



**ALBERNI-CLAYOQUOT REGIONAL DISTRICT**  
**BOARD OF DIRECTORS**  
**MINUTES**

**WEDNESDAY, NOVEMBER 1, 2006**

**REGIONAL DISTRICT BOARD ROOM**

Present: Chairperson: Hira Chopra, Directors: Tony Bennett, Penny Cote, Patty Edwards, John Fraser, Mike Kokura, Ken McRae, Stefan Ochman, Dianne St. Jacques, Glenn Wong, NTC Representative: Kelly Poirier.

Staff: Robert A. Harper, Administrator, Wendy Manson, Administrative Assistant, Rick Stuckenberg, Manager of Planning and Development, Tom Gowan, Finance Manager, Drew Hadfield, Manager of Environmental Services.

Other: Inspector Gordon Wellar, Port Alberni RCMP Detachment.

1. The meeting was called to order at 6:01 p.m.

**PETITIONS, DELEGATIONS & PRESENTATIONS**

2. The Chairperson presented Don Anderson, Building Inspector for the Alberni-Clayoquot Regional District with a gift of recognition for five years of service.
3. Moved by M. Kokura, seconded by P. Cote, "That Dewayne Parfitt, President of the Alberni Valley Chamber of Commerce be invited to address the Regional District Board."

"Carried"

4. Mr. Parfitt thanked the Alberni-Clayoquot Regional District for their continued support and provided Directors with an update on the Alberni Valley Chamber of Commerce's current initiatives. Mr. Parfitt said the Chamber has had over 53,000 visitor enquiries so far this year and for the first time in history they have surpassed the 50,000 enquiry plateau. The Chamber has a new website up and running. Mr. Parfitt provided an update on the new visitor centre for the region. They have funding commitments from the City of Port Alberni, Port Alberni Port Authority, AV Chamber of Commerce and Community Futures. They are also submitting an application for funding through the Live Site 2010 program. Mr. Parfitt thanked the Board for the opportunity to report on their successes over the year and thanked the Board for their continued support.
5. The Chairperson thanked Mr. Parfitt for his presentation.
6. Moved by M. Kokura, seconded by T. Bennett, "That Mrs. Jennifer Dyson be allowed to address the Regional District Board."



“Carried”

7. Mrs. Dyson asked Directors to defer any decision to do with the Motorsport Park at the Alberni Valley Airport until further public consultation with residents and businesses in the area. Mrs. Dyson outlined her concerns with the proposed location for the facility. She said she would like an informal meeting to discuss these concerns and various issues with the motorsport park proposal. Mrs. Dyson said they have an incredible investment out there and to-date the consultation has been one way. She said the drag races have been a nightmare for the property owners in the area and she can't imagine living there with a facility like this on a long term basis. Mrs. Dyson said she is asking the Regional District to take a more proactive approach. The delegation answered questions from Directors. Mr. Rick Stuckenberg, Manager of Planning and Development outlined the public process for the motorsport park project.
8. The Chairperson thanked Mrs. Dyson for her presentation.

#### **ADOPTION OF MINUTES**

9. Moved by G. Wong, seconded by J. Fraser, “That the minutes from the regular Board of Directors meeting held on September 27, 2006 be adopted as circulated.”

“Carried”

10. Moved by M. Kokura, seconded by T. Bennett, “That the To-Do List as of October 25, 2006 be received for information.”

“Carried”

#### **COMMUNICATIONS/CORRESPONDENCE FOR ACTION**

11. Letter dated October 11, 2006 from the City of Port Alberni inviting the Chairperson to join the City of Port Alberni in recognizing Mr. Stephen Lewis for his contribution to raise awareness of HIV/Aids in Africa.  
Moved by M. Kokura, seconded by T. Bennett, “That the Regional District participate with the City of Port Alberni in recognizing Mr. Stephen Lewis for his contributions to raise world awareness to HIV/Aids in Africa and cost share with the City of Port Alberni in a framed certificate.”

“Carried”

12. Correspondence dated October 20, 2006 from the Union of British Columbia



Municipalities regarding General Strategic Priorities Fund and Innovations Fund Programs.

Moved by D. St. Jacques, seconded by T. Bennett, "That this correspondence be received."

"Carried"

### **COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION**

13. Moved by M. Kokura, seconded by T. Bennett, "That the following correspondence be received for information: Pitch-In British Columbia re: 2007 Pitch-In Canada Week, April 23 - 29/07, Ministry of Energy, Mines and Petroleum Resources re: Changes to Section 121 of the Utilities Commission Act, The Coalition for Licensing and Management of Off-Road Vehicles in BC re: Update on Registration, Licensing and Management of Off-Road Vehicles in BC - October 2006, Bob Simpson, MLA Cariboo North, Charlie Wyse, MLA Cariboo South re: Softwood Lumber Issue, Union of British Columbia Municipalities/First Nations Summit re: Funding Now Available for 2006/207 Program, Canadian Union of Postal Workers re: Moratorium on Post Office Closures and Rural Delivery and Ministry of Community Services re: Infrastructure Planning Grant."

