



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

**WEDNESDAY, JANUARY 24, 2007**

**REGIONAL DISTRICT BOARD ROOM**

Present: Chairperson: Hira Chopra, Directors: Tony Bennett, Penny Cote, Patty Edwards, John Fraser, Mike Kokura, Ken McRae, Glenn Wong, NTC Representative: Kelly Poirier, Alternate Director: Keith Wyton.

Regrets: Director: Dianne St. Jacques

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, Officer in Charge, Port Alberni RCMP Detachment.

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. Frank Ullmann, Ministry of Tourism, Sport and the Arts be invited to address the Regional District Board."

"Carried"

3. Mr. Ullmann said he is with the Recreation Sites and Trails Section of the Ministry of Tourism, Sport and the Arts. He said the Ministry of Forests recently handed over the recreation section to his Ministry. Mr. Ullmann looks after lands outside Provincial Parks in the South Island and Sunshine Coast areas. Mr. Ullmann said that one of the main objectives of the Ministry is to maintain existing trail services. Mr. Ullmann said he was here this evening to present the concept of the Regional District entering into a partnership with the Ministry to maintain recreation trails in and around the Alberni Valley. He said the partnership would not include a large commitment of funding from the Regional District, just some seed money and assistance to manage the trails. He said an agreement between the Regional District and the Ministry of Tourism, Sport and the Arts would need to be drafted. Mr. Ullmann said a key item to this proposal is that the Crown Provincial would keep ownership of the trails, which means the Crown would assume all liabilities if an agreement could be reached with the Regional



District. Mr. Ullmann said he was here this evening to put the idea on the table and see if the Regional District would be interested in forming a partnership with the Ministry to build a nice trail system in the Alberni Valley. The delegation answered questions from Directors.

4. The Chairperson thanked Mr. Ullmann for his presentation and said that staff will be in touch with him.
5. Moved by K. McRae, seconded by P. Edwards, "That Ms. Stacey Robins, Martin Mars Alliance Team be invited to address the Board of Directors."

"Carried"

6. Ms. Robins thanked the Board for the opportunity to speak this evening. She said the purpose of her presentation was to ask the Regional District for support in the form of a letter, stating that the Regional District supports keeping one of the Martin Mars Aircraft on static display in a museum in Port Alberni as a heritage attraction. She said the British Columbia Aviation Council, a not for profit organization and the non-profit Glenn L. Martin Maryland Aviation Museum in Middle River, Maryland, USA announced their alliance to acquire both of the Martin Mars Water Bombers currently for sale by TimberWest. She said her group, along with the BC Aviation Council are putting together a bid to have one of the bombers on static display in Maryland and one on static display in Port Alberni. She said as part of the bidding process, they need support from local government. Mr. Dwayne Parfitt, President of the Alberni Valley Chamber of Commerce spoke in favour of the proposal. Ms. Robins advised that she made a presentation to Port Alberni City Council, but they did not get a commitment from the City as they are advocating to keep the Martin Mars operating in the valley. Ms. Robins said that without support from the Regional District, they may not be putting in a bid on Monday. The delegation answered questions from Directors.

"Carried"

7. Moved by K. Wyton, seconded by G. Wong, "That the Board of Directors write a letter to TimberWest indicating that the Regional District supports keeping the Martin Mars Water Bombers in the Alberni Valley as an ongoing operating entity and, failing that, keeping one in the Alberni Valley as a static display."

"Carried"

8. The Chairperson thanked Ms. Robins for the work she has done on this proposal.



### **ADOPTION OF MINUTES**

9. Moved by T. Bennett, seconded by P. Edwards, "That the minutes from the regular Board of Directors meeting held on December 8, 2006 be adopted as circulated."

"Carried"

10. Moved by T. Bennett, seconded by M. Kokura, "That the To-Do List as of January 17, 2007 be received for information."

