



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, JULY 25, 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: Wendy Thomson, Deputy Corporate Secretary, Mike Irg, Acting Manager of Planning, Drew Hadfield, Manager of Environmental Services, Tracy Bond, Secretary

Other: Officer-in-Charge Inspector Gordon Wellar, Port Alberni RCMP Detachment

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

DELEGATIONS

2. Moved by T. Bennett, seconded by M. Kokura, "That Ms. Sadie Greenaway, Executive Director, Kakawis Family Development Centre be invited to address the Regional District Board."

"Carried"

3. Ms. Greenaway told the Board of Directors that the Kakawis Family Development Centre has purchased the Beaver Creek Elementary School. Ms. Greenaway announced that the Centre received funding today from the BC Housing Corp. to renovate the buildings. The Centre hopes to be up and running by early next year. Kakawis is a non-profit Aboriginal Family Alcohol and Drug Treatment Centre - only one of four currently in Canada. They are very pleased to be entering our community and are open to comments and suggestions. Staff from the Centre are already moving into the community and more staff will be hired.

The Chairperson thanked Ms. Greenaway for her report and welcomed the Kakawis Family Development Centre into the Community.



ADOPTION OF MINUTES

4. Moved by M. Kokura, seconded by G. Wong, "That the minutes from the regular Board of Directors meeting held on June 27, 2007 be adopted as amended."

"Carried"

5. Moved by P. Edwards, seconded by G. Wong, "That the minutes from the Special Board of Directors meeting held on July 9, 2007 be adopted as circulated."

"Carried"

6. Moved by S. Ochman, seconded by P. Edwards, "That the To Do List as of July 18, 2007 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

7. Letter dated July 4, 2007 from Beach Bus Lines Inc. regarding an application with BC Passenger Transportation Board for a reduction in bus service that will affect service between Tofino and Ucluelet.

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

"Carried"

8. Correspondence dated July 13, 2007 from the Union of British Columbia Municipalities regarding a proposed meeting of Regional Hospital Districts on August 2, 2007 in Richmond, BC.

Moved by K. McRae, seconded by P. Cote, "That the Chair of the Alberni-Clayoquot Regional Hospital District be authorized to attend this meeting."

"Carried"

9. Correspondence dated July 13, 2007 from the Honourable Ida Chong, Minister of Community Services and Minister Responsible for Seniors' and Women's Issues regarding meeting request form for UBCM Convention.

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

"Carried"



10. Correspondence dated July 17, 2007 from the District of Ucluelet regarding a letter of support in favour of Ucluelet's Additional Hotel Room Tax. Moved by T. Bennett, seconded by K. McRae, "That this correspondence be received and that a letter of support in favour of Ucluelet's 'Additional Hotel Room Tax' - 2% Increase - To Achieve Resort Community Status be sent."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

11. Moved by K. McRae, seconded by D. St. Jacques, "That the following correspondence be received for information: Homeowner Protection Office re: Important Changes to the Homeowner Protection Act, Union of British Columbia Municipalities re: 2007 Resolutions, Federation of Canadian Municipalities re: Brock Carlton named new FCM Chief Executive Officer, Ministry of Tourism, Sport and the Arts re: BC Ferries' Route 40 Discovery Coast Passage, City of Coquitlam re: Translink Fare Increases, Regional District of Nanaimo re: Property Tax Exemption (Mt. Arrowsmith Regional Park) Bylaw No. 1529, City of Greenwood re: Current Instability of BC Forest Sector, Fresh Outlook Foundation re: Building Sustainable Communities Conference - November 20th to 22nd in Kelowna, BC."

"Carried"

REPORTS

12. Moved by M. Kokura, seconded by P. Edwards, "That the Building Report for the month of July 2007 be received for information."

"Carried"

13. Director Wong reported that the Chamber of Commerce tourism ambassadors at Cathedral Grove have a concern with the traffic going through. The mix of tourists and large commercial and industrial vehicles is an accident in waiting. There are still a few questions to be answered before the Hotel Room Tax is completed. Moved by G. Wong, seconded by P. Cote, "That this verbal report be received."

"Carried"

14. Director McRae provided an update on the Coastal Communities Network. The Network is working towards more First Nation involvement and soliciting new members. They are also currently at work on a workshop scheduled for next year. D. St. Jacques told the Board that the Coastal Communities Network is



also looking at First Nations and other Coastal Communities and how they do business with each other. This fall there will be a review of membership and the costs involved.

Moved by K. McRae, seconded by D. St. Jacques, "That this verbal report be received."

"Carried"

15. Director Chopra provided an update on the Island Coastal Economic Trust. The Trust has received two applications from our area. One from Ucluelet and one from Port Alberni.