"Carried"

### **REPORTS**

14. Moved by D. St. Jacques, seconded by P. Cote, "That the Building Report for the month of October 2006 be received for information."

"Carried"

15. Director Kokura reported on the Central Region Board meeting held on October 19<sup>th</sup>. The Board heard presentations from Iisaak Forest Resources, Land and Water BC and the consultant hired to review the Interim Measures Agreement. Moved by T. Bennett, seconded by S. Ochman, "That this verbal report be received for information."

"Carried"

16. Director Edwards provided an update on the Vancouver Island Regional Library Board. At the last meeting they reviewed the 2007 preliminary budget which proposes a 3.19% increase. Director Edwards handed out copies of the 2007 Proposed Budget Comparison of Local Levies by Municipalities and Regional Districts. Director Edwards asked the Regional District Board for Direction on



how to vote on the proposed budget. The next meeting of the VIRLB is November 18<sup>th</sup>.

Moved by P. Edwards, seconded by T. Bennett, "That the verbal and written report on the Vancouver Island Regional Library Board be received for information."

"Carried"

17. Director Wong said the Law Enforcement Consultative Committee hasn't met yet and asked Inspector Wellar for an update on the Port Alberni RCMP Detachment. Inspector Wellar said he is very pleased with the results of Halloween last night. He said it was a very quiet night and he thinks this was a record low for crimes on Halloween. Inspector Wellar said they had solid representation of peace officers and in excess of 40 volunteers working last night.

Moved by G. Wong, seconded by J. Fraser, "That this verbal report be received for information."

"Carried"

18. Director Wong reported that the Alberni Valley Chamber of Commerce held a re-visioning think tank last weekend. Director Wong said he will bring further information on the think tank to the next Regional District meeting.

Moved by T. Bennett, seconded by M. Kokura, "That this verbal report be received for information."

"Carried"

19. Director McRae said the Coastal Communities Network workshop in Richmond was very successful. He said if Directors have any ideas for the next agenda to let Director St. Jacques or himself know. Director Fraser said he was very impressed with the conference and that the District of Tofino are now members of the Coastal Communities Network.

Moved by J. Fraser, seconded by T. Bennett, "That this verbal report be received for information."

"Carried"

20. Director McRae provided an update on the Weyerhaeuser Certification Team. He said they have a very important meeting coming up on the 9<sup>th</sup> of November and a big part of the discussion will be communities. Director McRae said they



are hoping to get more First Nations representation on the Certification Team. Moved by T. Bennett, seconded by D. St. Jacques, "That this verbal report be received for information."

"Carried"

21. Director McRae reported that the Island/Coastal Economic Trust Initiative is holding a workshop on November 17<sup>th</sup> and 18<sup>th</sup>. He said they will be deciding what direction they are going with the \$1.2 million dollars. Director McRae said he will make sure that the Alberni-Clayoquot Regional District gets their share of the funding. Moved by K. McRae, seconded by T. Bennett, "That this verbal report be received for information."

"Carried"

### **STAFF REPORTS**

22. Moved by M. Kokura, seconded by P. Edwards, "That the Administrator's Report dated October 31, 2006 be received for information."

"Carried"

23. Moved by M. Kokura, seconded by T. Bennett, "That the Planning Department Report dated October 25, 2006 be received for information."

"Carried"

24. Moved by T. Bennett, seconded by P. Edwards, "That the Financial Manager's Report dated October 11, 2006 be received for information."

"Carried"

25. Moved by T. Bennett, seconded by M. Kokura, "That the Manager of Environmental Services Report for October 2006 be received for information."

"Carried"

### **OTHER REPORTS**

26. Moved by T. Bennett, seconded by S. Ochman, "That the News Release on the Big Eddy International Marine Conference be received for information."



“Carried”

27. Moved by M. Kokura, seconded by T. Bennett, “That the E911 - Yearly Fire and 1<sup>st</sup> Responder Calls report be received for information.”

“Carried”

28. Moved by T. Bennett, seconded by G. Wong, “That the E911 - Monthly Firecall Totals - 2006 be received for information.”

“Carried”

29. Moved by G. Wong, seconded by P. Edwards, “That the Port Alberni RCMP Monthly Detachment Policing Report for September 2006 be received for information.”