"Carried"

### **COMMITTEE AND OTHER APPOINTMENTS**

11. Moved by T. Bennett, seconded by P. Edwards, "That the Board of Directors approve the following committee appointments for 2007:

#### **Committee-of-the-Whole**

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

#### **Fisheries Resource Committee**

- Dianne St. Jacques, Chairperson
- John Fraser
- Ken McRae
- Glenn Wong
- Tony Bennett
- Kelly Poirier
- Stefan Ochman
- Andrew Day
- Dennis Chalmers
- Bill Shaw
- Don Hall



- Moses Martin

**Alberni Valley Emergency Planning Committee**

- Ken McRae
- Patty Edwards
- Penny Cote
- Glenn Wong
- Hira Chopra
- Mike Kokura

**Electoral Area Directors (quarterly meetings)**

- Penny Cote
- Glenn Wong
- Patty Edwards
- Tony Bennett
- Mike Kokura
- Stefan Ochman

**West Coast Directors (quarterly meetings)**

- Tony Bennett
- Dianne St. Jacques
- John Fraser

**Agricultural Advisory Committee**

- Bill Thompson, Chairperson
- Glenn Wong
- Mike Kokura
- Terry Shannon
- Dorothy Brookes
- Lyle Price
- Ann Collins
- John Oostrom
- Lisa Aylard
- Ron Emblem
- Jennifer Dyson
- Vicki Lee

**Solid Waste Plan Monitoring Advisory Committee**  
**Alberni Valley Landfill**

- Mike Kokura, Chairperson



- Penny Cote
- Glenn Wong
- Patty Edwards
- Drew Hadfield
- Guy Cicon
- Ed Walsh
- Gary Swann
- Frank Stini
- Dr. Fritz Zens
- Al McGill

**Solid Waste Plan Monitoring Advisory Committee**  
**West Coast Landfill**

- Dianne St. Jacques, Chairperson
- John Fraser
- Drew Hadfield
- Mark Livingstone
- Chris Bird
- Arlene Armstrong
- Leif Pederson
- Al McGill
- Bill Fox

“Carried”

12. Moved by M. Kokura, seconded by T. Bennett, “That the Board of Directors approve the following appointments to outside boards, agencies, commissions for 2007:

**Pacific Rim Tourism Association**

- John Fraser

**Catalyst Community Relations**

- Ken McRae

**Municipal Finance Authority**

- Mike Kokura
- Hira Chopra, Alternate

**Regional Aquatic Management Board**

- Tony Bennett
- Dianne St. Jacques, Alternate



**Municipal Insurance Association of BC**

- Mike Kokura
- Hira Chopra, Alternate

**E911 Corporation**

- Ken McRae
- Hira Chopra, Alternate

**Treaty Advisory Committee**

- Mike Kokura

**Alberni Valley Chamber of Commerce**

- Glenn Wong

**Vancouver Island Regional Library Board**

- Patty Edwards
- Penny Cote, Alternate

**Pacific Oil & Gas Exploration**

- Hira Chopra

**Law Enforcement Consultative Committee**

- Glenn Wong

**A.V. Museum & Heritage Board**

- Penny Cote

**Clayoquot Biosphere Trust**

- Clive Pemberton
- Marissa Bennett, Alternate

**Coastal Communities Network**

- Ken McRae

**Beaufort Community Watershed Committee**

- Mike Kokura
- Patty Edwards
- Glenn Wong

**Central West Coast Forest Society**

- Tony Bennett

**Air Quality Council**



- Patty Edwards

**Local Marine Advisory Group**

- Stefan Ochman

**Weyerhaeuser Certification Team**

- Ken McRae

**Alberni Valley Spirit of BC Committee**

- Hira Chopra

**Clayoquot Sound Central Region Board**

- Mike Kokura

“Carried”

**COMMUNICATIONS/CORRESPONDENCE FOR ACTION**

13. Correspondence from the BC Rural Network regarding 2007 AGM & Workshop, March 1 & 2, 2007, Smithers, BC.  
Moved by T. Bennett, seconded by M. Kokura, “That this correspondence be received.”

“Carried”

14. Letter dated January 11, 2007 from the West Coast Vancouver Island Aquatic Management Board requesting funding support for 2007.  
Moved by T. Bennett, seconded by M. Kokura, “That this correspondence be referred to the 2007 budget discussions.”

“Carried”

15. Correspondence dated January 17, 2007 from the Federation of Canadian Municipalities regarding New Funding Opportunity for Municipal Solid Waste Projects.  
Moved by M. Kokura, seconded by T. Bennett, “That this correspondence be received.”

