



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, NOVEMBER 22, 2006

REGIONAL DISTRICT BOARD ROOM

Present: Chairperson: Hira Chopra, Directors: Tony Bennett, Penny Cote, Patty Edwards, John Fraser, Mike Kokura, Stefan Ochman, Dianne St. Jacques, Glenn Wong, Alternate Director: Cindy Solda.

Regrets: Kelly Poirier, NTC Representative

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.

1. The meeting was called to order at 6:00 p.m.

PETITIONS, DELEGATIONS & PRESENTATIONS

2. Moved by M. Kokura, seconded by P. Edwards, "That Mr. Wayne Crowley be invited to address the Regional District Board."

"Carried"

3. Mr. Crowley said he was here this evening to discuss TimberWest's logging practices and damage being caused to downhill properties in the Beaufort area. Mr. Crowley passed around pictures showing the damages to his property. He said the damage to his property is much worse since the last rain storm and the mud sliding down his property is five times worse. Mr. Crowley said TimberWest's method of logging has effected downhill properties. He also showed photos of damages done to the Log Train Trail. Mr. Crowley asked the Board of Directors to arrange another public meeting as soon as possible and John Phillips, President and Steve Lorimer, Community Relations Manager, TimberWest be present at this meeting and the meeting be chaired by Director Kokura. Mr. Crowley said TimberWest needs to be held accountable for improper logging. Mr. Crowley answered questions from Directors.

4. Moved by M. Kokura, seconded by C. Solda, "That Regional District staff be instructed to organize a public meeting in Beaver Creek and TimberWest be invited to attend the meeting to discuss their logging practices in the Beaufort area and the damages to downhill neighborhood properties."

"Carried"



5. Moved by T. Bennett, seconded by P. Edwards, "That Mr. Jack Klock be invited to address the Regional District Board."

"Carried"

6. Mr. Klock said he has been a resident of the Alberni Valley all his life and he was here this evening to present a proposal to the Regional District. Mr. Klock asked the Regional District to complete the Beaver Creek and Beaufort Official Community Plans. He said the base of the Beauforts is an environmentally sensitive area that needs to be addressed. Mr. Klock said the Cherry Creek Official Community Plan has identified environmentally sensitive areas, but it stops at Beaver Creek and Beaufort. Mr. Klock asked the Regional District Board to put a moratorium on all commercial and private development in Beaver Creek and Beaufort area. He expressed concerns with TimberWest's logging practices and the effects to neighbouring properties. Mr. Klock said he would like a moratorium on all development until hydrological and geotechnical studies are conducted at the base of the Beauforts. Mr. Klock passed around photos of damages done to his property. Another issue Mr. Klock raised was a locked gate that has been put up on the Log Train Trail by TimberWest. Mr. Klock said the Log Train Trail is an access road and TimberWest was granted use of the Trail. Mr. Klock said he is demanding that the gate be removed from the Log Train Trail. The delegation answered questions from Directors. Director Kokura said the Regional District Board does not have the power to stop logging on private property in the Beaufort area. He said the Province needs to be lobbied to change the legislation regarding logging practices on private property. Discussions ensued.
7. The Chairperson thanked Mr. Klock for his presentation.

ADOPTION OF MINUTES

8. Moved by M. Kokura, seconded by D. St. Jacques, "That the minutes from the regular Board of Directors meeting held on November 1, 2006 be adopted as circulated."

"Carried"

9. Moved by T. Bennett, seconded by M. Kokura, "That the To-Do List as of November 15, 2006 be received for information."

"Carried"



COMMUNICATIONS/CORRESPONDENCE FOR ACTION

10. Letter dated November 2, 2006 from Jennifer Wenstob regarding Proposed Policy to Give Temporary Licences of Occupation to Trespassing Float Homes in Barclay Sound.
Moved by T. Bennett, seconded by G. Wong, "That this correspondence be received and that this correspondence be referred to the Ministry of Agriculture and Lands and to the Integrated Land Management Bureau for consideration during the planning process for float homes in Barclay Sound."

