



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

**FRIDAY, DECEMBER 7, 2007**

**REGIONAL DISTRICT BOARD ROOM**

Present: Chairperson: Hira Chopra, Directors: Tony Bennett, Penny Cote, Patty Edwards, Mike Kokura, Ken McRae, Stefan Ochman, Dianne St. Jacques and John Fraser (via teleconference).

Regrets: Director: Glenn Wong

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 1:33 p.m.

**ELECTION OF CHAIRPERSON**

2. The Administrator reviewed the process for election of Chairperson and Vice-Chairperson of the Alberni-Clayoquot Regional District.
3. The Administrator conducted the election of Chairperson of the Alberni-Clayoquot Regional District Board for 2007 - 2008.
4. Director Kokura nominated Director Chopra for Chairperson of the Alberni-Clayoquot Regional District and Vice-Chairperson of the Alberni-Clayoquot Regional Hospital District for 2007 - 2008. Director Chopra accepted the nomination.
5. The Administrator requested three times if there were any further nominations for Chairperson of the Alberni-Clayoquot Regional District.
6. There being no further nominations, the Administrator declared Director Hira Chopra Chairperson of the Alberni-Clayoquot Regional District and Vice-Chairperson of the Alberni-Clayoquot Regional Hospital District for 2007 - 2008.
7. Chairperson Hira Chopra assumed the Chair.



### **ELECTION OF VICE-CHAIRPERSON**

8. The Chairperson conducted elections for the election of Chairperson of the Alberni-Clayoquot Regional Hospital District and Vice-Chairperson of the Alberni-Clayoquot Regional District for 2007 - 2008.
9. Director McRae nominated Director Wong for Chairperson of the Alberni-Clayoquot Regional Hospital District and Vice-Chairperson of the Alberni-Clayoquot Regional District for 2007 - 2008. Director McRae presented a letter from Director Wong accepting the nomination.
10. The Chairperson requested three times for any further nominations for the position of Chairperson of the Alberni-Clayoquot Regional Hospital District.
11. There being no further nominations, the Chairperson declared Director Glenn Wong the Chairperson of the Alberni-Clayoquot Regional Hospital District and Vice-Chairperson of the Alberni-Clayoquot Regional District for 2007 - 2008.

### **ADOPTION OF MINUTES**

12. Moved by K. McRae, seconded by M. Kokura, "That the minutes from the regular Board of Directors meeting held on November 28, 2007 be adopted as circulated."

"Carried"

13. Moved by M. Kokura, seconded by S. Ochman, "That the To-Do List as of December 4, 2007 be received for information."

"Carried"

### **COMMUNICATIONS/CORRESPONDENCE FOR ACTION**

14. Letter dated November 6, 2007 from the Municipal Finance Authority of British Columbia regarding Appointment of Members.  
Moved by K. McRae, seconded by T. Bennett, "That Director Kokura be re-appointed to the Municipal Finance Authority of British Columbia for 2008."

"Carried"

15. Moved by D. St. Jacques, seconded by T. Bennett, "That Chairperson Hira Chopra be appointed as Director Kokura's alternate on the Municipal Finance Authority of British Columbia for 2008."

"Carried"



16. Letter dated November 6, 2007 from the Vancouver Island Regional Library regarding Appointment to the 2008 Vancouver Island Regional Library Board. Moved by M. Kokura, seconded by K. McRae, "That Director Penny Cote be appointed to the Vancouver Island Regional Library Board for 2008."

"Carried"

17. Moved by D. St. Jacques, seconded by T. Bennett, "That Director Stefan Ochman be appointed as Director Cote's alternate on the Vancouver Island Regional Library Board for 2008."

"Carried"

18. Letter from the Special Olympics British Columbia, Port Alberni requesting financial assistance. Moved by K. McRae, seconded by M. Kokura, "That the request for financial assistance from the Port Alberni Special Olympics be referred to the Regional District 2008 budget discussions."

"Carried"

19. Letter dated November 27, 2007 from the West Coast Multiplex Society requesting financial support. Moved by T. Bennett, seconded by P. Edwards, "That the funding request from the West Coast Multiplex Society be referred to 2008 Regional District budget discussions."

"Carried"

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

20. Moved by D. St. Jacques, seconded by K. McRae, "That the following correspondence be received for information: City of Vancouver re: Municipal Fiscal Imbalance, Director J. Abram, Discover Island/Mainland Inlets (Area J) re: Request for Support, Ministry of Forests and Range and Minister Responsible for Housing re: Ageing Apartment Stock in the Alberni-Clayoquot Area, Ministry of Health re: Tobacco Control Regulation BC Reg. 232/2007, Ministry of Public Safety and Solicitor General re: Moratorium on New Licensee Retail Store Applications, Ministry of Agriculture and Lands re: Growing Together - Farming in Partnership with Local Governments, Fall 2007, Union of British Columbia Municipalities re: More Treaty Settlement Legislation Introduced, City of Port Alberni re: City of Port Alberni Appointments to the Alberni-Clayoquot Regional



District, Nuu-chah-nulth Tribal Council re: NTC Representative for the Regional District Board.”