“Carried”

16. Correspondence from the Municipal Finance Authority of British Columbia regarding the 2007 Financial Forum and Annual General Meeting, March 14 & 15, 2007, Vancouver, BC.



Moved by T. Bennett, seconded by G. Wong, "That Director Kokura be authorized to attend the Municipal Finance Authority of BC, 2007 Financial Forum and Annual General Meeting in Vancouver, March 14 & 15<sup>th</sup>, 2007."

"Carried"

### **DELEGATION**

17. Moved by T. Bennett, seconded by P. Cote, "That Mr. Bob Collins be invited to address the Regional District Board."

"Carried"

18. Mr. Collins said he was here to discuss the appalling condition of the south bank of Sproat River. He said the area is in bad shape and is being used as a landfill site for dead animals, bear carcasses, appliances, sofas etc. Mr. Collins said that area residents have done some cleanup of the site in the past. Mr. Collins asked the Regional District Board to gate the area to stop vehicle traffic, or for the Regional District to conduct regular clean-up of the area. Mr. Collins said this area is very visible to visitors to our region and mess is not very good for tourism. The delegation answered questions from Directors.

19. The Chairperson thanked Mr. Collins for bringing this issue to the Board's attention.

20. Moved by M. Kokura, seconded by P. Cote, "That Regional District staff be instructed to develop a budget and work with the Sproat Lake Advisory Planning Commission to come up with a proposal for clean-up of the south bank of Sproat River."

"Carried"

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

21. Moved by T. Bennett, seconded by M. Kokura, "That the following correspondence be received for information: Union of British Columbia Municipalities re: Report on Involvement and Opportunities for UBCM Administered Programs, 2007 UBCM Membership, Gas Tax Agreement - Community Works Fund Payment, Ministry of Environment re: Landslides in Beaufort Range, Ministry of Community Services and Minister Responsible for Seniors' and Women's Issues re: Launch of New Programs, Community Opportunities Task Force Report, Ministry of Agriculture and Lands re: Float Cabins in Barkley Sound, Scott Fraser, MLA, Alberni/Qualicum re: Public Access



to the Comox Main Line, Ministry of Forests and Range and Minister Responsible for Housing re: Martin Mars Water Bombers, The Corporation of the City of North Vancouver re: Resolution Supporting Renewal of Funding for the National Homelessness Initiative, Municipality of North Cowichan re: Terasen Gas Line Locate Policy, Coastal Community Network re: Support for an Act to Protect Heritage Lighthouses (Bill S-220), re: Log Export Review, BC Chamber of Commerce re: BC Oil & Gas Opportunities Summit, Sproat Lake Community Association re: Annual General Meeting Minutes, Aleata Carpenter re: Proposed Trailway Connecting Seaton to Somass Park, Majorie Jarrett re: Log Train Trail, Mark Sundstrom re: Log Train Trail, License Inspectors' & Bylaw Officers' Association of BC re: LIBOA Conference."

"Carried"

22. Moved by T. Bennett, seconded by G. Wong, "That the correspondence from Union of British Columbia Municipalities regarding the School Community Connections funding opportunity be forwarded to School District No. 70."

"Carried"

23. Moved by T. Bennett, seconded by P. Cote, "That the Board of Directors forward letters to the Member of Parliament and the Ministers for the following departments: Environment Canada, Parks Canada and Fisheries and Oceans Canada supporting the Bill S-220, An Act to Protect Heritage Lighthouses."

"Carried"

24. Moved by M. Kokura, seconded by K. McRae, "That the Board of Directors forward a letter to the Honourable Rich Coleman, Minister of Forests and Range supporting MLA Scott Fraser's letter of concern regarding denying public access to the Comox Main Line."

"Carried"

25. Moved by G. Wong, seconded by P. Edwards, "That staff be instructed to provide additional information on the Gas Tax Agreement - Community Works Fund Payment for the next Committee-of-the-Whole meeting."

"Carried"

## **REPORTS**

26. Moved by T. Bennett, seconded by P. Cote, "That the Building Report for the



month of December 2006 be received for information.”

“Carried”

27. Director McRae provided an update on the Coastal Communities Network. He is attending an all day meeting on Friday in Nanaimo and they are meeting with the Ministry of Environment next week. Topics to be discussed include the 2007 hake allocation.
28. Director McRae reported on the Weyerhaeuser Certification Team. He said at their last meeting they heard a presentation for Western Forest Products.
29. Moved by T. Bennett, seconded by K. Wyton, “That the verbal reports from Director McRae be received.”

