



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, OCTOBER 1, 2008

REGIONAL DISTRICT BOARD ROOM

Present: Chairperson: Hira Chopra, Directors: Tony Bennett, Patty Edwards, John Fraser, Mike Kokura, Ken McRae, Stefan Ochman, Dianne St. Jacques, Glenn Wong, Alternate Director: Rene Lacoursiere.

Staff: Robert A. Harper, Administrator, Wendy Thomson, Deputy Corporate Secretary, Mike Irg, 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 T. Bennett, seconded by K. McRae, "That Mr. Walt McAloney and Mr. Ken Sander, Alberni Valley Golf Club be invited to address the Regional District Board."

"Carried"

3. Mr. Sander thanked the Regional District Board for their ongoing support over the past six years and said he hopes Directors will once again grant their tax exemption request. Mr. Sander said the Alberni Valley Golf Club is a non-profit organization that has been in the Alberni Valley for over 75 years. The Club is an economic generator and deals with over 100 businesses local businesses. Mr. Sander said the Club employs 35 people during the busy months and 15 during the winter. They donate to over 50 local charities and raised \$45,000.00 at the Charity Golf Tournament this year. Mr. Sander said they continue to work hard to be a positive influence and attraction in the Alberni Valley. Mr. Sander provided an update on Club activities this year. Mr. Sander said the Alberni Valley Golf Club needs the continued support of the Regional District. He said without the tax exemption, it would be a critical blow to their economic viability. The delegation answered questions from Directors.
4. The Chairperson thanked Mr. Sander and Mr. McAloney for their presentation.



ADOPTION OF MINUTES

5. Moved by K. McRae, seconded by T. Bennett, "That the minutes from the regular Board of Directors meeting held on August 27, 2008 be adopted as circulated."

"Carried"

6. Moved by M. Kokura, seconded by T. Bennett, "That the To-Do List as of September 24, 2008 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

7. Letter dated August 26, 2008 from the Alberni Valley Golf Club requesting a property tax exemption for 2009.
Moved by G. Wong, seconded by K. McRae, "That staff be instructed to prepare property tax exemption bylaws for the Alberni Valley Golf Club and the Long Beach Golf Course for consideration at the October 22, 2008 Board of Directors meeting."

"Carried"

Director Kokura voted in the negative.

8. Letter dated September 10, 2008 from the Cherry Creek Waterworks District regarding support for the tax exemption to the Alberni Golf Club.
Moved by D. St. Jacques, seconded by T. Bennett, "That this correspondence be received."

"Carried"

9. Letter from the Long Beach Golf Course requesting a 2009 property tax exemption.
Moved by T. Bennett, seconded by D. St. Jacques, "That this correspondence be received."

"Carried"

10. Letter dated September 19, 2008 from the Alberni Valley Drag Racing Association requesting an extension on their lease at the Alberni Valley Airport.
Moved by S. Ochman, seconded by P. Edwards, "That this correspondence be received and staff be instructed to draft an agreement for the Alberni Valley Drag



Racing Association at the Alberni Valley Airport for consideration by the Board of Directors.”

“Carried”

11. Letter dated September 22, 2008 from the Tseshaht First Nation requesting a letter of support for the Tseshaht Legacy Project.
Moved by T. Bennett, seconded by M. Kokura, “That the Regional District forward a letter of support to the Tseshaht First Nation for the Tseshaht Legacy Project.”

“Carried”

12. Invitation from the Tseshaht First Nation to attend the One Year Anniversary Celebration of their new facility on Friday, October 10th, 3:30 at the Tseshaht Multiplex Building.
Moved by T. Bennett, seconded by K. McRae, “That this correspondence be received and contents noted.”

“Carried”

13. Letter dated September 30, 2008 from the Cherry Creek Waterworks District requesting a feasibility study grant.
Moved by M. Kokura, seconded by G. Wong, “That the Regional District apply on behalf of the Cherry Creek Waterworks District for a feasibility study grant.”

“Carried”

14. Moved by S. Ochman, seconded by K. McRae, “That the Regional District invite representatives from the Vancouver Island Health Authority to make a presentation to the Regional District Board on the Surface Water Treatment Policy 4-3-2-1.”

“Carried”

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

15. Moved by T. Bennett, seconded by D. St. Jacques, “That the following correspondence be received for information: Regional District of Nanaimo re: Support for Horne Lake Connector, Ministry of Community Development re: LocalMotion and Towns of Tomorrow Initiatives, Correctional Service Canada re: Restorative Justice Week, BC Land Title & Survey re: LTSA 2007/2008 Annual Report, Ombudsman re: Early Resolution Process, Union of British Columbia



Municipalities re: 2009 Community Health Promotion Fund, Fraser Basin Council re: News Release - Local and First Nations Governments Invited to Engage in Sustainability Planning, Ministry of Forests re: Update from Minister Bell and CUPW/STTP re: Thank-you.”

