



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, JUNE 27, 2007

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.

Staff: Robert A. Harper, Administrator, Wendy Thomson, Deputy Corporate Secretary, Mike Irg, Senior Planner.

Other: Staff Sargent Lee Omilusik, 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 J. Fraser, "That Neil Malbon, Manager, McLean Mill and the Tin Pants Theatre Group be invited to address the Regional District Board."

"Carried"

3. Mr. Malbon provided Directors with an overview of activities this year at McLean Mill and outlined some new initiatives. Upcoming events at the Mill: June 30th - Robbery, July 1st - Golden Oldies Car show, July 7 & 8th - Forest Festival. Mr. Malbon handed out copies of the McLean Mill brochure. He introduced this years Tin Pants Theatre group. The group performed two songs for the Board.

4. The Chairperson thanked the delegation for their presentation.

5. Moved by M. Kokura, seconded by T. Bennett, "That Mr. Sean Flynn, Greenmax Resources be invited to address the Regional District Board."

"Carried"

6. Mr. Flynn said the South Island Woodlot Association is holding their 20th Annual General Meeting and Convention of the BC Federation of Woodlot Associations and Woodlot Product Development Council, September 27 to 29, 2007 in Port Alberni. Mr. Flynn said they are anticipating approximately 300 participants at the event, bringing substantial income into the region. The theme of this year's



annual general meeting is *Steaming Ahead - Ride the Woodlot Train*. Mr. Flynn said Woodlot licensees, private forest landowners, forest ministry personnel, forestry business owners and contractors from around the province will be in Port Alberni to attend this convention. Mr. Flynn requested financial support from the Regional District in the amount of \$3,000.00 towards the event. Mr. Flynn answered questions from Directors.

7. The Chairperson thanked Mr. Flynn for his presentation.
8. Moved by M. Kokura, seconded by K. McRae, "That Derek Appleton, Sproat Lake Incorporation Committee be invited to address the Regional District Board."

"Carried"
9. Mr. Appleton thanked the Board for their ongoing support and outlined the role of the Sproat Lake Incorporation Committee. Mr. Appleton reported that the Committee has written the Province requesting that a referendum not be held at this time for the incorporation of Sproat Lake. He said the Committee has decided not to hold a referendum at this time, with the option to re-visit a referendum as circumstances warrant. Mr. Appleton discussed the public meetings that were held in Sproat Lake and outlined the advantages of incorporation. Mr. Appleton said with little or no tax increases, property owners would be interested in the incorporation of Sproat Lake. Mr. Appleton thanked Directors for the opportunity to speak and answered questions from Directors.
10. The Chairperson thanked Mr. Appleton for his presentation.
11. Moved by M. Kokura, seconded by P. Cote, "That Mr. Jack Klock be invited to address the Board of Directors."

"Carried"
12. Mr. Klock said he was here this evening speaking as a taxpayer and handed around copies of a map he devised to assist in explaining his proposal to Directors. Mr. Klock said he has drawn a plimsoll line along the elevation of Sutton Pass, which encompasses the Alberni Valley. Mr. Klock asked the Board of Directors to declare that the plimsoll line and anything below, the Alberni Valley Watershed. Mr. Klock answered questions from Directors.
13. Moved by P. Edwards, seconded by G. Wong, "That the Board of Directors declare the plimsoll line proposed by Mr. Jack Klock and everything below as the Alberni Valley Watershed."



14. Moved by M. Kokura, seconded by T. Bennett, "That the above resolution be referred to staff for comments."

"Carried"

15. The Chairperson thanked Mr. Klock for his presentation.

ADOPTION OF MINUTES

16. Moved by M. Kokura, seconded by G. Wong, "That the minutes from the regular Board of Directors meeting held on May 23, 2007 be adopted as circulated."

"Carried"

17. Moved by T. Bennett, seconded by M. Kokura, "That the To-Do List as of June 20, 2007 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

18. Memorandum dated June 8, 2007 from the Union of British Columbia Municipalities regarding 2007 Resolutions Deadline - June 30th.
Moved by T. Bennett, seconded by M. Kokura, "That this correspondence be received."

"Carried"

19. Moved by T. Bennett, seconded by D. St. Jacques, "That the Board of Directors submit the following resolution to the Union of British Columbia Municipalities 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 advertize in a recognized local online news service to satisfy the notice provisions of the Charter.”