“Carried”

21. Moved by P. Cote, seconded by T. Bennett, “That the Board of Directors forward a letter to Premier Gordon Campbell and the Minister of Community Services supporting the resolution endorsed by the Comox-Strathcona Regional District requesting a year’s delay in implementing the split of Comox-Strathcona Regional District into two separate regional districts, in order to give sufficient time for proper review and analysis.”

“Carried”

Director St. Jacques voted in the negative.

### **REPORTS**

22. Director McRae provided an update on the 911 meeting in Courtenay on November 30<sup>th</sup>. The main discussion at the meeting was the new voting structure with the upcoming split of the Comox-Strathcona Regional District. Mayor McRae submitted to staff the North Island 9-1-1 Corporation Audited Financial Statements for the year ended December 31, 2006  
Moved by K. McRae, seconded by M. Kokura, “That this verbal report be received.”

“Carried”

23. Director Edwards reported on the Vancouver Island Regional Library Board meeting held on December 1<sup>st</sup> at the Best Western Barclay Hotel in Port Alberni in conjunction with the opening of the new library. The main item on the agenda was the adoption of the budget which was held at an increase of 3%.  
Moved by P. Edwards, seconded by T. Bennett, “That this verbal report be received.”

“Carried”

24. Director Bennett provided an update on the Regional Aquatic Management Board. He reported that the Nuu-chah-nulth Tribal Council has replaced long standing members on the Aquatic Management Board. The new representatives are President Tom Happynook and Chief Councillor Mike Maquinna from the Mowachaht/Muchalaht First Nation. They are replacing long standing members Cliff Atleo and Simon Lucas. Director Bennett also reported that the Pacific Rim National Park now sits on the Board.



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

"Carried"

### **OTHER REPORTS**

25. Moved by D. St. Jacques, seconded by M. Kokura, "That the Spirit of BC Update be received for information."

"Carried"

26. Director Cote reported on her attendance at the Land Management Workshop yesterday in Nanaimo. She said it was a very informative workshop and she looks forward to future networking with First Nations in her area.  
Moved by P. Cote, seconded by K. McRae, "That this verbal report be received."

"Carried"

### **ADMINISTRATION**

27. Administrative Memo regarding Additional Funds for Final Report for the Connector Road Cost-Benefit Analysis.  
Discussions ensued. Director Kokura said R.F. Binnie & Associates has done an excellent report on the proposed highway connector route. He stressed the importance of the community getting behind the proposed route and asked the press to get the word out. The Administrator outlined the report which examines the economic benefits of the proposed route. He said the benefits outweigh the costs 1.5 to 2.1 times the cost of the project. The Administrator said this is a very favourable cost benefit analysis.  
Moved by M. Kokura, seconded by P. Edwards, "That the Board of Directors authorize an additional \$3,000.00 for R.F. Binnie & Associates Ltd. to complete the report on the proposed Highway Connector cost benefit analysis."

"Carried"

28. Administrative Memo regarding Bread of Life - No Charge for Landfill Tipping.  
Moved by T. Bennett, seconded by M. Kokura, "That the Board of Directors allow staff to work with the Bread of Life and deal with free tipping on an as needed basis."

"Carried"



29. Administrative Memo regarding Resolution for Private Managed Forest. Discussions ensued on the proposed resolution. Moved by M. Kokura, seconded by K. McRae, "That the Alberni-Clayoquot Regional District requests the Province of British Columbia to enact legislation requiring private managed forest lands to be regulated and managed to the same standards as crown managed forest lands."

"Carried"

30. Moved by M. Kokura, seconded by K. McRae, "That the above resolution regarding Private Manage Forest Lands be forwarded to the Association of Vancouver Island Coastal Communities for consideration at the 2008 Spring Convention."

"Carried"

31. Administrative Memo regarding Bamfield Water Line - Bamfield Road Extension. Moved by S. Ochman, seconded by T. Bennett, "That this correspondence be received and the Board of Directors award the tender for the extension of the water line from South Bamfield Road for approximately 400 metres to Dennis Francoeur Backhoeing for \$50,900.00 plus GST based on the estimated quantities."

"Carried"

### **PLANNING MATTERS**

32. RB07008 - Jeffery, Application for Rezoning, 6893 Granville Road, Electoral Area "B" (Beaufort). Moved by M. Kokura, seconded by T. Bennett, "That Bylaw P1195 Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

33. RE07010 - Robinson, Application for Rezoning, 5705 Strick Road, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by P. Cote, "That Bylaw P1197, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

34. RF07011 - Junction Services Ltd., Application for Rezoning, 2611 Port Alberni Highway, Electoral Area "F" (Cherry Creek).



