



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

**WEDNESDAY, JANUARY 23, 2008**

**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, Manager of Planning and Development, Tom Gowan, Finance Manager, Drew Hadfield, Manager of Environmental Services.

Other: Inspector Gordon Wellar, 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 Mr. David Stern, Chairperson, Alberni-Clayoquot Environmental Research and Education Society be invited to address the Regional District Board."

"Carried"

3. Mr. Stern thanked Directors for the opportunity to speak this evening. He provided Directors with an overview of the Alberni-Clayoquot Environmental Research and Education Society and their mandate. Mr. Stern requested a grant-in-aid from the Regional District in the amount of \$2,000.00 to complete the Society's strategic plan. Mr. Stern outlined a proposal for the creation of a business-led network for community economic revitalization and asked for a letter of support from the Regional District. Mr. Stern said the Society's purpose is to bring one of these centres to this region. The theme for their business centre of excellence is 'Revitalization of Communities'. The delegation answered questions from Directors.

4. The Chairperson thanked Mr. Stern for his presentation.

5. Moved by K. McRae, seconded by G. Wong, "That the request for a grant-in-aid from the Alberni-Clayoquot Environmental Research and Education Society be referred to the 2008 Financial Plan discussions."

"Carried"



6. Moved by M. Kokura, seconded by D. St. Jacques, "That Mr. Ron Sowpow, Trustee, Beaver Creek Improvement District be invited to address the Regional District Board."

"Carried"

7. Mr. Sowpow spoke to the boil water advisory in the Beaver Creek Electoral area and read the mission statement of the Beaver Creek Improvement District. Mr. Sowpow said the Improvement District issued three boil water advisories in 2006, six in 2007 and the first one of 2008 on January 14<sup>th</sup>. Mr. Sowpow said this is not acceptable and the people are looking for accountability from their elected officials. Mr. Sowpow said the Beaver Creek Improvement District is asking the Regional District to follow-up on the Community Watershed declaration proposed by Mr. Clock to the Regional District in June 2007. Mr. Sowpow said the Beaver Creek Improvement District wants to work with the Regional District on a water quality/watershed initiative. He asked the Regional District to send a letter to TimberWest and Island Timberlands asking them to honour watershed riparian zones. He said the BCID also requests the Regional District to forward a letter to Malaspina College requesting that the Beaufort Range be included in their 6 year study on Carst and Water Aquifer Study. The delegation answered questions from Directors.

8. Moved by G. Wong, seconded by P. Cote, "That the Regional District forward a letter to TimberWest and Island Timberlands asking them to honour watershed riparian zones, and forward a letter to Malaspina College requesting that the Beaufort Range be included in their Carst and Water Aquifer Study."

"Carried"

9. The Chairperson thanked Mr. Sowpow for his presentation.

#### **ADOPTION OF MINUTES**

10. Moved by M. Kokura, seconded by D. St. Jacques, "That the minutes from the regular Board of Directors meeting held on December 7, 2007 be adopted as circulated."

"Carried"

11. Moved by M. Kokura, seconded by D. St. Jacques, "That the To-Do List as January 16, 2008 be received for information."

"Carried"



## **COMMITTEE AND OTHER APPOINTMENTS**

12. Moved by M. Kokura, seconded by J. Fraser, "That the Board of Directors approve the following committee appointments for 2008:

### **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
- NTC Representative

### **Fisheries Resource Committee**

- Dianne St. Jacques, Chairperson
- John Fraser
- Ken McRae
- Glenn Wong
- Tony Bennett
- NTC Representative
- Stefan Ochman
- Denise Mullen-Dalmer
- 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** (meets quarterly)

- Penny Cote
- Glenn Wong



- Patty Edwards
- Tony Bennett
- Mike Kokura
- Stefan Ochman

**West Coast Directors** (meets quarterly)

- Tony Bennett
- John Fraser
- Dianne St. Jacques

**Agricultural Advisory Committee**

- Bill Thompson, Chairperson
- Glenn Wong
- Mike Kokura
- Dorothy Brookes
- Ann Collins
- John Ostrom
- 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
- Gary Swann
- Frank Stini
- Dr. Fritz Zens
- Al McGill

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

**Landfill**

- Dianne St. Jacques
- John Fraser
- Drew Hadfield
- Chris Bird
- Arlene Armstrong
- Rob Bremner



- Al McGill
- Bill Fox

**Highway Connector Committee**

- Hira Chopra
- John Fraser
- Ken McRae
- Dianne St. Jacques
- Mike Kokura
- Gary Haggard
- Gillian Trumper
- Mike Newton
- MLA, Scott Fraser
- Ken Epps
- Dewayne Parfitt
- Bob Kanngiesser
- Joe Stanhope
- Patrick Deakin

“Carried”

13. Moved by M. Kokura, seconded by K. McRae, “That a letter be forwarded to Lyle Price and Terry Shannon thanking them for their work on the Agricultural Advisory Committee.”