“Carried”

30. Director McRae provided an update on the Island/Coastal Economic Trust meeting held in Courtenay last Friday. He said they will be coming out very soon with a program.  
Moved by P. Cote, seconded by T. Bennett, “That this verbal report be received.”

“Carried”

### **STAFF REPORTS**

31. Moved by T. Bennett, seconded by M. Kokura, “That the Administrator’s Report dated January 18, 2007 be received for information.”

“Carried”

32. Moved by T. Bennett, seconded by P. Cote, “That the Planning Department Report dated January 19, 2007 be received for information.”

“Carried”

33. Moved by T. Bennett, seconded by P. Edwards, “That the Financial Manager’s Report dated January 16, 2007 be received for information.”

“Carried”

34. Moved by M. Kokura, seconded by T. Bennett, “That the Manager of Environmental Services Report dated January 16, 2007 be received for



information.”

“Carried”

### **OTHER REPORTS**

35. Moved by T. Bennett, seconded by P. Edwards, “That the following reports be received for information: E911 - Yearly Fire & First Responder Calls and E911-Monthly Firecall Totals - 2006.”

“Carried”

36. Moved by T. Bennett, seconded by P. Edwards, “That the Spirit of BC Update for January 15, 2007 be received.”

“Carried”

37. Inspector Gordon Wellar reported on a meeting he had recently with the District Manager. Inspector Wellar said they are seeking another full-time position in the Alberni Valley and looking at an Island District Traffic Section. Moved by G. Wong, seconded by T. Bennett, “That the Port Alberni RCMP Detachment written and verbal report be received for information.”

“Carried”

### **ADMINISTRATION**

38. Administrative Memo regarding the Parcel Tax Roll Review Panel. Moved by T. Bennett, seconded by P. Cote, “That the Board of Directors:
- a. Set the date for the Parcel Tax Roll Review Panel sitting for Monday, February 26, 2007, 10:00 am in the Regional District Board Room;
  - b. Appoint any three electoral area directors or their alternates to the Parcel Tax Roll Review Panel.”

“Carried”

39. Administrative Memo regarding a Second Highway to Highway 19. Moved by T. Bennett, seconded by K. McRae, “That this correspondence be



received and that the Board of Directors endorse the route for the second highway to Highway 19 proposed by Charlie Haggard, namely from the Loon Lake turnoff on Highway 4, along the south side of Horne Lake, connecting with the Horne Lake Road west of Spider Lake.”

“Carried”

40. Administrative Memo regarding Advertising Legal Notices Online.  
Moved by T. Bennett, seconded by P. Edwards, “That the Regional District Board of Directors submit the following resolution to the Association of Vancouver Island and Coastal Communities for debate:

WHEREAS the Community Charter requires that if a local government needs to publish a notice, it must be in a newspaper that circulates in the community;

AND WHEREAS local online news services also serve the communities and have increasing readership;

NOW THEREFORE BE IT RESOLVED that the Province of British Columbia be requested to amend the Community Charter to permit a local government to advertise in a recognized local online news service to satisfy the notice provisions of the Charter.”

“Carried”

41. Administrative Memo regarding Alberni Valley Enhancement Association - Support of Funding Application.  
Moved by G. Wong, seconded by P. Cote, “That the Board of Directors support the Alberni Valley Enhancement Association’s application of the Pacific Salmon Foundation for funding of continued improvements to Kitsuksis Creek, Roger Creek, and some streams crossed by the Log Train Trail.”