“Carried”

20. Moved by T. Bennett, seconded by D. St. Jacques, “That the Board of Directors submit the following resolution to the Union of British Columbia Municipalities for debate:

WHEREAS timber on private lands may be harvested without regard to the rate of harvest and to lower standards than timber harvested on public land;

AND WHEREAS watersheds and property owners downstream of timber harvesting activities meeting only those lower standards area adversely affected;

THEREFORE BE I RESOLVED that the UBCM petition the Province of BC to require timber harvesting on private lands to meet the same standards that are required for harvesting on public lands especially with regard to rate of cut, riparian area protection and public input to proposed logging plans.”

“Carried”

21. Director Wong left the meeting at 6:51 p.m.
22. Letter dated June 4, 2007 from the Island Corridor Foundation regarding Permissive Tax Exemption.
Moved by M. Kokura, seconded by T. Bennett, “That this correspondence be received and staff be requested to come back with the financial impact of a tax exemption for property owned by the Island Corridor Foundation in the electoral areas of the Alberni-Clayoquot Region.”

“Carried”

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

23. Moved by M. Kokura, seconded by D. St. Jacques, “That the following correspondence be received for information: Union of British Columbia Municipalities re: Call for Nominations for UBCM Executive, 2007 West Nile Virus



Risk Reduction Initiative Application, Single Business Licence Initiative, Long Service Awards, Federation of Canadian Municipalities re: FCM Chooses New President, Table Officers, Coastal Community Network re: Funding for Local Arts and Heritage Activities, Ministry of Agriculture and Lands re: Beaufort Range, Ministry of Community Services & Minister Responsible for Seniors' and Women's Issues re: Incorporation Study for the Community of Bamfield, re: World Elder Abuse Awareness Day, Ministry of Public Safety and Solicitor General re: Victim Witness Program and Local Search and Rescue Organizations, Ministry of Health re: Bill 10 - Tobacco Sales Amendment Act, 2007, Heather Washburn re: Thank-you for Help in Facilitating and Carrying out Broom Busting Activities, Bob Hickman, Ministry of Transportation re: Kitsuksis Street, BC Bikerace re: Use of the Log Train Trail and Regional District Land on July 3rd for the BC Bike Race, Staples McDannold Stewart re: Regulation of Activities Within Watersheds and Ministry of Transportation re: BC Ferries Route 40."

"Carried"

24. Moved by S. Ochman, seconded by T. Bennett, "That staff be instructed to review Bamfield incorporation in relation to the Report of the Task Force on Community Opportunities and Treaty Settlement as referred to in the letter from the Minister of Community Services."

"Carried"

REPORTS

25. Moved by T. Bennett, seconded by M. Kokura, "That the Building Report for the month of May 2007 be received for information."

"Carried"

26. Director Edwards provided an update on the Vancouver Island Regional Library Board. The VIRLB is looking for support for Bill C-458 Private Members Bill. Director Edwards said this bill is designed to protect Canadian libraries' access to concessionary postal rates for mailing library books. She said the reduced Library Book rate is very important to the VIRLB because it allows them to economically mail library books to branches which are too remote to receive library van deliveries and to remote customers. Director Edwards said that Canada Post only guarantees a reduced Library Book Rate until January, 2008 and the loss of the Library Book Rate would be very costly to libraries across Canada.



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

"Carried"

27. Moved by P. Edwards, seconded by S. Ochman, "That the Board of Directors forward a letter to Dr. James Lunney, MP, urging him to support Private members Bill C-458."

"Carried"

28. Director Bennett provided an update on the Central West Coast Forest Society. He said there is some opportunity for stream restoration and the Society will be looking for funding next year for restoration.
Moved by K. McRae, seconded by M. Kokura, "That this verbal report be received."

"Carried"

29. Staff Sargent Lee Omilusik provided an update on the Port Alberni RCMP Detachment. There were 1300 calls for service in May. The RCMP are working on a Crime Reduction Strategy for the fall.
Moved by T. Bennett, seconded by M. Kokura, "That this verbal report be received."

"Carried"

30. Director McRae reported on the West Island Woodlands Advisory Group. They have completed the certification with Western Forest Products. Director McRae said he is working on getting First Nations representation on the Advisory Group.
Moved by T. Bennett, seconded by D. St. Jacques, "That this verbal report be received."

"Carried"

31. Director Edwards reported on the Air Quality Council meeting held on May 29th. The Council continues to monitor the air quality in the Alberni Valley. She outlined some of the project they are working on including idle free signage for school zones. The Council is also working on developing a web site.
Moved by P. Edwards, seconded by P. Cote, "That this verbal report be received."