"Carried"

11. The Chairperson asked Directors to consider a letter he received from Gwyn Falconer regarding a problem with her neighbour's property in Cherry Creek.
Moved by M. Kokura, seconded by D. St. Jacques, "That the letter from Gwyn Falconer be accepted as a late item."

"Carried"

12. Moved by G. Wong, seconded by T. Bennett, "That the letter from Gwyn Falconer be received and referred to the next quarterly Electoral Area Directors meeting."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

13. Moved by T. Bennett, seconded by P. Cote, "That the following correspondence be received for information: Ministry of Environment re: Regional District's Request that Fossli Provincial Park be Expanded, Union of British Columbia Municipalities re: Provincial Government Announcements at UBCM, re: UBCM 2006 Resolutions Disposition, re: 2006-2007 UBCM Executive, TimberWest re: TimberWest Seeks Buyers for Martin Mars Water Bombers, The Corporation of North Vancouver re: Resolution, Regional District of Central Kootenay re: Fair Compensation for BC Hydro Transmission and Distribution Lines, David Suzuki Foundation re: Clean Direction for Province Needed to Attain BC's Electricity Generation Potential of 100 Percent Clean, Renewable Energy, Pamela Day re: Alternate Route Out of Port Alberni and Save Our Valley Alliance re: Press Release - Water, Water Everywhere, But Not a Drop to Drink."

"Carried"



REPORTS

14. Moved by T. Bennett, seconded by M. Kokura, "That the Building Report for the month of November 2006 be received for information."

"Carried"

15. Director Edwards reported on the Vancouver Island Regional Library Board meeting held last Saturday. She said the main topic of business was to adopt the 2007 budget. Director Edwards said there is a 2.05% increase for the Alberni-Clayoquot Regional District in the budget. Moved by P. Edwards, seconded by T. Bennett, "That this verbal report be received for information."

"Carried"

16. Director Bennett reported on the Central West Coast Forest Society meeting held a couple of weeks ago. He said the Society has a \$200,000.00 partnership agreement with Parks for restoration work and the signing ceremony for the partnership is being arranged. Moved by T. Bennett, seconded by C. Solda, "That this verbal report be received for information."

"Carried"

17. Director Fraser reported that the Pacific Rim Tourism Association is still struggling to get the books for the Association. He said they would like to keep the organization going, but without the books it is getting difficult. Moved by J. Fraser, seconded by M. Kokura, "That this verbal report be received for information."

"Carried"

18. The Administrator reported that the Emergency Planning Committee meeting is scheduled for tomorrow afternoon. There was discussion around the recent storm in Port Alberni and the local radio station going out. Moved by M. Kokura, seconded by P. Edwards, "That the Board of Directors forward a letter to Mr. Jimmy Patterson, owner of the Peak 93.3 Radio Station requesting they put in back-up power to keep the community radio station operating in an emergency and express displeasure with the lack of local news in their programming."

"Carried"



19. Moved by G. Wong, seconded by M. Kokura, "That the Port Alberni RCMP Monthly Policing report for October 2006 be received for information."

"Carried"

20. The Chairperson reported on his attendance at the North Island/Coastal Economic Trust Initiative Conference at Mount Washington on November 17th & 18th. The main focus of the conference was how the \$50 million awarded to the North Island/Coast area from the Province should be spent. He said that no final decisions have been made yet on how the money will be used.
Moved by T. Bennett, seconded by C. Solda, "That this verbal report be received for information."

"Carried"

21. Director Edwards provided an update on the Air Quality Council meeting held last week. Director Edwards said the Council has been working with the City of Port Alberni on a Biodiesel Program and Idle Reduction Campaign. The Air Quality Council has requested funding for 2007 from the Ministry of Environment.
Moved by P. Edwards, seconded by C. Solda, "That this verbal report be received for information."

"Carried"

22. Director Bennett reported that the Regional Aquatic Management Board will be meeting on December 13th & 14th. He also reported on the Wild Summit Forum he and Director St. Jacques are attending today and tomorrow. He said the forum is covering all issues around wild salmon including: habitat, restoration, funding and protection of quota.
Moved by T. Bennett, seconded by D. St. Jacques, "That this verbal report be received for information."