“Carried”

REPORTS

16. Moved by M. Kokura, seconded by T. Bennett, “That the Building Report for the month of August 2008 be received for information.”

“Carried”

17. Director Bennett provided an update on the Central West Coast Forest Society. The Lost Shoe restoration project is finished for this year. The Society continues to struggle for funding, but they are seeking other funding opportunities. Moved by D. St. Jacques, seconded by K. McRae, “That this verbal report be received.”

“Carried”

18. Director Edwards provided an update on the Emergency Planning Committee. The Emergency Planning booth at the fall fair was very successful this year. Director McRae said the booth was very well received with a lot of interest from younger people. Moved by P. Edwards, seconded by K. McRae, “That the minutes from the September 18, 2008 Emergency Planning Committee and verbal report be received for information.”

“Carried”

19. Director McRae reported on the West Island Woodlands Advisory Group meeting held on September 18th. He said that Western Forest Products is back in the group and it was their turn at the meeting. At the October 9th meeting it will be Island Timberlands’ turn. Director McRae stressed the importance for Island Timberlands to stay involved in certification. Moved by K. McRae, seconded by T. Bennett, “That this verbal report be received.”

“Carried”



20. Moved by K. McRae, seconded by S. Ochman, "That a strong letter be forwarded to Island Timberlands urging them to continue to be part of the certification process and to attend the West Island Woodlands Advisory Group meeting on the 9th of October, 2008."

"Carried"

21. Director McRae advised that the next meeting of the Island/Coastal Economic Trust Initiative will be held on October 17, 2008 in Port Alberni at the Regional District Office.
Moved by K. McRae, seconded by T. Bennett, "That this verbal report be received."

"Carried"

22. Moved by T. Bennett, seconded by K. McRae, "That the Regional District forward a letter to the Premier requesting the province to continue to provide funds to the Island Coastal Economic Trust."

"Carried"

23. Director Bennett provided an update on the Regional Aquatic Management Board and circulated copies of the highlights from the last meeting. He said their first priority is the Coastal Zone Management Plan.
Moved by K. McRae, seconded by S. Ochman, "That this verbal report be received."

"Carried"

STAFF REPORTS

24. Moved by M. Kokura, seconded by D. St. Jacques, "That the Administrator's report dated September 30, 2008 be received."

"Carried"

25. Moved by T. Bennett, seconded by K. McRae, "That the Planning Department report dated September 24, 2008 be received."

"Carried"



26. Moved by M. Kokura, seconded by T. Bennett, "That the Financial Manager's report dated September 17, 2008 be received."

"Carried"

27. Moved by T. Bennett, seconded by P. Edwards, "That the Manager of Environmental Services report dated September 24, 2008."

"Carried"

OTHER REPORTS

28. Director Ochman provided an overview of the Bamfield/Huu-ay-aht First Nation Community to Community Forum held on September 20th in Bamfield. He said the main focus of the forum was the implications of the Maa-nulth Treaty on the area.

Moved by S. Ochman, seconded by T. Bennett, "That the verbal and written report on the Bamfield/Huu-ay-aht First Nation Community to Community Forum be received for information."

"Carried"

29. Moved by K. McRae, seconded by P. Edwards, "That the World Under 17 Hockey Challenge News Release dated September 18, 2008 be received for information."

"Carried"

30. Director St. Jacques reported on the Fisheries Resource Committee meeting held earlier today. The main topic of discussion was the halibut allocation for British Columbia. She said the International Halibut Commission has changed their stock exchange method which proposes a 50% reduction for commercial and sports fishery.

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

"Carried"

31. Moved by D. St. Jacques, seconded by K. McRae, "That the Regional District forward a letter to Gary Logan, Groundfish Management Unit, Department of Fisheries and Oceans offering support for their position opposing the reduction of Canadian halibut allocation as being considered by the International Halibut Commission."

"Carried"



32. Moved by D. St. Jacques, seconded by T. Bennett, "That the Regional District forward a letter to Gary Logan, Groundfish Management Unit, Department of Fisheries and Oceans supporting their study on the social and economic impacts of any reduction of the halibut total allowable catch."

"Carried"

ADMINISTRATION

33. Administrative Memo regarding Synopsis of Bylaw E1050 and Bylaws E1051 and F0179.

Moved by T. Bennett, seconded by J. Fraser, "That this correspondence be received and the Board of Directors approve the synopsis of:

- a. Bylaw 1050, which is the bylaw to establish the heritage conservation service, and
- b. Bylaws E1051 and F1079 which are the bylaws to establish the service to construct and finance electricity distribution at Salmon Beach."