"Carried"



STAFF REPORTS

32. Moved by D. St. Jacques, seconded by T. Bennett, "That the Administrator's Report dated June 12, 2007 be received for information."

"Carried"

33. Moved by T. Bennett, seconded by P. Cote, "That the Planning Department Report dated June 21, 2007 be received for information."

"Carried"

34. Moved by T. Bennett, seconded by P. Edwards, "That the Financial Manager's Report dated June 19, 2007 be received for information."

"Carried"

35. Moved by T. Bennett, seconded by D. St. Jacques, "That the Manager of Environmental Services Report for June 2007 be received for information."

"Carried"

OTHER REPORTS

36. Moved by K. McRae, seconded by D. St. Jacques, "That the News Release and Report from the Ministry of Forests and Range titled: Review of the Port Alberni Forest Industry be received."

"Carried"

37. Director McRae reported on an Aboriginal Aquaculture Association meeting he attended yesterday in Campbell River. He said First Nations are concerned about the report from the Province regarding Fish Farms. He said they found the report insulting, referring to First Nations as stakeholders. Director McRae said a letter has been sent to the Premier expressing their concerns.

Moved by K. McRae, seconded by T. Bennett, "That this verbal report be received."

"Carried"

38. Director McRae reported that he represented the Regional District at the Federation of Canadian Municipalities Convention recently. He said the conference was all to do with dollars and cents. The main topic was the GST



and one cent of the GST coming back to communities. Director Fraser commented that the one cent is scaled for larger cities and he would like to see it planned for all communities, not just communities with 25,000+ population. Director McRae said he also attended a rural forum. He was very vocal about the forest and fishing industry going down hill and that communities need to have more say.

Moved by K. McRae, seconded by M. Kokura, "That this verbal report be received."

"Carried"

38. Director Cote reported on her attendance at the CAVI Water Sustainability Workshop recently in Victoria. She said it was a very good workshop and there was interesting information on water buckets. Director Cote asked staff to get copies of the water bucket information for Directors.

Moved by P. Cote, seconded by P. Edwards, "That this verbal report be received."

"Carried"

ADMINISTRATION

39. Administrative Memo regarding Broom Busting - June 3 to Jun 9th in the Alberni Valley.

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

"Carried"

40. Administrative Memo regarding Alberni Valley Landfill - North Clay Berm - Award of Tender.

Moved by M. Kokura, seconded by S. Ochman, "That the Board of Directors award the contract for the construction of a clay berm on the north boundary of the future fill area of the Alberni Valley Landfill to Denis Francoeur Backhoeing for \$134,820.27 (including GST); based on the tender quantities provided by McGill and Associates for this project."

"Carried"

41. Administrative Memo regarding Sproat Lake Parks - Maintenance Contract.

Moved by P. Cote, seconded by P. Edwards, "That the Board of Directors award the contract for maintenance of the Sproat Lake parks and trails to Sproat Lake



Forestry Services Ltd. for an hourly rate of \$25.00 per hour based on the park duties as outlined in the request for proposals.”

“Carried”

42. Administrative Memo regarding Salmon Beach Sewage Fees.
Moved by T. Bennett, seconded by M. Kokura, “That this correspondence be received.”

“Carried”

43. Moved by T. Bennett, seconded by M. Kokura, “That Bylaw F1074, Salmon Beach Sewage Collection Fee, 2007 be read a first time.”

“Carried”

44. Moved by T. Bennett, seconded by D. St. Jacques, “That Bylaw F1047, Salmon Beach Sewage Collection Fee, 2007 be read a second time.”

“Carried”

45. Moved by T. Bennett, seconded by P. Edwards, “That Bylaw F1047, Salmon Beach Sewage Collection Fee, 2007 be read a third time.”

“Carried”

46. Moved by T. Bennett, seconded by K. McRae, “That Bylaw F1047, Salmon Beach Sewage Collection Fee, 2007 be adopted.”

“Carried”

47. Administrative Memo regarding Connector Road Study.
Moved by M. Kokura, seconded by D. St. Jacques, “That the Board of Directors award the contract to undertake the connector Road Study to R.F. Binnie & Associates Ltd. for a cost not to exceed \$30,080.00.”

“Carried”

48. Administrative Memo regarding Building Bylaw Amendment.
Moved by T. Bennett, seconded by P. Edwards, “That this correspondence be received.”

