



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, FEBRUARY 27, 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, Alternate Director: Mavis Lange.

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, Bronwyn Sawyer, Junior Planner/Bylaw Enforcement Officer.

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 Dr. Ness be invited to address the Regional District Board."

"Carried"

3. Dr. Ness spoke to his development variance application. Dr. Ness said that he thought his shed was on his property, but found out later that it is not. He provided Directors with photos of his property and shed and explained why he built it where he did. Dr. Ness answered questions from Directors.
4. The Chairperson thanked Dr. Ness for his presentation.

ADOPTION OF MINUTES

5. Moved by D. St. Jacques, seconded by T. Bennett, "That the minutes from the regular Board of Directors meeting held on January 23, 2008 be adopted as circulated."

"Carried"

6. Moved by M. Kokura, seconded by P. Cote, "That the To-Do List as of February 21, 2008 be received for information."

"Carried"



COMMUNICATIONS/CORRESPONDENCE FOR ACTION

7. Letter dated January 24, 2008 from the City of Port Alberni requesting the Regional District cost share in sending the Mayor to the annual FCM Convention in Quebec City.
Moved by T. Bennett, seconded by P. Cote, "That the Regional District cost share with the City of Port Alberni to send Mayor McRae to the annual FCM Convention, May 30 to June 2, 2008 in Quebec City."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

8. Moved by T. Bennett, seconded by K. McRae, "That the following correspondence be received for information: Ministry of Community Services and Minister Responsible for Seniors' and Women's Issues re: Recent China Mission, WorkSafe BC re: New Working Alone or in Isolation Regulations to Protect Workers to Take Effect Beginning February 1, 2008, BC Transit re: Provincial Transit Plan, Timberline Natural Resource Group re: Arrowsmith Timber Supply Area Allowable Cut Determination Process Public Review, Union of British Columbia Municipalities re: BC Provincial Budget 2008, re: Renewed Fisheries Act Reintroduced, re: Green Communities Update, re: UBCM Participation in Fire Services Liaison Group, Excerpts from the Throne Speech of Interest to Local Governments and TimberWest re: Purchase of Watershed Lands."

"Carried"

9. Moved by S. Ochman, seconded by D. St. Jacques, "That the Regional District join the BC Climate Action Charter and staff investigate steps to follow."

"Carried"

REPORTS

10. Moved by M. Kokura, seconded by S. Ochman, "That the Building Report for the month of February 2008 be received for information."

"Carried"

11. 911 Corporation - Letter and Shareholders Agreement.
Moved by K. McRae, seconded by S. Ochman, "That be it resolved that the Alberni-Clayoquot Regional District approve and enter into a new shareholders agreement with the North Island 9-1-1 Corporation and that the chair and



corporate officer be authorized to execute the amended shareholders' agreement."

"Carried"

12. Director Kokura reported that Central Region Board has one more meeting to go before the Interim Measures Agreement runs out. Director Kokura said that he is not sure if there are any negotiations to reinstate the agreement. Moved by M. Kokura, seconded by S. Ochman, "That this verbal report be received."

"Carried"

13. Director Bennett reported that the Central West Coast Forest Society continues to struggle along and they have no projects at this time. Moved by T. Bennett, seconded by P. Cote, "That this verbal report be received."

"Carried"

14. Director Fraser reported that they are trying to resurrect the Pacific Rim Tourism Association. The Association is working on getting the web site and phone number operational. Moved by J. Fraser, seconded by T. Bennett, "That this verbal report be received."

"Carried"

15. Director McRae provided an update on the Emergency Planning Committee meeting held on January 24, 2008. The Committee heard a presentation from John Douglas, Alberni Valley Search and Rescue. The Rescue Squad is fundraising for a proposed multi-casualty unit to be used in the Alberni Valley region. The cost of the trailer is \$25,000.00 and will primarily be used for medical purposes but could also be used for an incident command centre. Inspector Wellar reported on at his attendance at a three day Emergency Planning Workshop in Ottawa recently. He was a key note speaker and spoke on managing an event in a small community. Moved by P. Cote, seconded by M. Kokura, "That these verbal reports be received."

"Carried"

16. Director McRae reported that Mr. Dave Smith is the new CEO for the Coastal



Communities Network and they just received \$12,000.00 from the Federal Government.

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

"Carried"

17. Director McRae provided an update on the West Island Woodlands Advisory Group. He said it was Western Forest Products turn at the last meeting. There was discussion regarding upcoming retirements and shortage of skilled workers. Director McRae said that 90% of Western Forest Products workers in this TFL live in Port Alberni.