“Carried”

42. Administrative Memo regarding the Agricultural Advisory Committee - Terms of Reference.  
Moved by G. Wong, seconded by M. Kokura, “That the Board of Directors approve the following Terms of Reference of the Agricultural Advisory Committee:

**Terms of Reference**



Provide advisory recommendations to the Board of Directors and Agriculture Land Commission on land use within the Agriculture Land Reserve and policies affecting the development of agri-business opportunities;

Provide assistance to the Regional District in dealing with complaints and neighbor conflicts relating to agriculture;

Provide an opportunity for local farmers to educate elected and government officials on agricultural issues and enlist their support in lobbying senior levels of government;

Provide a venue for elected and government officials, public, and farmers to work together on issues of common interest;

Review all official community plan and zoning amendments, subdivision, and development permit applications relating to agriculture;

Provide recommendations on all ALR applications and proposed changes in the regulations under the *Agricultural Land Commission Act*;

Plan and organize Farm Tours, seminars, and meetings with the Regional District, Agriculture Land Commission, affected property owners, and where appropriate, conduct site / farm inspections;

Promote the exchange of information between the Agricultural Advisory Committee, Regional District, NGO's, and the provincial and federal government agencies to remedy potential land use conflicts between agriculture and fisheries.

### **Membership**

The Agricultural Advisory Committee will nominate members to fill any vacancies, or add a new member from any sector of agriculture that it feels is not currently represented on the Agricultural Advisory Committee. The Board reserves the right to appoint the members of the Agricultural Advisory Committee that are in the best interests of the Regional District.

### **Structure & Procedures**

The AAC will elect a Chairperson and Secretary, call their meetings, record the minutes, and provide recommendations to the Regional Board and Agriculture Land Commission in writing. The AAC must conduct its meetings in accordance with the *Local Government Act* and *Community Charter*, particularly as it relates to open meetings and conflict of interest. The Regional District Staff will attend most meetings and accompany members of the AAC on the site inspections.

### **Frequency of Meetings**

The AAC meets as required, at the call of the Chairperson.”



“Carried”

43. Administrative Memo regarding 2007 Schedule for Public Hearings, Advisory Planning Commission, and Agricultural Advisory Committee meetings.  
Moved by M. Kokura, seconded by T. Bennett, “That the Board of Directors receive the 2007 meeting schedule for the Public Hearings, Advisory Planning Commission, and Agriculture Advisory Committee meetings, and refer the schedule to the planning commissions and agriculture committee to be ratified.”

“Carried”

44. Administrative Memo regarding Sewage Regulations.  
Moved by T. Bennett, seconded by P. Cote, “That the Board of Directors send a letter to the Association of Vancouver Island and Coastal Communities requesting they arrange a day long session to develop proposals on sewage regulations for consideration at the April 2007 convention and further, that the UBCM's Environmental Committee and representatives of the Vancouver Island Health Authority be requested to attend the session.”

“Carried”

45. Administrative Memo regarding Project Authorization - Bamfield Water System Upgrade & Bell/Stuart Road Water System Municipal Rural Infrastructure Grant Application.

Moved by K. Wyton, seconded by M. Kokura, “That this correspondence be received and that the Board of Directors:

- a. Authorize staff to proceed with a grant application for funding of 2/3's of the cost to upgrade the water distribution system in Bamfield through the Municipal Rural Infrastructure Program;
- b. Authorize staff to proceed with a grant application for funding of 2/3's of the cost to install a water distribution system in the Bell/Stuart Road area of Electoral Area “D” (Sproat Lake) through the Municipal Rural Infrastructure Program;
- c. Authorize staff to apply for additional grants through the ‘Towns of for Tomorrow’ Grant Program to provide additional funding not

covered in the Federal and Provincial portions of the Municipal Rural Infrastructure Grants.”

“Carried”



### **FINANCES**

46. Moved by T. Bennett, seconded by P. Edwards, "That the Financial Statements dated January 1 - December 31, 2006 be received."

"Carried"

47. Moved by T. Bennett, seconded by G. Wong, "That Bylaw F1072, Temporary Loan Authorization Bylaw No. 1, 2007 be read a first time."

"Carried"

48. Moved by M. Kokura, seconded by T. Bennett, "That Bylaw F1072, Temporary Loan Authorization Bylaw No. 1, 2007 be read a second time."

"Carried"

49. Moved by T. Bennett, seconded by J. Fraser, "That Bylaw F1072, Temporary Loan Authorization Bylaw No. 1, 2007 be read a third time."

"Carried"

50. Moved by M. Kokura, seconded by P. Edwards, "That Bylaw F1072, Temporary Loan Authorization Bylaw No. 1, 2007 be adopted."