Moved by P. Edwards, seconded by P. Cote, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and proceed with first reading of Bylaws P1201 and P1202 subject to the following:

- i) no direct access to the Alberni Highway Rte. #4, access to be via Port Alberni Highway;
- ii) applicant agreeing to register a restrictive covenant to establish and maintain a buffer as outlined in Restrictive Covenant R 107460 within the development along the common boundary of this proposal and the Alberni Hwy Rte. #4. The buffer area to also extend in a southerly direction along the east boundary of this proposal. The restrictive covenant is to be to the entire satisfaction of the Regional District. Any cancellation of existing covenant and replacement with amended or new covenant will have to be registered concurrently;
- iii) applicant agreeing to confine the vehicle dealership display vehicles within the legal boundaries of the appropriately zoned business property, no vehicles to be on display within public right-of way;
- iv) formal confirmation that the applicant has successfully acquired the crown and private lands not currently owned by the applicant which are subject of this rezoning;
- v) formal confirmation that all utilities and improvements with crown lands and right-of-way are suitably protected i.e. Cherry Creek Water, Hydro, drainage improvements etc.;
- vi) any commercial building or subdivision on the subject properties will require a Development Permit in accordance to the Development guidelines as outlined in the Cherry Creek Official Community Plan, and

that the public hearing for Bylaws P1201 and P1202 be delegated to the Director for Electoral Area "F", his alternate Director or the Chairperson of the Regional District Board."

"Carried"

35. Moved by P. Edwards, seconded by M. Kokura, "That Bylaw P1201, Cherry



Creek Official Community Plan Amendment be read a first time.”

“Carried”

36. Moved by P. Edwards, seconded by T. Bennett, “That Bylaw P1202, Regional District of Alberni-Clayoquot Zoning Amendment be read a first time.”

“Carried”

37. LC07028 - ILMB - Crown Referral Summary - Ucluelet Harbour, Electoral Area “C” (Long Beach).

Moved by T. Bennett, seconded by S. Ochman, “That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and notify the Integrated Land Management Bureau that the property is not zoned for residential use and that rezoning would be required for the proposed use and the Regional District recommends an environmental assessment prior to the sale of this property.”

“Carried”

38. WC07036 - Dubenski - Licence of Occupation, East Side of Holmes Inlet, Electoral Area “C” (Long Beach).

Moved by T. Bennett, seconded by M. Kokura, “That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and not support the proposed license of occupation for the following reason:

- I) Rezoning of the property to allow for a commercial operation is required before license of occupation will be approved.”

“Carried”

39. Administrative Memo regarding Liquor Primary Licence Amendment - Timberlodge, 2404 Timberland Road.

Moved by P. Edwards, seconded by M. Kokura, “That the Alberni-Clayoquot Regional District permit an increase in capacity for the liquor primary licence from 20 to 56 at the Timberlodge, 2404 Timberland Road, Port Alberni, BC.”

“Carried”

## **CHAIRPERSON’S REPORT**



40. The Chairperson spoke to his monthly report. He thanked Directors for re-electing him Chairperson of the Alberni-Clayoquot Regional District. He thanked Directors and Staff for their hard work and dedication in 2007. Moved by T. Bennett, seconded by K. McRae, "That the Chairperson's verbal and written report for December 2007 be received for information."

"Carried"

### **NEW BUSINESS**

41. Moved by T. Bennett, seconded by P. Edwards, "That the letter from Mr. Ron Young be considered as a late item."

"Carried"

42. Moved by P. Edwards, seconded by K. McRae, "That the letter from Mr. Ron Young regarding runoff from an undersized culvert on Smith Road that is flooding his basement be received."

"Carried"

43. Move by T. Bennett, seconded by P. Cote, "That the following be considered as a late item: sending a letter to the Premier regarding Maa-nulth First Nations signing at the BC legislature on the 21<sup>st</sup> of November."

"Carried"

44. Moved by T. Bennett, seconded by K. McRae, "That the Board of Directors forward a letter to the Premier expressing disappointment that the electoral area Directors from Bamfield and Long Beach were not invited by the Province to participate in the Maa-nulth signing at the BC Legislature on the 21<sup>st</sup> of November."

"Carried"

### **MEETING SCHEDULE**

45. Moved by M. Kokura, seconded by seconded by K. McRae, "That the Regional District meeting schedule for the month of January 2008 be received."

"Carried"

46. Moved by K. McRae, seconded by T. Bennett, "That this meeting now stand adjourned."



“Carried”

47. The meeting adjourned at 2:38 p.m.

Certified Correct:

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Hira Chopra,  
Chairperson

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Robert A. Harper,  
Administrator