Moved by D. St. Jacques, seconded by P. Edwards, "That this verbal report be received."

"Carried"

16. Director St. Jacques reported that the Regional Aquatic Management Board is looking at applying to the Moore Foundation in the United States for funding. A report was received from the Department of Fisheries and Oceans regarding the Log Spill at Nootka Island. 14,000 cubic meters spilled off the barge and 12,000 cubic meters have been retrieved.

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

"Carried"

STAFF REPORTS

17. Moved by T. Bennett, seconded by M. Kokura, "That the Planning Department Report dated July 19, 2007 be received for information."

"Carried"

18. Moved by T. Bennett, seconded by D. St. Jacques, "That the Financial Manager's Report dated July 18, 2007 be received for information."

"Carried"

19. Moved by D. St. Jacques, seconded by P. Cote, "That the Manager of Environmental Services Report dated July 17, 2007 be received for information."

"Carried"



OTHER REPORTS

20. Director McRae advised Directors that there are a number of upcoming meetings regarding the Future of Forestry in the Alberni Valley. Director McRae requested a volunteer from the Regional Board attends these meetings. Chairperson Hira Chopra volunteered to attend these meetings.
Moved by K. McRae, seconded by P. Cote, "That this verbal report be received."

"Carried"

21. Moved by K. McRae, seconded by T. Bennett, "That the Chair of the Alberni-Clayoquot Regional District be appointed to sit in on the meetings of the Future of Forestry Review in the Alberni Valley."

"Carried"

22. Director McRae and Director St. Jacques advised Directors that Hake have not yet arrived in our waters. They are hopeful the fish will arrive by August.

23. Director McRae reported on a July 13th Railroad meeting. There has been success in killing the weeds on the rail lines. On September 12th and 13th a company from Oregon will be coming to show their infrared technology in eliminating weeds. This has been successful in the United States. It is hoped that the line between Port Alberni and Parksville will be up and running by the time the North American Indigenous Games come to our area. There was a discussion on bridges and associated costs. The railway committee is planning some fund raising opportunities in the future. There was a discussion regarding concern that some trails in the Victoria and Nanaimo areas are too close to rail lines.

Moved by J. Fraser, seconded by S. Ochman, "That this verbal report be received."

"Carried"

ADMINISTRATION

24. Moved by T. Bennett, seconded by P. Cote, "That Bylaw No. R1019, Sproat Lake Community Parks Regulation Bylaw be read a first time."

"Carried"



25. Moved by P. Cote, seconded by T. Bennett, "That Bylaw No. R1019, Sproat Lake Community Parks Regulation Bylaw be read a second time."

"Carried"

26. Moved by P. Cote, seconded by G. Wong, "That Bylaw No. R1019, Sproat Lake Community Parks Regulation Bylaw be read a third time."

"Carried"

27. Moved by P. Cote, seconded by G. Wong, " That Bylaw No. R1019, Sproat Lake Community Parks Regulation Bylaw be adopted."

"Carried"

28. Administrative Memo regarding Railway Tax Exemption Impact.
Moved by M. Kokura, seconded by T. Bennett, "That this memo be received for information."

"Carried"

29. Administrative Memo regarding Phase 2 - UBCM Community Tourism Funding Program.
Moved by T. Bennett, seconded by G. Wong, "That this correspondence be received and referred to the next quarterly meeting of the Electoral Area Directors."

"Carried"

30. Administrative Memo regarding Solid Waste Management Plan - Progress Update Meeting with Tseshaht First Nation's Council.
Moved by G. Wong, seconded by P. Cote, "That this memo be received for information."

"Carried"

31. Moved by D. St. Jacques, seconded by T. Bennett, "That the Board of Directors support the request of the Pacific Rim Bear Smart Committee to request the Ministry of Transportation install Bear Encounter signage along Highway 4, west of Port Alberni."

"Carried"



FINANCES

32. Moved by T. Bennett, seconded by M. Kokura, "That the Financial Statements dated January 1, 2007 to June 30, 2007 be received."

"Carried"

PLANNING MATTERS

33. RA07003 (6471234 Canada Inc. - Mike Schenk), Electoral Area "A" (Bamfield). Moved by S. Ochman, seconded by M. Kokura, "That the Public Hearing Minutes dated July 17, 2007 be received."

"Carried"

34. Moved by S. Ochman, seconded by M. Kokura, "That Bylaw No. P1185, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

35. Moved by S. Ochman, seconded by T. Bennett, "That Bylaw No. P1185, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

36. SD07001 (Glace Capital Corp) 9484 Salal Road, 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 that \$34,500.00 cash in lieu of parkland be provided by the owners of Lot 1, District Lot 98, Alberni District, Plan 8808 to meet the requirements of Section 941 of the Local Government Act."