"Carried"

STAFF REPORTS

23. Moved by M. Kokura, seconded by P. Cote, "That the Administrator's Report dated November 16, 2006 be received for information."

"Carried"

24. Moved by M. Kokura, seconded by T. Bennett, "That the Planning Department Report dated November 16, 2006 be received for information."

"Carried"



25. Moved by T. Bennett, seconded by C. Solda, "That the Financial Manager's Report dated November 14, 2006 be received for information."

"Carried"

26. Moved by C. Solda, seconded by P. Cote, "That the Manager of Environmental Services Report for November 2006 be received for information."

"Carried"

OTHER REPORTS

27. Moved by P. Edwards, seconded by P. Cote, "That the Spirit of BC Weekly Update be received."

"Carried"

28. Moved by T. Bennett, seconded by S. Ochman, "That the E911 Monthly Firecall Totals be received."

"Carried"

29. Moved by T. Bennett, seconded by P. Edwards, "That the E911 Yearly Fire & 1st Responder Calls be received."

"Carried"

ADMINISTRATION

30. Administrative Memo regarding Log Train Trail Staff Evaluation:
Moved by M. Kokura, seconded by C. Solda, "That this correspondence be referred to the upcoming Strategic Planning Session in January 2007."

"Carried"

31. Moved by M. Kokura, seconded by G. Wong, "That staff be instructed to do remedial work on the two washed out culverts on the Log Train Trail to make them safe."

"Carried"

32. Administrative Memo regarding Revisions to the Officers' Appointment and Delegation Bylaw.



Moved by T. Bennett, seconded by P. Edwards, "That this correspondence be received."

"Carried"

33. Moved by T. Bennett, seconded by G. Wong, "That Bylaw A1062, Regional District of Alberni-Clayoquot Officers' Appointment and Delegation be read a first time."

"Carried"

34. Moved by T. Bennett, seconded by D. St. Jacques, "That Bylaw A1062, Regional District of Alberni-Clayoquot Officers' Appointment and Delegation be read a second time."

"Carried"

35. Moved by D. St. Jacques, seconded by P. Cote, "That Bylaw A1062, Regional District of Alberni-Clayoquot Officers' Appointment and Delegation be read a third time."

"Carried"

36. Moved by D. St. Jacques, seconded by P. Cote, "That Bylaw A1062, Regional District of Alberni-Clayoquot Officers' Appointment and Delegation be adopted."

"Carried"

37. Moved by T. Bennett, seconded by P. Cote, "That the new Alberni-Clayoquot Regional District Recruitment and Selection Policy be adopted."

"Carried"

38. Administrative Memo regarding Review of Work - Environmental Services Department.

Moved by G. Wong, seconded by P. Cote, "That this correspondence be received for information."

"Carried"

39. Administrative Memo regarding TimberWest Use of the Log Train Trail.
Moved by M. Kokura, seconded by C. Solda, "That this correspondence be tabled until after the public meeting with TimberWest."

"Carried"



40. Administrative Memo regarding Tire Plant - Crown Land Suitable for Industrial Development.
Moved by T. Bennett, seconded by C. Solda, "That this correspondence be received and that staff be directed to send a letter to the Ministry of Agriculture and Lands, requesting that the Province:
- a. Sell or lease part or all of the "Tire Plant" property; and,
 - b. Notify Mr. Francoeur and the Board of its intentions for the marketing of the property."

"Carried"

41. Administrative Memo regarding Infrastructure Planning Grant Program - Bamfield Water System - Capital Asset Management Plan and Tofino/Ucluelet Airport - Airport Infrastructure Assessment Plan.
Moved by T. Bennett, seconded by D. St. Jacques, "That this correspondence be received."

"Carried"

42. Administrative Memo regarding Bylaw R1013-1, Alberni Valley Landfill Tipping Fee and Regulation Bylaw 2006.
Moved by T. Bennett, seconded by C. Solda, "That this correspondence be received."

"Carried"

43. Moved by T. Bennett, seconded by G. Wong, "That Bylaw No. R1013-1, Alberni Valley Landfill Tipping Fee and Regulation, 2006 be read a first time."