"Carried"

### **PLANNING MATTERS**

51. Director Cote left the meeting at 7:49 p.m. due to a conflict of interest.

52. Administrative Memo regarding Correction of Development Variance Permit No. DVD06003, Cote.  
Moved by T. Bennett, seconded by G. Wong, "That the Board of Directors re-issue development variance permit No. DVD06003, varying Section 200, Zoning District, Acreage Residential (RA1) District, of Bylaw 15 to 4.7 feet."

"Carried"

53. Director Cote re-entered the meeting at 7:50 p.m.

54. RD06003 - VanVliet, 10010 Lakeshore Road, Application for Rezoning, Lot 1,



District Lot 148, Alberni District, Plan 9464, Electoral Area "D" (Sproat Lake).  
Moved by P. Cote, seconded by K. Wyton, "That the Public Hearing Minutes for Bylaw P1177 be received."

"Carried"

55. Moved by P. Cote, seconded by M. Kokura, "That Bylaw P1177, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

56. Moved by P. Cote, seconded by G. Wong, "That Bylaw P1177, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

57. RF06010 - Frechette, Application for Rezoning, 6126 Renton Road, Electoral Area "F" (Cherry Creek).  
Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1171, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

58. RF06006 - Atherton/McManus, Application for Rezoning, 6182 Cherry Creek Road, Electoral Area "F" (Cherry Creek).  
Moved by G. Wong, seconded by K. Wyton, "That Bylaw P1167, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

59. RC04013 - Millin, et al, Application for Rezoning, Kvarno Island, Electoral Area "C" (Long Beach).  
Moved by T. Bennett, seconded by G. Wong, "That this correspondence be received and that the Board of Directors concur with the recommendation of the Long Beach Advisory Planning Commission and:

- a. Rescind third reading of Bylaw P1132;
- b. Instruct staff to hold another public hearing;
- c. Delegate the public hearing for Bylaw P1132 to Director Bennett, his alternate Director, or the Chairperson of the Regional District Board."



“Carried”

60. Moved by T. Bennett, seconded by P. Cote, “That third reading of Bylaw P1132, Regional District of Alberni-Clayoquot zoning Atlas Amendment be rescinded.”

“Carried”

61. RC06008 - Arnold, Application for Rezoning, 2355 Tofino-Ucluelet Highway, Electoral Area “C”, Long Beach.  
Moved by T. Bennett, seconded by G. Wong, “That Bylaw P1170, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted.”

“Carried”

62. RC06014 - Witt, Application for Rezoning, Lot E, Section 18, Clayoquot District, Plan VIP58657, 98 Sutton Road, Port Albion, Electoral Area “C” (Long Beach).  
Moved by T. Bennett, seconded by P. Cote, “That this correspondence be received and that the Board of Directors concur with the recommendation of the Long Beach Advisory Planning Commission and proceed with first reading of Bylaw P1180 subject to the following:
- a. applicant to demonstrate that the soil conditions are capable of supporting sewage disposal to the Vancouver Island Health Authority requirements for the size of system required for this proposal;
  - b. the subject property is to be brought into compliance with ‘all’ bylaw requirements and regulations, ie. compliance to permitted uses, building setbacks, vehicle parking and storage etc.;
  - c. current site survey prepared by a registered BC Land Surveyor confirming location of buildings, structures and watercourses;
  - d. applicant to demonstrate that suitable building sites are available within the subject lot providing compliance with all bylaw building location and siting requirements;
  - e. applicant agreeing to registering a suitably worded covenant limiting the number of cottages to two (2); and;

that the public hearing for Bylaw P1180 be delegated to the Director for Electoral Area “C”, his alternate or the Chairperson of the Regional District Board.”



“Carried”

63. Moved by T. Bennett, seconded by P. Cote, “That Bylaw P1180, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time.”

“Carried”

64. Administrative Memo regarding Staff Report of the Public Hearing held on November 9, 2006 for Bylaw No. P1166, South Long Beach (Area C) Official Community Plan.

Moved by T. Bennett, seconded by G. Wong, “That having reviewed staff and delegate’s reports of the public hearing held on November 9, 2006 for the South Long Beach (Area C) Official Community Plan, the Board resolves that it:

- a. has received Appendix “A”, “B”, “C”, and “D” attached to and forming part of this report;
- b. accepts Appendix “B” and “C” as the Minutes of the Public Hearing held on November 9, 2006;
- c. has considered the Staff and Delegate’s report of the Public Hearing held on November 9, 2006;
- d. has received and considered Director Bennett’s additional recommendations dated January 24, 2007;
- e. has considered Bylaw P1166, South Long Beach (Area C) Official Community Plan in conjunction with the Regional District’s Financial Plan;
- f. has considered Bylaw P1166, South Long Beach (Area C) Official Community Plan in conjunction with the Solid Waste Management Plan.”