“Carried”

30. Director Wong gave Directors a copy of Emcon Services Ltd. contact list. He said there is a new web cam on the hump which gives the weather status. Director Wong said he talked to Emcon about garbage pick-up and brush clearing on the sides of roads.  
Moved by G. Wong, seconded by D. St. Jacques, “That this verbal report be received.”

“Carried”

### **ADMINISTRATION**

31. Administrative Memo regarding Sproat Lake Municipal Incorporation Study.  
Moved by P. Cote, seconded by T. Bennett, “That the Board of Directors:
- a. Endorse the Sproat Lake Municipal Incorporation Committee’s selection of Municipal Management Services to prepare the Sproat Lake Municipal Incorporation Study, with an estimated budget of \$32,807.00;

On behalf of the Sproat Lake Municipal Incorporation Committee, request the Province pay for:

- a. the consulting services to prepare the Sproat Lake Municipal Incorporation Study;



- b. the Sproat Lake Municipal Incorporation Committee's budget, estimated to be \$10,600.00."

"Carried"

32. Administrative Memo regarding Alberni Valley Motocross.  
Moved by M. Kokura, seconded by S. Ochman, "That the Board of Directors instruct staff to arrange a meeting with area stakeholders and residents regarding the proposed motosport park and that staff be authorized to engage a consultant on a time and material basis to assist with the meeting."

"Carried"

33. Moved by T. Bennett, seconded by P. Cote, "That a letter be forwarded to Community Futures asking if they have any funding available to assist with proceeding with the motocross facility."

"Carried"

34. Administrative Memo regarding Fire Chief Appointment - Sproat Lake Volunteer Fire Department.  
Moved by P. Cote, seconded by M. Kokura, "That the Board of Directors appoint Mr. Peter Klaver as Fire Chief of the Sproat Lake Volunteer Fire Department for a three year term, effective November 3, 2006 and that the Board write a letter of thanks to Mr. Chris Duncan for his service as Fire Chief."

"Carried"

### **FINANCES**

35. Moved by D. St. Jacques, seconded by T. Bennett, "That the Financial Statements dated January 1 to September 30, 2006 be received."

"Carried"

### **PLANNING MATTERS**

36. Administrative Memo regarding RA05022 (Harbourside Lodge) Cape Beale Trail, West Bamfield, Bylaw No. P1161 and P1162.  
Moved by S. Ochman, seconded by T. Bennett, "That this correspondence be received."

"Carried"



37. Moved by S. Ochman, seconded by T. Bennett, "That Bylaw P1161, Bamfield Official Community Plan Amendment be adopted."

"Carried"

38. Moved by S. Ochman, seconded by M. Kokura, "That Bylaw P1162, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

39. Moved by S. Ochman, seconded by G. Wong, "That the Public Hearing Minutes for Bylaw P1165 - Island Timberlands, Bylaw P1174 - Sherwood/Bowerman and Bylaw P1175 - Sherwood/Bowerman be approved."

"Carried"

40. Administrative Memo regarding Public Hearing Report Bylaw P1165 - RA06004 - Island Timberlands.

Moved by S. Ochman, seconded by M. Kokura, "That this correspondence be received."

"Carried"

41. Moved by S. Ochman, seconded by T. Bennett, "That Bylaw P1165, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

42. Moved by S. Ochman, seconded by M. Kokura, "That Bylaw P1165, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

43. DVC06012 - McGregor - Development Variance Application, Lot 2, Block 64, Section 49, Clayoquot District, Plan 510, Electoral Area "C" (Long Beach). Moved by T. Bennett, seconded by M. Kokura, "That the Board of Directors concur with the recommendation of the Long Beach Advisory Planning Commission and consider issuing a variance permit for Lot 2, Block 64, Section 49, Clayoquot District, Plan 510 subject to section 922 of the Local Government Act varying Section 143.3(7) (i) of the Alberni-Clayoquot Regional District Zoning Bylaw No. 15; and direct the staff to proceed with the notification."

"Carried"



44. RE06012 - Gibson, Application for Rezoning, Lot 2, District Lot 22, Alberni District, Plan 9720, 5787 Beaver Creek Road, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by T. Bennett, "That the Board of Directors concur with the recommendation of the Beaver Creek Advisory Planning Commission and proceed with first reading of Bylaw P1176 subject to meeting technical referral agency requirements and that the public hearing for Bylaw P1176 be delegated to the Director for Electoral Area "E", her alternate Director or the Chairperson of the Regional District Board."

"Carried"

45. Moved by P. Edwards, seconded by M. Kokura, "That Bylaw P1176, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

46. Administrative Memo regarding Public Hearing Report Bylaw P1174 and P1175 - RF06002 - Sherwood/Bowerman - Text Amendment and Rezoning. Moved by G. Wong, seconded by T. Bennett, "That this correspondence be received."

"Carried"

47. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1174, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a second time."