"Carried"

44. Moved by G. Wong, seconded by P. Edwards, "That Bylaw No. R1013-1, Alberni Valley Landfill Tipping Fee and Regulation, 2006 be read a second time."

"Carried"

45. Moved by M. Kokura, seconded by T. Bennett, "That Bylaw No. R1013-1, Alberni Valley Landfill Tipping Fee and Regulation, 2006 be read a third time."

"Carried"



46. Moved by T. Bennett, seconded by J. Fraser, "That Bylaw No. R1013-1, Alberni Valley Landfill Tipping Fee and Regulation, 2006 be adopted."

"Carried"

FINANCES

47. Moved by D. St. Jacques, seconded by M. Kokura, "That the Financial Statements dated January 1 to October 31, 2006 be received."

"Carried"

48. Director St. Jacques reported that representatives from the District of Ucluelet attended the United Nations Awards in China recently. She said the District of Ucluelet was up for three awards. There were 267 countries involved in the awards and the District of Ucluelet won first place in the Sustainable and Livable Communities category.

PLANNING MATTERS

49. RA06004 - Island Timberlands, Snug Basin, Electoral Area "A" (Bamfield). Moved by S. Ochman, seconded by P. Edwards, "That Bylaw P1165, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

50. DPA06008 - Bodaly, Development Permit Application, Unsurveyed foreshore fronting Lot 8, Plan 3770, Section 20, Township 1, B/D, Electoral Area "A" (Bamfield). Moved by S. Ochman, seconded by T. Bennett, "That this correspondence be received and that the Board of Directors concur with the recommendation of the Bamfield Advisory Planning Commission and authorize the Administrator to issue Development Permit DPA06008 subject to:

- a. confirmation that the Department of Fisheries and Oceans, Coastguard and Ministry of Environment have approved the proposed dock;
- b. access to the Bamfield waterline is provided."

"Carried"

51. RD06003 - LPV Land Development, Rezoning Application, Lot 1, District Lot 148, Alberni District Plan 9464, Electoral Area "D" (Sproat Lake).



Moved by P. Cote, seconded by G. Wong, "That this correspondence be received and that the Board of Directors concur with the recommendation of the Sproat Lake Advisory Planning Commission and proceed with first reading of Bylaw P1177 subject to:

- a. the applicant agreeing to a covenant that prevents commercial rental, including weekly and daily rental;
- b. the applicant agreeing to a covenant that limits the density to eight units and limits the size of the units to 1500 square feet or floor area;
- c. the applicant agreeing to a covenant that prevents fee simple subdivision or a bare land strata subdivision;
- d. the applicant agreeing to a covenant that requires a vegetative leave strip on the side yards of the property and a 40-foot set-back from Sproat Lake;
- e. the applicant demonstrating that potable water can be provided for the proposed development;
- f. meeting the requirements of technical referral agencies; and,

that the public hearing for Bylaw P1177 be delegated to the Director for Electoral Area "D", her alternate Director or the Chairperson of the Regional District Board."

"Carried"

52. Moved by P. Cote, seconded by T. Bennett, "That Bylaw P1177, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

53. SD06014 - Charlton, Application for Relaxation of Section 944 of the Local Government Act, Lot E, Section 88, Clayoquot District, Plan VIP58617, Electoral Area "D" (Sproat Lake), 10145 Stirling Arm Crescent.
Moved by P. Cote, seconded by T. Bennett, "That this correspondence be received and the Manager of Planning and Development be asked to speak to this application."

"Carried"



54. The Manager of Planning and Development handed out a map to Directors outlining the proposed subdivision plan and said the Sproat Lake Advisory Planning Commission voted in favour of granting the waiver to the frontage.
55. Moved by P. Cote, seconded by P. Edwards, "That the Board of Directors concur with the recommendation of the Sproat Lake Advisory Planning Commission and waive the 10% frontage relaxation for subdivision application SD01014."

"Carried"

56. RF06002 - Sherwood/Bowerman, Text Amendment and Rezoning. Moved by G. Wong, seconded by P. Edwards, "That Bylaw P1174, Regional District of Alberni-Clayoquot Zoning Text Amendment be adopted."