“Carried”

14. Moved by D. St. Jacques, seconded by K. McRae, “That the Board of Directors approve the following appointments to outside Boards, Agencies, Commissions:

**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**

- Penny Cote
- Stefan Ochman, 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

**WEST ISLAND WOODLANDS ADVISORY GROUP**

- Ken McRae
- Stefan Ochman

**ALBERNI VALLEY SPIRIT OF BC COMMITTEE**

- Hira Chopra

**CLAYOQUOT SOUND CENTRAL REGION BOARD**

- Mike Kokura

**PORT ALBERNI COMMUNITY FOREST ADVISORY COMMITTEE**

- Penny Cote

**ALBERNI VALLEY TRAILS COMMITTEE**

- Penny Cote

“Carried”

**COMMUNICATIONS/CORRESPONDENCE FOR ACTION**

15. Letter dated January 15, 2008 from the Alberni-Clayoquot Environmental Research and Education Society requesting a Letter of Support. Moved by D. St. Jacques, seconded by G. Wong, “That this correspondence be received and the Board of Directors forward a letter to the Alberni-Clayoquot Environmental Research and Educations Society supporting their proposal for the Creation of a Business-led Network for Community Economic Revitalization.”

“Carried”

16. Letter from Michael J. Kuruliak, President, Alberni-Qualicum NDP inviting Directors to visit NPD Leader Carole James during her visit to Port Alberni on January 25<sup>th</sup>. Moved by D. St. Jacques, seconded by K. McRae, “That this correspondence be received.”

“Carried”

17. Letter dated January 3, 2008 from the West Coast Vancouver Island Aquatic Management Board requesting Financial Support.



Moved by D. St. Jacques, seconded by S. Ochman, "That this correspondence be referred to the 2008 Financial Plan discussions."

"Carried"

18. Correspondence from the BC Rural Network regarding the 5<sup>th</sup> Annual BC Rural Communities Summit, March 13 - 15, 2008 in 100 Mile House, BC.

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

"Carried"

19. Letter dated January 15, 2008 from Terry Shannon advising of his resignation from the Agricultural Advisory Committee.

Moved by M. Kokura, seconded by D. St. Jacques, "That this correspondence be received."

"Carried"

20. Correspondence from CUPE BC Division regarding and invitation to attend a luncheon hosted by Barry O'Neill, President, CUPE BC, Tuesday, January 29<sup>th</sup>, 12:00 pm, Barclay Hotel.

Moved by G. Wong, seconded by P. Cote, "That this correspondence be received."

"Carried"

21. Correspondence from the Association of Vancouver Island and Coastal Communities regarding Call for Nominations for the Executive.

Moved by J. Fraser, seconded by G. Wong, "That this correspondence be received."

"Carried"

22. Invitation from Save Our Valley Alliance Public Education Committee to attend a speaker event focused on climate change, Wednesday, February 20<sup>th</sup>, 7:00 pm at Echo Centre in the Dogwood Room.

Moved by M. Kokura, seconded by D. St. Jacques, "That this correspondence be received and contents noted."

"Carried"



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

23. Moved by M. Kokura, seconded by K. McRae, "That the following correspondence be received for information: Union of British Columbia Municipalities re: Invitation to Apply for Funding Under the General Strategic Priorities Fund and Innovations Fund Programs, Ministry of Environment re: Solid Waste Management Plan, Ministry of Community Services re: New Deputy Minister, Gary Coons, MLA, North Coast, Critic for Ferries and Ports re: Impact of Port Competitiveness Initiative Extension, Ministry of Agriculture and Lands re: Forest Practices on Private Land and Drinking Water Quality, City of Langley re: Municipal Fiscal Imbalance and BC Assessment re: 2008 Property Assessment Roll."

