE
MEETING ON SEPTEMBER 11, 2019**

DIRECTORS Penny Cote, Chair, Director, Electoral Area “D” (Sproat Lake)
PRESENT: Bob Beckett, Director, Electoral Area “A” (Bamfield)
Tanya Shannon, Director, Electoral Area “B” (Beaufort)
Kel Roberts, Director, Electoral Area “C” (Long Beach)
John McNabb, Director, Electoral Area “E” (Beaver Creek)
Dianne Bodnar, Director, Electoral Area “F” (Cherry Creek)

STAFF PRESENT: Mike Irg, Manager of Planning and Development
Wendy Thomson, Manager of Administrative Services
Amy Anaka, Planner
Alex Dyer, Planner

The Chairperson reconvened the Electoral Area Directors Committee meeting on Wednesday, September 11, 2019 in the Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC at 9:30 am.

Recognition of traditional territories

A moment of silence was held in honour of the fallen first responders from 9 11.

MOVED: Director Roberts

SECONDED: Director McNabb

THAT Dr. Howard Joe and Mr. Joe Van Bergen be authorized to speak to the Committee regarding proposed zoning bylaw updates and accept their written submissions.

CARRIED

Ms. Anaka, Planner re-capped her September 4th presentation to the Committee and continued her presentation on the zoning bylaw review. The Committee provided input into the proposed zoning bylaw review as outlined in the consultation summary and next steps report.

Dr. Joe addressed the Committee. He is the owner of the property in Bamfield that houses the post office and general store. Dr. Joe supports the proposed Bamfield Commercial (C2-A) sub-zone. He asked the Committee to consider updating properties whose current C2 principle use is accommodation to new C2 (accommodation) instead of new C1 (retail), and to consider retaining the current C2 setback requirements for the new proposed C2-A Bamfield sub-zone.

Mr. Van Bergen presented on behalf of a Committee that was formed a few years ago with citizens from the Sproat Lake community. The Committee was developed to look

into updating bylaws at Sproat Lake. He provided an overview of the activities of the Committee and issues/concerns with local bylaws and Provincial regulations.

MOVED: Director Beckett
SECONDED: Director Shannon

THAT the Electoral Area Directors Committee provide direction on updating the draft Zoning Bylaw and Official Community Plans as outlined in the Zoning Bylaw Review report.

CARRIED

4. REPORTS

- a. **Nordstrom Park – Beaver Creek Community Parks – Heather Zenner**
- b. **Short Term Vacation Rentals Update – Amy Anaka**

MOVED: Director McNabb
SECONDED: Director Beckett

THAT the Electoral Area Directors Committee receive reports a-b.

CARRIED

5. LATE BUSINESS

MOVED: Director Roberts
SECONDED: Director Beckett

THAT the Committee recommend to staff that the Salmon Beach zone in the draft Zoning Bylaw be changed from “Salmon Beach” to “Salmon Beach Recreational Residential”.

CARRIED

6. IN-CAMERA

MOVED: Director Shannon
SECONDED: Director McNabb

THAT the meeting be closed to the public as per the Community Charter, section:
i. 90 (1) (f): law enforcement, if the committee considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

CARRIED

The meeting was closed to the public at 10:58 am.

The meeting was re-opened to the public at 11:07 am.

7. **RECOMMENDATIONS FROM IN-CAMERA**

8. **ADJOURN**

MOVED: Director Shannon

SECONDED: Director Roberts

THAT this meeting be adjourned 11:08 am.

CARRIED

Certified Correct:



Penny Cote,
Chairperson



Wendy Thomson,
Manager of Administrative Services