“Carried”

65. Moved by T. Bennett, seconded by M. Kokura, “That Bylaw P1166, Regional District of Alberni-Clayoquot South Long Beach (Electoral Area C) Official Community Plan be read a second time.”

66. Moved by T. Bennett, seconded by M. Kokura, “That Bylaw P1166, Regional District of Alberni-Clayoquot South Long Beach (Electoral Area C) Official Community Plan be amended as follows:



- a. Delete Section 3.4.2 (d) in the Official Community Plan and substitute the following:

*“The Alberni-Clayoquot Regional District supports and encourages the dedication to Crown of leave strips that may form part of an existing or proposed park, and the bed of all creeks, streams, and watercourses shown in Map No. 2 for all subdivisions adjacent to a watercourse.”*

- b. Delete Section 3.5.2 (f) in the Official Community Plan and substitute the following:

*“Erosion control features are encouraged to minimize sediment flows into any watercourse.”*

- c. Section 8.2.3 (b) in the Official Community Plan, delete bullet 8, and substitute the following:

*“Habitat conservation alternatives would be approved by the appropriate Municipal, Provincial or Federal Authority”*

- d. Delete Part 5.9 in the Table of Contents in the Official Community Plan and substitute the following:

*“5.9 Resource - Sand, Gravel, Mining, and Energy Production.”*

- e. Delete the introduction (first paragraph) in Section 5.9 in the Official Community Plan and substitute the following:

*“The Plan acknowledges the existence of sand and gravel extraction operations on Crown Lands located in the vicinity of the District of Ucluelet’s well head at the Junction. The plan for further acknowledges that mineral extraction and energy production is authorized and controlled by the Ministry of Energy Mines and Petroleum Resources.”*

- f. Delete Section 4.12.2 (a) in the Official Community Plan and substitute the following:

*“The Alberni-Clayoquot Regional District will work with the First Nations, Federal and Provincial governments, District of Ucluelet, District of Tofino to establish a water servicing plan*



*based on utilizing the water in Kennedy Lake as the main source for potable water for the West Coast Peninsula.”*

- g. In Section 1.1.4 in the Official Community Plan, add the following definition:

*“Farming: growing, producing, raising or keeping animals or plants, including for fibre and fuel, or other organically derived products of those plants or animals, associated activities, clearing, draining, irrigating, or cultivating land; using farm machinery, equipment, devices, materials and structures; processing or direct marketing by a farmer of the products raised on a farm but does not include: the growing, producing, or raising of fur bearing animals, compost based mushroom production or commercial scale swine and cattle production.”*

- h. Add two new sections, 5.7.2 (j) and 5.8.2 (k) in the Official Community Plan, which read as follows:

*“5.7.2 (j) The Alberni-Clayoquot Regional District will encourage agriculture on private forest lands on parcels over 20-ha.”*

*“5.8.2 (j) The Alberni-Clayoquot Regional District will encourage agriculture on Crown forest lands on parcels over 20-ha.”*

- i. Add the following sentence at the end of paragraph 2 in the introduction to Section 4.0 in the Official Community Plan:

*“The services would need to meet the Vancouver Island Health Authority’s Standards.”*

- j. Add the following phrase at the end of Section 6.3.1 (b) in the Official Community Plan:

*“... in accordance with the provincial drinking water regulations.”*

- k. In Section 3.8.2 (c) in the Official Community Plan delete ‘archaeological inventory and impact’ and substitute the following:



*“archaeological overview.”*

- I. Delete the cross hatched, light green designation of ‘Resource Crown Forestry’ on all of Lot 23, Clayoquot District shown in Map No. 3 - Land Use Designations in the Official Community Plan, and substitute with:

*“solid, light green showing a ‘Resource-Private Forestry’ designation.”*

- m. In Section 1.1.4 in the Official Community Plan, Glossary of Terms used in the OCP, delete the definition of ‘cabin’ and substitute the following:

*“Cabin or Cottage: is a small scale seasonal dwelling (excluding a recreational vehicle or motorhome) that is occupied for a short term or seasonal basis, nightly, weekly, or monthly rental by visitors, tourists, or seasonal workers, but may be constructed and occupied as a permanent accessory residential use where specifically permitted by zoning.”*

- n. Delete the first sentence in paragraph four of Section 1.2.2, Economic Environment, and substitute the following:

*“A range of residential and accommodation uses - traditional single family, seasonal, recreational and bed and breakfast accommodation - are found along the Tofino-Ucluelet Highway, mainly in the Willowbrae and Millstream neighborhoods, along Thorton Road, Port Albion Road and in Port Albion.”*

- o. Delete Section 5.4.2 (b) in the Official Community Plan and substitute the following:

*“Permitted uses in the areas designated Recreational Commercial includes campground or recreational vehicle park with cabins or cottages, mountain-biking and bicycle rentals, kayak, canoe, camping and surfing equipment*

*rentals, arts and crafts production and sales, sales of tourism activities such as fishing charters, marine and wildlife tours.”*



- p. Add the following new sentence in Section 4.5.2 (c):

*“Lot 111 (know as Staple Island), Clayoquot District, may be subdivided into lots less than 2.0 hectares (4.94 acres), provided the average lot size is 2.0 hectares (4.94 acres) or greater in area, and no more than a total of 14 lots are created.”*

“Carried”

67. The main motion, as amended, was

“Carried”

68. Moved by T. Bennett, seconded by P. Edwards, “That a second hearing for Bylaw P1166 be held for Bylaw P1166, and that the public hearing be delegated to the Director for Electoral Area “C”, his Alternate Director, or the Chairperson of the Regional Board.”

“Carried”

#### **CHAIRPERSON’S REPORT**

69. Moved by T. Bennett, seconded by M. Kokura, “That the Chairperson’s report for January 2007 be received for information.”

“Carried”

70. Moved by K. McRae, seconded by M. Kokura, “That the Board of Directors forward a letter to the Provincial Government expressing the Board’s disappointment that the Provincial Negotiators did not attend the Maa-nulth Treaty signing presentation on January 10, 2007.”

“Carried”

#### **UNFINISHED BUSINESS**

71. Moved by M. Kokura, seconded by T. Bennett, “That the Alberni-Clayoquot Short Term Action Plan be received.”

“Carried”

#### **DIRECTOR’S DECLARATIONS**

72. Director Cote advised that she received a \$500.00 cheque from Rainbow Gardens and she donated the \$500.00 to the Rainbow Gardens auxiliary



account.

### **NEW BUSINESS**

73. Moved by T. Bennett, seconded by K. McRae, "That the Regional District Board allow the following topic for consideration as a late item: authorizing Director Wong's attendance at a couple of upcoming Vancouver Island Health Authority meetings."

"Carried"

74. Moved by T. Bennett, seconded by K. McRae, "That Director Wong be authorized to attend a meeting with the Vancouver Island Health Authority next Monday and the Healthy Living forum in February 2007."

"Carried"

75. Moved by K. Wyton, seconded by K. McRae, "That the Board of Directors allow the following topic for consideration as a late item: Petition for a Tariff for Log Exports."

"Carried"

76. Moved by K. Wyton, seconded by P. Edwards, "That the Regional District Board receive and support the petition for a Tariff for Log Exports and that the Regional District Office serve as a place where people can sign the petition."

"Carried"

### **MEETING SCHEDULE**

77. Moved by M. Kokura, seconded by T. Bennett, "That the Regional District meeting schedule for the month of February 2007 be received."

"Carried"

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

78. Moved by M. Kokura, seconded by P. Cote, "That the meeting be closed to the public to discuss litigation or potential litigation affecting the Regional District."

"Carried"

79. The meeting was closed to the public at 8:18 p.m.

80. The meeting was re-opened to the public at 8:40 p.m.



81. Moved by M. Kokura, seconded by J. Fraser, "That this meeting now stand adjourned."

"Carried"

82. The meeting adjourned at 8:41 p.m.

Certified Correct:

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Hira Chopra,  
Chairperson

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Robert A. Harper,  
Administrator