"Carried"

57. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1175, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

58. AF06003 - Wiebe, ALR Application, Lot A, Plan 1768, District Lot 146, Alberni District, 6445 Cypress Blvd., Electoral Area "F" (Cherry Creek). Moved by G. Wong, seconded by S. Ochman, "That this correspondence be received and that the Board of Directors concur with the recommendation of the Cherry Creek Advisory Planning Commission and forward this application to the Land Commission."

"Carried"

CHAIRPERSON'S REPORT

59. Moved by T. Bennett, seconded by S. Ochman, "That the Chairperson's report for November 2006 be received for information."

"Carried"

UNFINISHED BUSINESS

60. Moved by T. Bennett, seconded by D. St. Jacques, "That the Alberni-Clayoquot Regional District Short Term Action Plan dated November 16, 2006 be received."

"Carried"



NEW BUSINESS

61. Moved by M. Kokura, seconded by D. St. Jacques, "That the Board of Directors send condolence cards to the Matheson and Coulson families."

"Carried"

62. Moved by T. Bennett, seconded, by C. Solda, "That the following late item be allowed for consideration by the Board of Directors: sending a letter to the Minister of Forests with a copy of the recent newspaper article showing a ship load of logs leaving Port Alberni for Japan."

"Carried"

63. Moved by M. Kokura, seconded by T. Bennett, "That the Board of Directors forward a letter to the Minister of Forest regarding the export of raw logs with a copy of the newspaper article with a shipload of logs leaving Port Alberni for Japan."

"Carried"

64. Moved by S. Ochman, seconded by D. St. Jacques, "That the Board of Directors send a card to Mayor Ken McRae congratulating him on his recent marriage."

"Carried"

65. Moved by T. Bennett, seconded by C. Solda, "That the following late item be allowed for consideration by the Board of Directors: sending a letter of congratulations to the District of Ucluelet for their recent awards in China."

"Carried"

66. Moved by T. Bennett, seconded by C. Solda, "That the Board of Directors forward a letter to the District of Ucluelet congratulating them on the awards they received at the United Nations Awards in China recently."

"Carried"

67. Moved by M. Kokura, seconded by C. Solda, "That the following late item be allowed for consideration by the Board of Directors: developing a policy on a second route in/out of the Alberni Valley."

"Carried"



68. Moved by M. Kokura, seconded by P. Cote, "That the Regional District meet with the City of Port Alberni to develop a policy on which second route in/out of the Alberni Valley should be pursued."

"Carried"

MEETING SCHEDULE

69. Moved by T. Bennett, seconded by S. Ochman, "That the Regional District meeting schedule for the month of December 2006 be received with the following addition: Electoral Area Directors' Meeting, Thursday, December 7th, 2:00pm in the Regional District Office."

"Carried"

QUESTION PERIOD

70. Mr. Paul Pashnik said he was here this evening because it was reported at the November 9th South Long Beach Official Community Plan Public Hearing in Ucluelet that a bylaw would be on the Board agenda this evening for second and third reading. Mr. Pashnik asked why the bylaw was not on the agenda this evening. Director Bennett reported that he was advised by planning staff that with the recent storm in Port Alberni and other staffing issues, the public hearing minutes from November 9th had not been completed, therefore the bylaw is not on the agenda this evening. Mr. Stuckenberg, Manager of Planning and Development reported on the plans for the adoption of the South Long Beach Official Community Plan. He said the Bylaw will on the agenda for the January 2007 Board of Directors meeting.
71. Mrs. Wendy Ewing expressed concerns with the big mess on the roads in the Sproat Lake area from the recent storm. She said the Faber Road/Stirling Arm Crescent area is a real mess with branches everywhere and trees on power lines. She asked if there was anything the Regional District could do to assist in the clean-up. The Administrator advised that Emcon Services looks after roads in the Regional District. Staff will contact Emon Services to find out what their plans are for clean-up of the area.
72. Moved by T. Bennett, seconded by D. St. Jacques, "That this meeting now stand adjourned."
- "Carried"
73. The meeting adjourned at 8:24 p.m.



Certified Correct:

Hira Chopra,
Chairperson

Robert A. Harper,
Administrator