



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, APRIL 23, 2008

REGIONAL DISTRICT BOARD ROOM

Present: Chairperson: Hira Chopra, Directors: Penny Cote, Patty Edwards, John Fraser, Mike Kokura, Ken McRae, Stefan Ochman, Dianne St. Jacques, Glenn Wong.

Regrets: Director: Tony Bennett

Staff: Robert A. Harper, Administrator, Wendy Thomson, Deputy Corporate Secretary, Mike Irg, Manager of Planning and Development, Drew Hadfield, Manager of Environmental Services.

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

ADOPTION OF MINUTES

2. Moved by J. Fraser, seconded by M. Kokura, "That the minutes from the regular Board of Directors meeting held on March 26, 2008 be adopted as circulated."

"Carried"

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

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

4. Letter dated March 31, 2008 from the Coastal Community Network regarding Membership Renewal.
Moved by M. Kokura, seconded by K. McRae, "That the Regional District renew membership with the Coastal Community Network for 2008."

"Carried"

5. Correspondence from the City of Port Alberni regarding Creating a Sustainable Port Alberni Workshop, Tuesday, April 29th, Gyro Youth Center, Port Alberni.
Moved by M. Kokura, seconded by K. McRae, "That this correspondence be received and Directors be authorized to attend."



“Carried”

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

6. Moved by M. Kokura, seconded by J. Fraser, “That the following correspondence be received for information: Comox Valley Regional District re: Comox Valley Regional District Growth Strategy, Ministry of Forests & Range and Minister Responsible for Housing re: New Green Requirement for Energy & Water Efficiency Now Added to BC Building Code as of Sept. 5, 2008, Squamish-Lillooet Regional District re: Proclamation of Squamish-Lillooet Regional District Day, Union of British Columbia Municipalities re: New Green Legislation, re: New Public Health Act, re: Supporting Treaty Implementation Pilot Project Funding.”

“Carried”

REPORTS

7. Moved by M. Kokura, seconded by D. St. Jacques, “That the Building Report for the month of April 2008 be received for information.”

“Carried”

8. Moved by D. St. Jacques, seconded by P. Edwards, “That the 9-1-1 Corporation Staff Report - Fire Call Totals 2001 to 2007 be received.”

“Carried”

9. Director Cote provided an update on the Vancouver Island Regional Library Board. She invited Directors to attend the grand opening of the Bower Library on Saturday, April 26th.

Moved by P. Cote, seconded by M. Kokura, “That this verbal report be received.”

“Carried”

10. Moved by P. Edwards, seconded by P. Cote, “That the minutes from the Alberni Valley Emergency Planning Committee meeting held on January 26, 2008 be received.”

“Carried”

11. Director Wong reported on the Alberni Valley Chamber of Commerce Annual General Meeting last week. He said there is a lot of new young blood in the organization and Mr. Dewayne Parfitt was re-elected as Chairperson.

Moved by G. Wong, seconded by P. Cote, “That this verbal report be received.”



“Carried”

12. Director McRae provided an update on the Coastal Communities Network. He attended a meeting in Victoria recently with representatives of the Mount Waddington and Central Coast Regional Districts and the new Director of the Coastal Communities Network, Mr. Dave Smith. Director McRae also reported on his attendance at a Hake meeting in Vancouver. He said there are 12 plants vying for all of the Hake. He said the biggest plants are in this region. The Hake allocation for this area is 22,000 tonnes for Ucluelet Fish, 20,000 tonnes for Port Fish and 6,000 tonnes for the factory ship.
Moved by K. McRae, seconded by D. St. Jacques, “That this verbal report be received.”

“Carried”

13. The Chairperson provided an update on the Island Coastal Economic Trust. The Minister of Economic Development attended the last meeting and more money will be coming to the trust in 8 or 9 months.
Moved by M. Kokura, seconded by P. Edwards, “That this verbal report be received.”

“Carried”

14. Director Edwards reported on Air Quality Council meeting on April 1st. The highlight of the meeting was a tour of the Catalyst landfill sites to see how they are managed. The Council continues to work on the Anti Idling Campaign with the schools and the Woodstove Change Out Program.
Moved by P. Cote, seconded by G. Wong, “That this verbal report be received.”

“Carried”

15. The Chairperson provided an update on the Highway Connector Committee. The Chairperson, Director Kokura and Bob Harper made a presentation to the Comox Valley Regional District on April 8th. The Comox Valley Regional District passed a resolution supporting the proposed highway connector. Presentations have been scheduled with Nanaimo Regional District and the City of Courtenay.
Moved by S. Ochman, seconded by D. St. Jacques, “That this verbal report be received.”

“Carried”

STAFF REPORTS

16. Moved by M. Kokura, seconded by D. St. Jacques, “That the Administrator’s Report dated April 15, 2008 be received for information.”



“Carried”

17. Moved by P. Cote, seconded by J. Fraser, “That the Planning Department Report dated April 16, 2008 be received for information.”

“Carried”

18. Moved by G. Wong, seconded by P. Edwards, “That the Financial Manager’s Report dated April 15, 2008 be received for information.”