"Carried"

37. SE06013 (Simister) 5825 Saunders 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 waive the 10 percent road frontage requirement for the proposed subdivision of Lot B, as shown on the proposed subdivision layout prepared by a BCLS."

"Carried"



38. Moved by P. Edwards, seconded by T. Bennett, "That the Report and Public Hearing Minutes for Bylaws P1183, P1184 (RE06015), P1187, P1188 (RE06015), and P1189 (RE06015) be received."

"Carried"

39. RE06011(G. & C. MacDonald, D. Wilson, J. McManus, Agent) 6512 Smith Road, Electoral Area "E" (Beaver Creek).
Moved by P. Edwards, seconded by G. Wong, "That Bylaw No. P1187, Beaver Creek Official Community Plan Amendment Bylaw be read a second time."

"Carried"

40. Moved by P. Edwards, seconded by G. Wong, "That Bylaw No. P1187, Beaver Creek Official Community Plan Amendment Bylaw be read a third time."

"Carried"

41. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw No. 1188, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

42. Moved P. Edwards, seconded by T. Bennett, "That Bylaw No. 1188, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

43. RE07001 (R & R. Crozier, J. McManus, Agent) 5653 Kitsuksis Street, Electoral Area "E" (Beaver Creek).
Moved by P. Edwards, seconded by M. Kokura, "That Bylaw No. 1189, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

44. Moved by P. Edwards, seconded by S. Ochman, "That Bylaw No. 1189, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

45. RE06015 (Dennis Primmatt) 6266 Karen Place, Electoral Area "E" (Beaver Creek).



Moved by P. Edwards, seconded by T. Bennett, "That Bylaw No. 1183, Beaver Creek Official Community Plan Amendment Bylaw be read a second time."

"Carried"

46. Moved by P. Edwards, seconded by M. Kokura, "That Bylaw No. 1183, Beaver Creek Official Community Plan Amendment Bylaw be read a third time."

"Carried"

47. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw No. 1184, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a second time."

"Carried"

48. Moved by P. Edwards, seconded by M. Kokura, "That Bylaw No. 1184, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a third time."

"Carried"

49. RF06007 (Zeal Holdings) Sherwood Road, Electoral Area "F" (Cherry Creek)
Moved by G. Wong, seconded by M. Kokura, "That Bylaw No. P1168, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be adopted."

"Carried"

50. South Long Beach Official Community Plan, Electoral Area "C" (Long Beach)
Moved by T. Bennett, seconded by D. St. Jacques, "That the Board of Directors receive the memorandum regarding Bylaw No. P1166, South Long Beach Official Community Plan."

"Carried"

51. Moved by T. Bennett, seconded by D. St. Jacques, "That Regional District of Alberni-Clayoquot South Long Beach (Electoral Area C) Official Community Plan be adopted."

"Carried"

52. WC07008, WC074009, WC07010 and WC07011 (0778992 BC Ltd.), Electoral Area "C" (Long Beach)
Moved by T. Bennett, seconded by K. McRae, "That the Board of Directors



receive the memorandum and pass a resolution to support all four applications subject to compliance to all technical referral agency requirements.”

“Carried”

53. LC07004 (Creative Salmon Company Ltd.) Warne Bay, Tofino Inlet, Electoral Area “C” (Long Beach)

Moved by T. Bennett, seconded by K. McRae, “That the Board of Directors receive this report and concur with the staff recommendation to approve the licence of occupation subject to the following:

- i) compliance to all requirements of the technical referral agencies;
- ii) no hindrance to navigation with the Tofino Inlet;
- iii) confirmation that an approved waste management plan is in place for mort and operational waste”

“Carried”

54. WC07006 (Northwest Aquaculture Ltd.) Effingham Inlet, Electoral Area “C” (Long Beach)

Moved by T. Bennett, seconded by S. Ochman, “That the Board of Directors receive this report and concur with the staff recommendation to approve the licence of occupation subject to the following:

- i) compliance to all technical referral agency requirements;
- ii) confirmation that the site has an approved waste management plan in place for sewage and garbage;
- iii) any building improvements above the high water mark are subject to Alberni-Clayoquot Regional District zoning building regulations.
- iv) the current lease is used actively”

“Carried”

55. LD07013 (Klitsa Creek Hydro Inc.) Klitsa Creek, Electoral Area “D” (Sproat Lake)

Moved by P. Cote, seconded by T. Bennett, “That the Board of Directors receive this report and concur with the staff recommendation to approve the licence of occupation subject to the following:

- i) applicant agreeing to and submitting a formal application to rezone the subject parcel from Forest Reserve (A4) District to Park and Public Use (P2) District;
- ii) compliance to all technical referral agency requirements;



- iii) all improvements constructed and maintained for the power generation site are to have no negative impact on water quality or the environment.”