"Carried"

### **REPORTS**

24. Moved by G. Wong, seconded by P. Cote, "That the Building Report for the month of December 2007 be received for information."

"Carried"

25. Director McRae provided an update on the 911 Corporation. A conference call meeting was held on January 10<sup>th</sup> and the main topic was the division of costs with the split of the Comox-Strathcona Regional District.  
Moved by P. Edwards, seconded by J. Fraser, "That this verbal report be received."

"Carried"

26. Director Kokura reported on the Central Region Board. They have a new First Nations Co-Chair from the Tla-o-qui-aht First Nation, Elmer Frank.  
Moved by P. Edwards, seconded by P. Cote, "That this verbal report be received."

"Carried"

27. Inspector Gordon Wellar provided an update on the Port Alberni RCMP Detachment. They have been receiving a lot of feedback on their Crime Reduction Strategy.  
Moved by G. Wong, seconded by J. Fraser, "That this verbal report be received."

"Carried"



28. Director Wong reported on the Alberni Valley Chamber of Commerce. An excellent new promotional video for the Alberni Valley was unveiled a couple of weeks ago using hotel tax monies. Director Wong advised that the Honourable Rick Thorpe, Minister of Small Business and Revenue and Minister Responsible for Regulatory Reform will be in Port Alberni on January 31<sup>st</sup> and invited Directors to meet with him during his visit.  
Moved by G. Wong, seconded by M. Kokura, "That this verbal report be received."

"Carried"

29. Director McRae provided an update on the Island/Coastal Economic Trust. He said there are quite a few applications in from this region. The next meeting is on February 1<sup>st</sup>.  
Moved by M. Kokura, seconded by S. Ochman, "That this verbal report be received."

"Carried"

### **STAFF REPORTS**

30. Moved by M. Kokura, seconded by D. St. Jacques, "That the Administrator's Report dated January 17, 2008 be received for information."

"Carried"

31. Director Bennett entered the meeting at 6:40 p.m.

32. Moved by G. Wong, seconded by M. Kokura, "That the Planning Department Report dated January 18, 2008 be received for information."

"Carried"

33. Moved by M. Kokura, seconded by G. Wong, "That the Financial Manager's Report dated January 15, 2008 be received for information."

"Carried"

34. Moved by S. Ochman, seconded by J. Fraser, "That the Manager of Environmental Services Report be received for information."

"Carried"



### OTHER REPORTS

35. Director Cote provided an update on the Alberni Valley Trails Committee. The Committee has submitted an application for funding through the Island Coastal Economic Trust. They are also requesting \$25,000 from the Regional District. Director Cote said the Alberni Valley Trails Committee would like the Regional District to designate some of the trails as regional trails which would give the Committee more clout when applying for grants.  
Moved by P. Cote, seconded by G. Wong, "That this verbal report be received."

"Carried"

### ADMINISTRATION

36. Administrative Memo regarding Parcel Tax Review Panel.  
Moved by G. Wong, seconded by P. Edwards, "That the Board of Directors:
- a. Set the date for the Parcel Tax Roll Review Panel sitting for Monday, February 25, 2008, 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"

37. Administrative Memo regarding Support for Entrepreneurial/Business Skill Development and Support Project.  
Moved by S. Ochman, seconded by M. Kokura, "That the Board of Directors write a letter to the North Island-Coastal Development Initiative Trust supporting a Stage 2 proposal by the nine community futures organizations of the Coast and North Island region for funding for a Entrepreneurial/Business Skill Development and Support Project."

"Carried"

38. Administrative Memo regarding AVICC Resolution - Winter Highway Maintenance.  
Moved by D. St. Jacques, seconded by M. Kokura, "That the Board of Directors ask the Association of Vancouver Island and Coastal Communities to consider the following resolution:

WHEREAS the standard of highway maintenance appears to have dropped this winter compared to previous years;



AND WHEREAS the Ministry of Transportation is responsible for highway maintenance;

NOW THEREFORE BE IT RESOLVED that the AVICC ask the Ministry of Transportation to ensure that there is adequate winter maintenance on Provincial Highways.”