"Carried"

34. Administrative Memo regarding Phase 2 Community Tourism Funding - Willowbrae Park and Alberni Valley Welcoming Sign.

Moved by T. Bennett, seconded by P. Edwards, "That this correspondence be received and the Board of Directors allocate the remaining Phase 2 UBCM Community Tourism Program funds as follows:

- a. \$6,723.31 for the Willowbrae Park Project
- b. \$6,723.31 to complete the Alberni Valley Welcoming Sign Project."

"Carried"

35. Administrative Memo regarding Project Authorization - Bamfield Water System Upgrade & Bell/Stuart Water Distribution System, Tofino Ucluelet Airport - Navigational Aids Upgrades and Runway 11-29 Overlay - Canada BC Building Fund - Grant Application.

Moved by J. Fraser, seconded by T. Bennett, "That the Board of Directors authorize staff to proceed with the following grant applications through the Canada BC Building Canada Fund Program:

- a. funding of 2/3's of the cost to upgrade the water distribution system in Bamfield;



- b. funding for 2/3's of the cost to install a water distribution system in the Bell/Stuart Road area of Electoral Area "D" (Sproat Lake);
- c. funding of 2/3's of the cost to supply and install navigational aids for the Tofino/Ucluelet Airport;
- d. funding of 2/3's of the cost to rebuild and overlay runway 11-29 at the Tofino/Ucluelet Airport."

"Carried"

FINANCES

36. Moved by M. Kokura, seconded by D. St. Jacques, "That the Financial Statements dated January 1 - August 31, 2008 be received."

"Carried"

PLANNING MATTERS

37. SD08011 - 0830502 BC Ltd., 10164 Kyunim Road, Parkland Dedication for Lot A, District Lot 192, Alberni District, Plan 30953, Electoral Area "D" (Sproat Lake). Moved by R. Lacoursiere, seconded by M. Kokura, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and that a 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"

38. RE08002 - (Schell), RE08004 (Shobe), and RE08005 (Trevor) - Public Hearing Report, Bylaws P1218, P1219, P1220, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by T. Bennett, "That the public hearing report be received."

"Carried"

39. Moved by P. Edwards, seconded by T. Bennett, "That the public hearing minutes for bylaws P1218, P1219 and P1220 be received."

"Carried"

40. RE08002 - Schell, 5663 Mersey Road, Electoral Area "E" (Beaver Creek).



Moved by P. Edwards, seconded by M. Kokura, "That Bylaw P1219, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

41. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1219, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

42. RE08004 - Shobe, 5654 Saunders Road South, Electoral Area "E" (Beaver Creek).
Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1218, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

43. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1218, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

44. RE08005 - Trevor, 5675 Mersey Road, Electoral Area "E" (Beaver Creek).
Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1220, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

45. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1220, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

46. RE08010 - 447927 BC Ltd., Rezoning Application, 5597 Strick Road, Lot 8, District Lot 20, Alberni District, Plan 921 except that part in Plan 9142, Electoral Area "E" (Beaver Creek).
Moved by P. Edwards, seconded by T. Bennett, "That this correspondence be received and the Board of Director concur with the recommendation of Planning Staff and proceed with first reading of Bylaw P1226 subject to the following conditions;

- a. confirmation of the location and square footage of the existing buildings on the subject property, depending upon the outcome of this, any non-conforming structure must be modified or removed or varied;



- b. the applicant presenting a plan for converting the existing accessory building to a single family residence and bringing the property into compliance with the zoning bylaw;
- c. confirmation that building permits have been issued for all structures on the property; and,
- d. meeting technical referral agency requirements including, but, not limited to Vancouver Island Health Authority requirements for sewage disposal, and,

that the public hearing for Bylaw P1226 be delegated to the Director for Electoral Area 'E', her Alternate Director or the Chairperson of the Regional District Board."

"Carried"

47. Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1226, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

48. RF07028 - Jones, Application for Rezoning, 6412 Cherry Creek Road, Electoral Area "F" (Cherry Creek).

Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1217, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

49. LCBC08011 - Clayoquot Wilderness Resort, Bedwell Sound, Lot 451, Clayoquot District, Electoral Area "C" (Long Beach).

Moved by T. Bennett, seconded by P. Edwards, "That this correspondence be received and the Regional District Board concur with the recommendation of Planning Staff and support the liquor primary licence application for 50 people with a note that no off-sales of liquor permitted."

"Carried"

CHAIRPERSON'S REPORT

50. The Chairperson updated Directors on meetings held with various Ministers at the UBCM Convention in Penticton.



Moved by T. Bennett, seconded by S. Ochman, "That the Chairperson's verbal and written report for September 2008 be received for information."

"Carried"

UNFINISHED BUSINESS

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

"Carried"

MEETING SCHEDULE

52. Moved by P. Edwards, seconded by D. St. Jacques, "That the Regional District meeting schedule for the month of October 2008 be received."

"Carried"

53. Moved by M. Kokura, seconded by S. Ochman, "That this meeting now stand adjourned."

"Carried"

54. The meeting adjourned at 7:27 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert A. Harper,
Administrator