“Carried”



49. Director Wong re-entered the meeting at 7:52 p.m.
50. Moved by T. Bennett, seconded by P. Cote, "That Bylaw PS1005-3, Building Bylaw, 2007 be read a first time."
"Carried"
51. Moved by M. Kokura, seconded by T. Bennett, "That Bylaw PS1005-3, Building Bylaw, 2007 be read a second time."
"Carried"
52. Moved by T. Bennett, seconded by P. Cote, "That Bylaw PS1005-3, Building Bylaw, 2007 be read a third time."
"Carried"
53. Moved by M. Kokura, seconded by T. Bennett, "That Bylaw PS1005-3, Building Bylaw, 2007 be adopted."
"Carried"

FINANCES

54. Moved by T. Bennett, seconded by D. St. Jacques, "That the Financial Statements dated January 1 to May 31, 2007 be received."
"Carried"

PLANNING MATTERS

55. Administrative Memo regarding Approval of Development Permit Application DVE07004, Gibson/Shoquist, Electoral Area "E" (Beaver Creek).
Moved by P. Edwards, seconded by T. Bennett, "That this correspondence be received and that the Board of Directors concur with the recommendation of the Beaver Creek Advisory Planning Commission and issue Development Variance Permit No. DVE07004."
"Carried"
56. Administrative Memo regarding SE06024 - Gibson/Shoquist, 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 this correspondence be received and that the Board of Directors concur with the recommendation of the Beaver Creek Advisory Planning Commission and waive the ten percent road frontage requirement for the proposed subdivision of Lots B and C, as shown on the attached proposed subdivision layout, prepared by a BC Land Surveyor."

"Carried"

57. Administrative Memo regarding Amendment of Development Permits DPD06010 and DPD06011 - Great Central Holdings Ltd. Inc. No. 689572 - Mark and Mike Marley, Electoral Area "D" (Sproat Lake).

Moved by P. Cote, seconded by T. Bennett, "That this correspondence be received and that the Board of Directors concur with the recommendation of the Sproat Lake Advisory Planning Commission and amend DPD06010 and DPD06011 by adding the following clauses:

- a. In Development Permit DPD06010, add the following clauses:

Form and Character for the Campground

All drawings and internal proposed lot lines may be adjusted by twenty percent (20%) upwards or downwards, inwards or outwards from any dimensions or lines contained in Development Permit drawings, and lot layout for a subdivision of the property provided that any such adjustment complies with the Regional District of Alberni-Clayoquot Zoning Bylaw 1971, and any other competent bylaws administered by the Regional District of Alberni-Clayoquot. The number of lots may be reduced by any number of lots or increase by one lot provided the changes comply with the Regional District of Alberni-Clayoquot Zoning Bylaw 15 and any other competent bylaws administered by the Regional District of Alberni-Clayoquot.

- b. In Development Permit DPD06011, add the following clauses:

All drawings and internal proposed lot lines may be adjusted by twenty (20%) upwards or downwards, inwards or outwards from any dimensions or lines contained in Development Permit drawings and lot layout for a subdivision of the property provided that any such adjustment complies with the Regional District of Alberni-Clayoquot Zoning Bylaw 1971, and any other competent bylaws administered by the Regional District of Alberni-Clayoquot. The number of lots may be reduced by any number of lots or increase



by one lot provided the changes comply with the Regional District of Alberni-Clayoquot Zoning Bylaw 15 and any other competent bylaws administered by the Regional District of Alberni-Clayoquot.”

“Carried”

58. Administrative Memo regarding Parkland Dedication - Great Central Holdings Ltd.

Moved by P. Cote, seconded by T. Bennett, “That this correspondence be received and that the Board of Directors concur with the recommendation of the Sproat Lake Advisory Planning Commission and approve, pursuant to Section 941 of the local Government Act, the dedication of the parkland shown in the plans of subdivision of Lot 1, District Lot 282, Alberni District, Plan VIP69720 and Lot 1, District Lot 282, Alberni District, Plan VIP69719.”

“Carried”

59. Administrative Memo regarding Great Central Holdings Ltd. – Frontage Waiver for a subdivision of Lot 1, plan VIP69719, Parcel A (DD17599N) exclusive of public road both of District Lot 282, Alberni District, and Lot 1, Plan VIP69720, District Lot 283, Alberni District.