“Carried”

39. Administrative Memo regarding Property Acquisition at Salmon Beach. Moved by T. Bennett, seconded by P. Edwards, “That the Board of Directors authorize the purchase of Lots 6 and 7 of Block 9 and Lot 1 of Block 54, all of Section 49, Plan 510, Clayoquot District for the sum of \$81,000 and that the Board of Directors authorize financing the purchase using short term borrowing with a term not exceeding 5 years.”

“Carried”

40. Administrative Memo regarding Nahmint Property Exploration. Moved by P. Edwards, seconded by T. Bennett, “That the Board of Directors support in principle the Nahmint Property exploration and test mill project and related smelter opportunities in the Alberni Valley.”

“Carried”

41. Administrative Memo regarding Bylaw E1050 Heritage Conservation Service. Moved by P. Cote, seconded by T. Bennett, “That this correspondence be received.”

“Carried”

42. Moved by T. Bennett, seconded by P. Cote, “That Bylaw E1050, Heritage Conservation Service Establishment, 2008 be read a first time.”

“Carried”

### **FINANCES**

43. Moved by D. St. Jacques, seconded by K. McRae, “That the Financial Statements dated January 31, 2007 to December 31, 2007 be received.”

“Carried”



44. Moved by T. Bennett, seconded by M. Kokura, "That Bylaw F1077, Temporary Loan Authorization No. 1, 2008 be read a first time."

"Carried"

45. Moved by M. Kokura, seconded by T. Bennett, "That Bylaw F1077, Temporary Loan Authorization No. 1, 2008 be read a second time."

"Carried"

46. Moved by J. Fraser, seconded by G. Wong, "That Bylaw F1077, Temporary Loan Authorization No. 1, 2008 be read a third time."

"Carried"

47. Moved by G. Wong, seconded by T. Bennett, "That Bylaw F1077, Temporary Loan Authorization No. 1, 2008 be adopted."

"Carried"

### **PLANNING MATTERS**

48. RA07018 - Ronald William and Debra Ann Clark, Rezoning Application, Strata Lot 64, District Lot 1630, Clayoquot District, Strata Plan 1238, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1, Haggard Cove, Electoral Area "A" (Bamfield). Moved by S. Ochman, seconded by T. Bennett, "That the Board of Directors concur with the recommendation of Planning Staff and proceed with first reading of Bylaw P1205 subject to:

- a. meeting all technical referral agency requirements;
- b. confirmation that previously installed community water and sewer connections/facilities remain in place and are functional to current health standards for the proposed three lots, and,

that the public hearing for Bylaw P1205 be delegated to the Director for Electoral Area "A", his Alternate Director or the Chairperson of the Regional District Board as a delegate of the Regional Board."

"Carried"



49. Moved by S. Ochman, seconded by T. Bennett, "That Bylaw P1205, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

50. DVD07006 - Ness - Application for Development Variance, Lot 34, DL 622, Clayoquot District, Plan 17226, 10111 Klitsa Drive, Electoral Area "D" (Sproat Lake).

This application was deferred and the applicant will be given the opportunity to address the Regional District Board at their next regular meeting.

51. RD07009 - 423845 BC Ltd., Rezoning Application, 9752 Lakeshore Road, Electoral Area "D" (Sproat Lake).  
Moved by P. Cote, seconded by T. Bennett, "That the Public Hearing Report for Bylaw P1196 be received."

"Carried"

52. Moved by P. Cote, seconded by T. Bennett, "That the Public Hearing Minutes for Bylaw P1196 be received."

"Carried"

53. Moved by P. Cote, seconded by M. Kokura, "That Bylaw P1196, Regional District of Alberni-Clayoquot Zoning Amendment be read a second time."

"Carried"

54. Moved by P. Cote, seconded by G. Wong, "That Bylaw P1196, Regional District of Alberni-Clayoquot Zoning Amendment be read a third time."

"Carried"

55. RD07016 - Casavant, Rezoning Application, 10412 Lakeshore Road, 10400 Aldan Road, Lot 1, Plan 4600, District Lot 204, Alberni District and Lot 1, Plan 38581, District Lot 126 and 204, Alberni District, Electoral Area "D" (Sproat Lake).