“Carried”

19. Moved by M. Kokura, seconded by S. Ochman, “That the Manager of Environmental Services Report for the month of April 2008 be received for information.”

“Carried”

OTHER REPORTS

20. Director Cote reported on the Nuuchahnulth Tribal Council workshop she attended on April 21st. She said it was a very interesting and educational workshop.

Moved by P. Cote, seconded by P. Edwards, “That this verbal report be received.”

“Carried”

ADMINISTRATION

21. Administrative Memo regarding Handi-Dart 2008/2009 Annual Operating Agreement.

Moved by M. Kokura, seconded by P. Edwards, “That the Board of Directors approve the Annual Operating Agreement between the Regional District, British Columbia Transit and Diversified Transportation Ltd. for the 2008/09 fiscal year.”

“Carried”

22. Administrative Memo regarding Final Approval - Adoption of the Solid Waste Management Plan.

Moved by P. Edwards, seconded by M. Kokura, “That this correspondence be received.”

“Carried”



23. Moved by K. McRae, seconded by P. Edwards, "That Bylaw R1020, Solid Waste Management Plan be adopted."

"Carried"
24. Administrative Memo regarding Two Free Tipping Days - Alberni Valley Landfill. Moved by G. Wong, seconded by M. Kokura, "That this correspondence be received."

"Carried"
25. Moved by M. Kokura, seconded by P. Edwards, "That Bylaw R1006-1, Alberni Valley Landfill Free Tipping be read a first time."

"Carried"
26. Moved by G. Wong, seconded by P. Edwards, "That Bylaw R1006-1, Alberni Valley Landfill Free Tipping be read a second time."

"Carried"
27. Moved by M. Kokura, seconded by P. Edwards, "That Bylaw R1006-1, Alberni Valley Landfill Free Tipping be read a third time."

"Carried"
28. Moved by P. Cote, seconded by S. Ochman, "That Bylaw R1006-1, Alberni Valley Landfill Free Tipping be adopted."

"Carried"
29. Administrative Memo regarding Board Remuneration Review Committee. Moved by M. Kokura, seconded by P. Cote, "That the Board of Directors ask three individuals to review Bylaw A1059, cited as Board Remuneration, Expenses and Benefits Bylaw 2005 and provide their advice on changes, if any, that should be made to the bylaw, and further that the Chairperson select the three individuals to conduct this review."

"Carried"
30. Administrative Memo regarding Appointment of Chief and Deputy Chief Election Officers. Moved by J. Fraser, seconded by P. Edwards, "That the Board of Directors



appoint the Administrator as Chief Election Officer and the Deputy Secretary as the Deputy Chief Election Officer for elections and referenda.”

“Carried”

31. Administrative Memo regarding Memorandum of Understanding regarding Bamfield Region Wastewater Treatment and Disposal. Moved by S. Ochman, seconded by M. Kokura, “That the Regional District, subject to a community meeting in Bamfield to discuss wastewater treatment and disposal, enter into a Memorandum of Understanding regarding wastewater treatment and disposal with:
- a. the Huu-ay-aht First Nation;
 - b. Indian and Northern Affairs Canada; and,
 - c. the Bamfield Marine Sciences Center

and authorize the Director of Electoral Area “A” (Bamfield) to execute this agreement on behalf of the Regional District.”

“Carried”

32. Administrative Memo regarding Community to Community Forum Application. Moved by S. Ochman, seconded by D. St. Jacques, “That the Board of Directors apply for funding through the Union of British Columbia Municipalities and First Nations Summit to hold a Community to Community forum between the Huu-ay-aht First Nation, Regional District elected representatives and staff and Bamfield area residents to discuss the implications of the Maa-nulth Treaty on the Bamfield area and working together in the future.”

“Carried”

FINANCES

33. Moved by D. St. Jacques, seconded by M. Kokura, “That the Financial Statements dated January 1st to March 31, 2008 be received.”

“Carried”

PLANNING MATTERS

34. DPA08005 - Addison/Whiteside, Development Permit Application, Unsurveyed Crown foreshore or land covered by water being part of the bed of Grappler Inlet,



Barclay District fronting Lot A, Section 20, Township 1, Barclay District, Plan 50545, 350 Tower Road, Electoral Area "A" (Bamfield).

Moved by S. Ochman, seconded by M. Kokura, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and authorize the Administrator to issue Development Permit DPA08005 subject to:

- a. confirmation that Department of Fisheries and Oceans, Transport Canada-Navigable Waters Division, Ministry of Environment and HUU-ay-aht First Nations have approved the proposed dock facility;
- b. satisfactory confirmation that the proposed dock facility will have no adverse effect on the Bamfield waterline or obstruct access to waterline for maintenance purposes."

"Carried"

35. Moved by S. Ochman, seconded by G. Wong, "That Development Permit No. DPA08005 be received."

"Carried"

36. DVA08003 - Alexander/Evans, Application for Development Variance, Lot 24, Block 3, Section 19, Township 1, Barclay District, Plan 942, Corner of Cape Beale Trail and the Mall, Electoral Area "A" (Bamfield).
Moved by S. Ochman, seconded by M. Kokura, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and give consideration to issuing a variance subject to the applicant providing a registered BCLS site survey showing lot lines, existing foundation and septic field locations prior to staff sending out public notification to neighbouring properties."