"Carried"

48. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1174, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a third time."

"Carried"

49. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1175 Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

50. Moved by G. Wong, seconded by T. Bennett, That Bylaw P1175, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

51. RF06010 - Frechette, Application for Rezoning, 6126 Renton Road, Lot 17, District Lot 95, Plan 1021, except part in plan VIP57229, Alberni District,



Electoral Area "F" (Cherry Creek).

Moved by G. Wong, seconded by T. Bennett, "That the Board of Directors concur with the recommendation of the Cherry Creek Advisory Planning Commission and proceed with first reading of Bylaw P1171 subject to meeting technical referral agency requirements and that the public hearing for Bylaw P1171 be delegated to the Director for Electoral Area "F", his alternate Director or the Chairperson of the Regional District Board."

"Carried"

52. Moved by G. Wong, seconded by P. Cote, "That Bylaw P1171, Regional District of Alberni-Clayoquot Zoning Atlas Amendment first time."

"Carried"

53. PAPA - Sunshine Bay Resort, Commercial Foreshore Lease Application, Seddal Island, Foreshore within District Lot 491, Barclay District fronting the Northeast side of District Lot 291, Barclay District, Electoral Area "A" (Bamfield).

Moved by S. Ochman, seconded by T. Bennett, "That the Board of Directors concur with the recommendation of the Planning Department and approve this application subject to:

- a. applicant will be required to successfully apply to the Alberni Clayoquot Regional District to rezone the proposed foreshore lease tenure area to an appropriate zoning designation for the use intended as an ancillary use to the commercial upland lodge use;
- b. tenure area should be limited to an area to cover existing dock and anchoring systems only, however, this must include ensuring that it does not obstruct or create a hazard to navigation or access to adjacent uplands;
- c. written confirmation that sewage and waste water is being disposed of in a suitable and approved manner;
- d. applicant agreeing to register a suitably worded restrictive covenant limiting commercial upland lodge accommodations to a maximum of 15 sleeping units including staff quarters;
- e. compliance to requirements of all referral agencies."

"Carried"



### **CHAIRPERSON'S REPORT**

54. Moved by T. Bennett, seconded by M. Kokura, "That the Chairperson's report for October 2006 be received for information."

"Carried"

### **UNFINISHED BUSINESS**

55. Moved by T. Bennett, seconded by M. Kokura, "That the Alberni-Clayoquot Regional District Short Term Action Plan be received."

"Carried"

### **NEW BUSINESS**

56. Moved by T. Bennett, seconded by K. McRae, "That the Board of Directors instruct staff to work together with the District of Ucluelet to publish a joint press release recognizing the awards Ucluelet received for their planning work."

"Carried"

57. Moved by P. Cote, seconded by K. McRae, "That the Board of Directors allow the following topic for consideration under new business: appointment of Lianne Saunders to the Sproat Lake Advisory Planning Commission."

"Carried"

58. Moved by P. Cote, seconded by K. McRae, "That Lianne Saunders be appointed to the Sproat Lake Advisory Planning Commission."

"Carried"

59. Moved by P. Cote, seconded by M. Kokura, "That the Board of Directors forward a letter to Frank Kruks thanking him for his service on the Sproat Lake Advisory Planning Commission."

"Carried"

60. Director Wong thanked the Administrator for the great job on the briefing notes for the meetings with Ministers at the UBCM Convention.



### **MEETING SCHEDULE**

61. Moved by T. Bennett, seconded by M. Kokura, "That the Regional District meeting schedule for the month of November 2006 be received."

"Carried"

### **QUESTION PERIOD**

62. Kevin Drews from the Westcoaster asked if the Regional District will be taking any action on security at the Tofino/Ucluelet Airport. Director St. Jacques said there are plans in place. She said the people that are out at the Airport right now are doing the best they can.
63. Wendy Ewing, Chair of the Sproat Lake Municipal Incorporation Committee thanked Directors for endorsing their resolution and asked if a letter will be forwarded to Victoria. The Administrator advised that staff will forward a letter to the Province.

### **RECESS TO IN-CAMERA**

64. Moved by D. St. Jacques, seconded by S. Ochman, "That the meeting be closed to the public to discuss matters relating to labour or other employee relations."

"Carried"

65. The meeting was closed to the public at 7:46 p.m.

66. The meeting was re-opened to the public at 8:29 p.m.

67. Moved by T. Bennett, seconded by M. Kokura, "That this meeting now stand adjourned."

"Carried"

68. The meeting adjourned at 8:30 p.m.

Certified Correct:

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Hira Chopra,  
Chairperson

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Robert A. Harper  
Administrator



**Alberni-Clayoquot Regional District**  
**Regular Board of Directors Meeting - Wednesday, November 1, 2006**

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