Moved by P. Cote, seconded by T. Bennett, "That the Board of Directors concur with the recommendation of Planning Staff and proceed with first reading of Bylaws P1203 and P1204 subject to:

- a. If a common sewage disposal system is proposed, the lots being amalgamated;



- b. The applicant agreeing to a covenant that limits the density to ten units on each of the subject lots and limits the size of each unit to 1200 square feet of total floor area on Lot 1, Plan 4600, District Lot 204, Alberni District and limits the total floor area of each unit to 1500 square feet on Lot 1, Plan 38581, District Lot 126 and 204, Alberni District;
- c. Demonstrating that sewage disposal regulations and requirements can be met on-site;
- d. An environmental study being prepared by a professional biologist to insure no negative impacts on the foreshore;
- e. The applicant agreeing to a covenant that requires a vegetative leave strip on the side yards of the property and a 40-foot set back from Sproat Lake, and,

that the public hearing for Bylaws P1203 and Bylaw P1204 be delegated to the Director for Electoral Area "D", her Alternate Director or the Chairperson of the Regional District Board."

"Carried"

56. Moved by P. Cote, seconded by G. Wong, "That Bylaw P1203, Sproat Lake Official Community Plan Amendment be read a first time."

"Carried"

57. Moved by P. Cote, seconded by S. Ochman, "That Bylaw P1204, Regional District of Alberni-Clayoquot Zoning Amendment be read a first time."

"Carried"

58. DVE07005 - Dame, Development Variance Application, 6695 Beaver Creek Road, Electoral Area "E" (Beaver Creek).  
Moved by P. Edwards, seconded by G. Wong, "That this correspondence be received and the Board of Directors approve Development Variance Permit No. DVE07005 with the following amendment ... 30.48 metres (100 feet) to 15 metres (50 feet) as shown."

"Carried"



59. RE07023 - Francoeur, Rezoning Application, 6081 Beaver Creek Road, Lot 5, Plan 910, Except the right of way of the Esquimalt and Nanaimo Railway Company, as shown coloured red on Plan 66 RW and Lot A, Plan VIP77219, both within District Lot 88, Alberni District, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by T. Bennett, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and proceed with first reading of Bylaws P1206 and P1207 subject to the following:

- a. applicant agreeing to the split zoning of Acreage Residential (RA2) District and Small Holdings (A1) District;
- b. applicant agreeing to provide a notarized letter of intent that at the time of subdivision the applicant will register a restrictive covenant restricting the area of the Small Holdings (A1) District zone to one single family dwelling except for accessory building as outlined in Section 6.5(2)(I) of Bylaw No. 15 and to put a further restriction to permit no further subdivision of the A1 zone area;
- c. compliance to all referral agency requirements, and,

that the public hearing for Bylaws P1206 and P1207 be delegated to the Director for Electoral Area "E", her alternate Director or the Chairperson of the Board as a delegate of the Regional Board."

"Carried"

60. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1206, Beaver Creek Official Community Plan Amendment be read a first time."

"Carried"

61. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1207, Regional District of Alberni-Clayoquot Zoning Amendment be read a first time."

"Carried"

62. RF07011 - Junction Service Ltd./Amada Ent. Ltd., Rezoning Application, 2794 Highmoor Road/2611 Port Alberni Highway, Electoral Area "F" (Cherry Creek). Moved by G. Wong, seconded by P. Cote, "That the public hearing report for Bylaws P1201 and P1202 be received."

"Carried"



63. Moved by G. Wong, seconded by T. Bennett, "That the Public Hearing Minutes for Bylaws P1201 and P1202 be received."  
"Carried"
64. Moved by G. Wong, seconded by M. Kokura, "That Bylaw P1201, Cherry Creek Official Community Plan Amendment be read a second time."  
"Carried"
65. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1201, Cherry Creek Official Community Plan Amendment be read a third time."  
"Carried"
66. Moved by G. Wong, seconded by T. Bennett, That Bylaw P1202, Regional District of Alberni-Clayoquot Zoning Amendment be read a second time."  
"Carried"
67. Moved by G. Wong, seconded by P. Cote, "That Bylaw P1202, Regional District of Alberni-Clayoquot Zoning Amendment be read a third time."  
"Carried"
68. RA07003 - 6471234 Canada Ltd., Schenk, Rezoning Application, Electoral Area "A" (Bamfield).  
Moved by S. Ochman, seconded by T. Bennett, "That this correspondence be received."  
"Carried"
69. Moved by S. Ochman, seconded by P. Cote, "That Bylaw P1185, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."  
"Carried"
70. WA07037 - Addison/Whiteside, Licence of Occupation, Unsurveyed Crown foreshore or land covered by water being part of the bed of Grappler Inlet, Barclay District, Electoral Area "A" (Bamfield).  
Moved by S. Ochman, seconded by T. Bennett, "That this correspondence be received and the Board of Director concur with the recommendation of Planning Staff and approve this application subject to:



- a. Applicant applying for and receiving a development permit issued by the Regional District;
- b. No navigational obstruction results from site activities;
- c. The dock not being sited over the waterline that is part of the Bamfield Water System or crossing lot line projections; and
- d. Meeting other technical referral agency requirements.”