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 waive the 10 percent road frontage requirement under Section 944 of the Local Government Act for the subdivision of Lot 1, Plan VIP69719, Alberni District, District Lot 282; Lot 1, Plan VIP69720, Alberni District, District Lot 283; and Parcel A (DD17599N) exclusive of public road, Alberni District, District Lot 282 for:

- a. For Lots A and C shown in Plan 1;
- b. For Lots 1, 2, 9, 10, 11, 20, 21, 29, 30 and 31 shown in Plan 2;
- c. For all lots shown in Plan 3, subject to Great Central Holdings Ltd. registering a covenant on the title of the proposed lots to ensure that the siting of all buildings and structures comply with the Alberni-Clayoquot Zoning Bylaw 1971.”

“Carried”

60. WA07015 - Crown Lease Application, University of Victoria - Neptune Canada, Unsurveyed Crown foreshore or land covered by water being part of the bed of Alberni Inlet, Clayoquot District and Trevor Channel, Barclay District, Electoral Area “F” (Cherry Creek) and Electoral Area “A” (Bamfield).

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 Bamfield Advisory Planning Commission and Cherry Creek Advisory Planning Commission and support this proposal subject to compliance to all technical referral agency requirements.”

“Carried”

61. LB07003 - Statutory Right-of-Way, BC Hydro and Power Authority, Blocks 1 - 5, District Lot 42A E&N, Plan 464, Alberni District, Vicinity of Kitsuksis Creek, Electoral Area “B” (Beaufort).

Moved by M. Kokura, seconded by P. Edwards, “That this correspondence be received and that the Board of Directors concur with the recommendation of the Beaufort Advisory Planning Commission, approving this application and recommend:

- a. the 20 metre (66 foot) Statutory Right-of-Way be alternatively established as a dedicated public road right-of-way and that it be extended southward to include the intersection with Knox Street;
- b. formal consensus that the Ministry of Transportation is in agreement to road dedication;
- c. if there is no valid tenure on the east/west road off of Kitsuksis travelling through Crown held District Lot 42A, Alberni District the Ministry of Agriculture and Lands arrange to have vehicular access from this lot to the public road system recommissioned;
- e. compliance to all other technical referral agency requirements.”

“Carried”

CHAIRPERSON’S REPORT

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

“Carried”

UNFINISHED BUSINESS

63. Moved by T. Bennett, seconded by D. St. Jacques, “That the Alberni-Clayoquot Regional District Short Term Action Plan be received.”

“Carried”



64. Moved by M. Kokura, seconded by T. Bennett, "That the Board of Directors award a special events grant in the amount of \$750.00 to the South Island Woodlot Association towards their 20th Annual General Meeting and Convention, September 27 to 29, 2007 in Port Alberni, BC."

"Carried"

NEW BUSINESS

65. Moved by S. Ochman, seconded by T. Bennett, "That the following individuals be appointed to the Bamfield Advisory Planning Commission for a two year term: Rick McLeod, Rae Hopkins, Sherella Wyton, Max Salamon, Phil Lavoie, Tanya Porter and the following individuals be appointed as advisors to the Bamfield Advisory Planning Commission: Tavi Kristjan and Peter Horton."

"Carried"

66. Moved by D. St. Jacques, seconded by K. McRae, "That Director Cote be appointed to the City of Port Alberni Community Forest Advisory Committee."

"Carried"

67. Moved by P. Cote, seconded by G. Wong, "That the following individuals be appointed to the Sproat Lake Advisory Planning Commission for a one year term: Walter Konkin and Penny Paul."

"Carried"

MEETING SCHEDULE

68. Moved by T. Bennett, seconded by D. St. Jacques, "That the Regional District meeting schedule for the month of July 2007 be received."

"Carried"

RECESS TO IN-CAMERA

69. Moved by T. Bennett, seconded by M. Kokura, "That the meeting be closed to the public to discuss matters relating to labour or other employee relations and litigation or potential litigation affecting the Regional District."

"Carried"

70. The meeting was closed to the public at 8:12 p.m.



71. The meeting was re-opened to the public at 9:56 p.m.
72. Moved by T. Bennett, seconded by D. St. Jacques, "That a Special Board of Directors Meeting be held on Monday, July 9, 2007 in the Regional District Board Room at 1:00 p.m. to discuss litigation or potential litigation affecting the Regional District."

"Carried"
73. Moved by M. Kokura, seconded by D. St. Jacques, "That this meeting now stand adjourned."

"Carried"
74. The meeting adjourned at 9:57 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert A. Harper,
Administrator