Moved by K. McRae, seconded by S. Ochman, "That this verbal report be received."

"Carried"

18. The Chairperson provided an update on the Island/Coastal Economic Trust Initiative (ICET). He said there are approximately six applications from this area currently being considered. Director McRae reported that almost all of the money has been used up and they are busy politicking to get more money. Director McRae said that most of the funding applications from this area are moving ahead.

Moved by D. St. Jacques, seconded by S. Ochman, "That this verbal report be received."

"Carried"

19. Director Edwards reported on the Air Quality Council. Representatives from the Council will be meeting with VIHA to discuss air quality issues in the area. Director Edwards said the Council had good and bad news recently. Council member Barb Flynn has passed away. The Council received a grant from the Provincial Government for \$16,000.00. The group will be using the funds to conduct elementary school education, anti-idling and web site campaign. The Committee is also investigating a woodstove change out program.

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

"Carried"

20. Director Bennett provided an update on the Regional Aquatic Management Board. He said a two day retreat was held recently and was a great opportunity for the Board plan for the future. The Board is hoping to have a planning process and complete plan for the whole of the West Coast. Director Bennett said that



long term, the Aquatic Management Board is a good investment for the Regional District.

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

"Carried"

21. The Administrator provided an update on the Highway Connector Committee. Moved by D. St. Jacques, seconded by P. Edwards, "That the verbal report and the minutes from the Highway Connector Committee meeting held on February 6, 2008 be received."

"Carried"

STAFF REPORTS

22. Moved by D. St. Jacques, seconded by P. Edwards, "That the Administrator's Report dated February 26, 2008 be received for information."

"Carried"

23. Moved by D. St. Jacques, seconded by K. McRae, "That the Planning Department Report dated February 26, 2008 be received for information."

"Carried"

24. Moved by M. Kokura, seconded by D. St. Jacques, "That the Financial Manager's Report dated February 19, 2008 be received for information."

"Carried"

25. Moved by T. Bennett, seconded by S. Ochman, "That the Manager of Environmental Services Report dated February 21, 2008 be received for information."

"Carried"

OTHER REPORTS

26. Moved by T. Bennett, seconded by D. St. Jacques, "That the World Under 17 Hockey Challenge Committee - News Release dated February 13, 2008 be received for information."

"Carried"



27. Director St. Jacques reported that the Fisheries Resource Committee met this afternoon. She said that every species of fish was discussed at the meeting. The minutes will be provided to Directors at the next Board meeting. Moved by K. McRae, seconded by S. Ochman, "That this verbal report be received."

"Carried"

ADMINISTRATION

28. Moved by T. Bennett, seconded by P. Cote, "That Bylaw E1050, Heritage Conservation Service Establishment be read a second time."
29. Moved by T. Bennett, seconded by M. Kokura, "That Bylaw E1050, Heritage Conservation Service Establishment be amended by removing electoral area "C" (Long Beach) from the service area."

"Carried"

30. Moved by M. Kokura, seconded by T. Bennett, "That Bylaw E1050, Heritage Conservation Service Establishment be amended by removing electoral area "B" (Beaufort) from the service area."

"Carried"

31. Moved by M. Lange, seconded by T. Bennett, "That Bylaw E1050, Heritage Conservation Service Establishment be amended by removing electoral area "F" (Cherry Creek) from the service area."

"Carried"

32. The main motion, as amended, was

"Carried"

33. Administrative Memo regarding Local Government Liability.
Moved by T. Bennett, seconded by P. Edwards, "That this correspondence be received."

"Carried"

34. Administrative Memo regarding Award of Garbage and Recycling Pickup Contract to West Coast Communities.
Moved by T. Bennett, seconded by D. St. Jacques, "That the Board of Directors award the contract to Sonbird Refuse & Recycling Ltd. for the provision of



curbside recycling services; processing of recycled materials; curbside pickup and disposal of garbage for the District of Tofino, District of Ucluelet and portions of Area C (Millstream & Port Albion) for \$215,919 in 2008/09 (plus taxes) and adjustments as provided for in the terms and conditions of the Tender.”

“Carried”

FINANCES

35. Moved by M. Kokura, seconded by T. Bennett, “That the Financial Statements dated January 1st to January 31st, 2008 be received.”

“Carried”

36. Administrative Memo regarding 2008 Grant-in-aid Applications. Moved by M. Kokura, seconded by T. Bennett, “That the 2008 grant-in-aid applications be referred to a Special Committee-of-the-Whole meeting on Wednesday, March 5, 2008 at 1:00 pm in the Regional District Board Room.”