“Carried”

71. AB07009 - Earl, ALR Application, Lot 1, District Lot 167, Alberni District, Plan 939, except that part in Plan 14406, 5110 Batty Road, Electoral Area “B” (Beaufort).  
Moved by M. Kokura, seconded by P. Cote, “That the Board of Directors concur with the recommendation of Planning Staff and support this application and forward to the Land Commission subject to both lots being five acres or greater, complying with the current zoning designation, and pointing out that the Official Community Plan designation also permits the proposed subdivision.”

“Carried”

72. LC07039 - Toquaht Enterprises Ltd. and Toquaht Wilderness Resort, Licence of Occupation, Unsurveyed Crown land and parts of Section 10A, District Lots 1520, 538, 539 all in Clayoquot District, 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 approve this application subject to:
- a. this approval is for proposed ‘Transportation - Roadway’ for the permitted uses as outlined under current Forest Reserve (A4) District zoning designation;
  - b. no adverse effect to water quality or the environment;
  - c. compliance to all referral agency requirements.”

“Carried”

73. AF07008 - Lenihan, ALR Application, Lot 1, District Lot 97, Alberni District, Plan 18299, 3579 Trevor Road, Electoral Area “F” (Cherry Creek).  
Moved by G. Wong, seconded by M. Kokura, “That this correspondence be received and the Board of Directors concur with the recommendation of Planning



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

“Carried”

### **CHAIRPERSON’S REPORT**

74. Moved by T. Bennett, seconded by P. Edwards, “That the Chairperson’s report for January 2008 be received for information.”

“Carried”

### **UNFINISHED BUSINESS**

75. Moved by T. Bennett, seconded by K. McRae, “That the Alberni-Clayoquot Regional District Short Term Action Plan be received.”

“Carried”

### **NEW BUSINESS**

76. Moved by P. Cote, seconded by T. Bennett, “That the following be allowed for consideration as a late item: appointment to the Sproat Lake Advisory Planning Commission.”

“Carried”

77. Moved by P. Cote, seconded by T. Bennett, “That the Board of Directors appoint Mr. Dean Sept to the Sproat Lake Advisory Planning Commission for a one year term.”

“Carried”

78. Moved by P. Cote, seconded by S. Ochman, “That the following be allowed for consideration as a late item: Ministry of Environment Shared Stewardship of our Water Resources Now and in the Future Workshop.”

“Carried”

79. Moved by P. Cote, seconded by K. McRae, “That interested Directors be authorized to attend the Shared Stewardship Workshop in Nanaimo on February 27, 2008.”

“Carried”



80. Moved by P. Cote, seconded by K. McRae, "That the following be allowed for consideration as a late item: discussion regarding amending the Alberni-Clayoquot Regional District Procedures Bylaw."

"Carried"

### **MEETING SCHEDULE**

81. Moved by M. Kokura, seconded by T. Bennett, "That the Regional District meeting schedule for the month of February 2008 be received."

"Carried"

### **QUESTION PERIOD**

82. Mr. Jim McManus commented on the ALR Applications that were dealt with by the Board of Directors in the Planning section of the agenda.

83. Moved by G. Wong, seconded by P. Cote, "That the meeting be closed to the public to discuss matters relating to labour or other employee relations and to discuss litigation or potential litigation affecting the Regional District."

"Carried"

84. The meeting was closed to the public at 7:34 p.m.

85. The meeting was re-opened to the public at 7:40 p.m.

86. Moved by T. Bennett, seconded by S. Ochman, "That this meeting now stand adjourned."

"Carried"

87. The meeting adjourned at 7:40 p.m.

Certified Correct:

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Hira Chopra,  
Chairperson

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Robert A. Harper,  
Administrator