“Carried”

56. LD07007 (Klitsa Creek Hydro Inc.) Southwest of Sproat Lake, Electoral Area “D” (Sproat Lake)

Moved by P. Cote, seconded by T. Bennett, “That the Board of Directors receive this report and concur with the staff recommendation to approve the temporary permit subject to the following:

- i) compliance to all technical referral agency requirements;
- ii) re-activation of the dormant forestry roads to be developed to approved engineering stands. Construction and maintenance are to pose no adverse affects to water quality or the environment.”

“Carried”

57. AE07001 (Francoeur) 6081 & 6091 Beaver Creek Road, Electoral Area “E” (Beaver Creek)

Moved by P. Edwards, seconded by P. Cote, “That the Board of Directors receive this report and support this application subject to:

- i) rezoning and subdivision, create two parcels out of the two existing irregular properties. This would involve creating one lot 2 acres in size fronting on Beaver Creek Road, then combining the balance of the two existing lots into one 3.3 acre lot

and forward this application to the Agricultural Land Commission for their adjudication.”

“Carried”

58. AF06005 (Asia Pacific Investors Ltd.) 6777 Cherry Creek Road, Electoral Area “F” (Cherry Creek)

Moved by G. Wong, seconded by T. Bennett, “That the Board of Directors receive this report and forward this application to the Land Commission.”

“Carried”

59. Memorandum regarding Water Use Planning for the Stamp, Sproat and Somass Watershed.

Moved by T. Bennett, seconded by P. Edwards, “That the Board of Directors receive this report and concur with the following recommendations:



- i) that the Regional Board authorize staff to participate on the Administrative and Steering Committees and authorize any Alberni Valley Director who wishes to attend to the Steering Committee;
- ii) the Regional District administer the funds for the Water Use Plan as in-kind service to the project;
- iii) the Regional District provide meeting rooms and assistance with public communications and information sessions.”

“Carried”

60. LCBE07003 (Chase and Warren Estates Wines) Application for a Special Event Area Endorsement.

Moved by J. Fraser, seconded by P. Cote, “That the Board of Directors pass a resolution approving a Special Events Area for a maximum of six (6) Special Events per year, permitting a capacity for up to 90 persons including staff. Special Events area to include the fermentation room, the viewing area in front of the winery building, and the concrete slab on the south side of the winery as denoted on the applicant’s layout plan bearing the Alberni-Clayoquot Regional District date stamped received April 27, 2007.”

“Carried”

61. Memo regarding Proposed Sale of Crown Land in Bamfield.

Moved by S. Ochman, seconded by T. Bennett, “That the Board of Directors oppose the sale of the following properties: Lot A, Section 19, Township 1, Barclay District, Plan 50543; Lots 9 and 10, Block 1, Section 19, Township 1, Barclay District, Plan 942; Lot 31, Block 3, Section 19, Township, Barclay District, Plan 942; and Block 23, Section 19, Township 1, Barclay District, Plan 942.”

“Carried”

CHAIRPERSON’S REPORT

62. Moved by T. Bennett, seconded by D. St. Jacques, “That the Chairperson’s report for July 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"

NEW BUSINESS

64. Moved by P. Cote, seconded by G. Wong, "That the following be considered for discussion as a late item: Sproat Lake Electoral Area applying for a Community Forest for the purpose of Sewage Disposal."

"Defeated"

65. Moved by G. Wong, seconded by T. Bennett, "That the following individuals be appointed to the Cherry Creek Advisory Planning Commission for a two year term: Gary Haggard, Russ Poirier, Omer Pelletier, Frank Kruks, Dave Chitty and Bill Moore."

"Carried"

66. Moved by T. Bennett, seconded by M. Kokura, "That the following individuals be appointed to the Long Beach Advisory Planning Commission for a two year term: Lindsay Grills, Lewis Duffy, Denise Reide, Scott MacDonald, Judy Gray, and that the following individual be appointed for a one year term: Gary Bingham."

"Carried"

MEETING SCHEDULE

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

"Carried"

RECESS TO IN-CAMERA

68. Moved by D. St. Jacques, seconded by K. McRae, "That the meeting be closed to the public to discuss matters relating to litigation or potential litigation affecting the Regional District."

"Carried"



69. The meeting was closed to the public at 7:30 p.m.
70. The meeting was re-opened to the public at 7:55 p.m.
71. Moved by S. Ochman, seconded by M. Kokura, "That this meeting now stand adjourned."

"Carried"
72. The meeting adjourned at 7:55 p.m.

Certified Correct:

Hira Chopra, Chairperson

Wendy Thomson,
Deputy Corporate Secretary