“Carried”

37. Administrative Memo regarding 2008 - 2012 Regional District Financial Plan. Moved by T. Bennett, seconded by S. Ochman, “That this correspondence be received and referred to the Special Committee-of-the-Whole meeting on March 5, 2008 for a detailed review.”

“Carried”

PLANNING MATTERS

38. RA07015 - McMurtrie, Application for Rezoning, Lot 1, Section 5, Barclay district and District Lot 1978, Clayoquot District, Plan VIP69905, Green Cove, Kildonan, Clayoquot and Barclay Land Districts, Electoral Area “A” (Bamfield). Moved by S. Ochman, 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 Bylaw P1208 subject to the following conditions:
- a. The property owner agreeing to a covenant that limits the number of lots to 8, increase the front yard setback from Uchucklesit Inlet to 50 feet;
 - b. The owners providing the required site profile information and meeting the requirements of the Ministry of Environment as set out in section 946.1 and 946.2 of the Local Government Act;



- c. The applicant demonstrating that they can provide required permanent on long term parking in Bamfield or Port Alberni;
- d. Meeting technical referral agency requirements including, but, not limited to VIHA requirements for potable water and sewage disposal, and,

that public hearing for Bylaw P1208 be delegated to the Director for Electoral Area "A", his Alternate Director or the Chairperson of the Regional District Board."

"Carried"

- 39. Moved by S. Ochman, seconded by T. Bennett, "That Bylaw P1208, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

- 40. Administrative Memo regarding Application SC05015 - Hot Springs Cove Holdings - Parkland Dedication, Green Cove, 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 that \$100,000.00 cash in lieu of parkland be provided by the owners of District Lot 1371, C/D, including the area designated on Plan SRW Plan 46956, except part in Plan 10335 to meet the requirements of Section 941 of the Local Government Act."

"Carried"

- 41. DVD08001 - Saunders, Development Permit Application, 9752 Lakeshore Road, Electoral Area "D" (Sproat Lake). Moved by P. Cote, seconded by T. Bennett, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and consider proceeding with this development variance application which would vary the minimum lot width of Lot 2, District Lot 148, Alberni District, Plan 9261 from 200 feet to 88 feet as part of the rezoning process and reduce the side yard set back to 2.47 feet for three of the existing buildings on the property."

"Carried"

- 42. DVD07006 - Ness, Application for Development Variance, Lot 34, DL 622, Clayoquot District, Plan 17226, 10111 Klitsa Drive, Electoral Area "D" (Sproat Lake). Moved by P. Cote, seconded by S. Ochman, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning



Staff and give consideration to issuing a development variance permit that would vary:

- (a) side yard setbacks for Acreage Residential (RA1) District for an accessory building from 3 feet to 1.9 feet including roof overhand (as per Acres and Pollock Site Certificate issued August 3, 2007);
- (b) rear yard setback for Acreage Residential (RA1) District for an accessory building from 3 feet to 0 feet;
- (c) Height of an accessory building from 12 feet to 17 feet."

"Carried"

43. DVE07009 - Dhillon, Application for Development Variance, 5510 Highland Drive, Lot 13, District Lot 23, Alberni District, Plan VIP79780, 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 give consideration to issuing a development variance permit that would vary side yard setbacks for Acreage Residential (RA2) District for a single family dwelling from 15 feet to 13.5 feet."

"Carried"

44. RC07004 - Rolleau, Rezoning Application, In vicinity of Kennedy River, Electoral Area "C" (Long Beach).

Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1191, Regional District of Alberni-Clayoquot Zoning Text Amendment be adopted."

"Carried"

45. Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1192, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

46. RC06016 - Penny Lane Entertainment Group, Electoral Area "C" (Long Beach). Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1190, Regional District of Alberni-Clayoquot Zoning Amendment be adopted."

"Carried"



CHAIRPERSON'S REPORT

47. Moved by M. Kokura, seconded by P. Edwards, "That the Chairperson's report for February 2008 be received for information."

"Carried"

UNFINISHED BUSINESS

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

"Carried"

MEETING SCHEDULE

49. Moved by T. Bennett, seconded by P. Cote, "That the Regional District meeting schedule for the month of March 2008 be received as amended."

"Carried"

RECESS TO IN-CAMERA

50. Moved by K. McRae, seconded by P. Edwards, "That the meeting be closed to the public to discuss matters relating to labour or other employee relations."

"Carried"

51. The meeting was closed to the public at 8:08 p.m.

52. The meeting was re-opened to the public at 9:16 p.m.

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

"Carried"

54. The meeting adjourned at 9:17 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert A. Harper,
Administrator