"Carried"

37. Public Hearing Report regarding - Rezoning Application RA07013, Harrison, 260 Brady's Beach Trail, Electoral Area "A" (Bamfield).
Moved by S. Ochman, seconded by P. Edwards, "That this correspondence be received."

"Carried"



38. Moved by S. Ochman, seconded by P. Edwards, "That the public hearing minutes for Bylaw P1200 be received."
- "Carried"
39. Moved by S. Ochman, seconded by M. Kokura, "That Bylaw P1200, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."
- "Carried"
40. Moved by S. Ochman, seconded by M. Kokura, "That Bylaw P1200, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."
- "Carried"
41. RE07019 - Martin, Rezoning Application, Lot 2, District Lot 162, Alberni District, Plan 12437, 6795 Beaver Creek Road, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by P. Cote, "That this correspondence be received and the Board of Directors concur with the following recommendation of Planning Staff:
- a. Proceed with first reading of bylaws P1214 and P1215 subject to meeting technical referral agency requirements, and,
- that the public hearing for Bylaws P1214 and P1215 be delegated to the Director for Electoral Area "E", her Alternate Director or the Chairperson of the Regional Board."
- "Carried"
42. Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1214, Beaver Creek Official Community Plan Amendment be read a first time."
- "Carried"
43. Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1215, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."
- "Carried"
44. RE07012 - Rezoning Application, Longeuay, Lot B, Plan 38160, District Lot 20, Alberni District, 5501 Strick Road, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by M. Kokura, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning



Staff and proceed with first reading of Bylaw P1209 subject to the following conditions;

- a. 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;
- b. Meeting technical referral agency requirements, and,

that the public hearing for Bylaw P1209 be delegated to the Director for Electoral Area "E", her Alternate Director or the Chairperson of the Regional District Board."

"Carried"

45. Moved by P. Edwards, seconded by P. Cote, "That Bylaw P1209, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

46. RE07023 - Rezoning Application, Francoeur, 6081 Beaver Creek Road, Electoral Area "E" (Beaver Creek).

Moved by P. Edwards, seconded by G. Wong, "That the public hearing report be received."

"Carried"

47. Moved by P. Edwards, seconded by P. Cote, "That the public hearing minutes for Bylaws P1206 and P1207 be received."

"Carried"

48. Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1206, Beaver Creek Official Community Plan Amendment be read a second time."

"Carried"

49. Moved by P. Edwards, seconded by M. Kokura, "That Bylaw P1206, Beaver Creek Official Community Plan amendment be read a third time."

"Carried"



50. Moved by P. Edwards, seconded by P. Cote, "That Bylaw P1207, Regional District of Alberni-Clayoquot Zoning Amendment be read a second time."

"Carried"

51. Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1207, Regional District of Alberni-Clayoquot Zoning Amendment be read a third time."

"Carried"

52. RE07024 - Rezoning Application, Namor, The West ½ of Lot 19, Section 8, Alberni District, Plan 1943, 6154 Lugin Road, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by M. Kokura, "That this report be received."

"Carried"

53. Moved by P. Edwards, seconded by P. Cote, "That the Board of Directors concur with the recommendation of Planning Staff and proceed with first reading of Bylaw P1216 subject to the following:

- a. applicant providing confirmation from a registered BCLS that the proposed subdivision lot layout complies to minimum lot parcel size under the proposed RA2 zoning, including, exemption of the panhandle area for the southerly lot in the calculation of it's compliance to minimum parcel size;
- b. confirmation that all buildings comply to setback requirements in relation to proposed new lot lines;
- c. confirmation that lots will meet Ministry of Health requirements, i.e. natural soils on site are suitable to support in ground sewage disposal to Ministry of Health subdivision standards;
- d. compliance to all technical requirements, and,

that the public hearing for Bylaw P1216 be delegated to the Director for Electoral Area "E", her alternate Director or the Chairperson of the Regional District Board."

"Carried"



54. Moved by P. Edwards, seconded by P. Cote, "That Bylaw P1216, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

55. RE07025 - Application for Rezoning, Casanave, Lot A, District Lot 7, Alberni District, Plan 31076, 6492 Withers Road, Electoral Area "E" (Beaver 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 Bylaw P1210 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 nonconforming structure must be modified or removed or varied.
- b. Meeting technical referral agency requirements including, but, not limited to VIHA requirements for sewage disposal, and,

that the public hearing for Bylaw P1210 be delegated to the Director for Electoral Area "E", her Alternate Director or the Chairperson of the Regional District Board."

"Carried"

56. Moved by P. Edwards, seconded by P. Cote, "That Bylaw P1210, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

57. DVF07010 - Application for Development Variance, Newton, Lot G, (DD EH103025) Block 4, District Lot 65, Alberni District, Plan 892A, 3091 Nixon Street, Electoral Area "F" (Cherry Creek). Moved by G. Wong, seconded by P. Cote, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and give consideration to issuing a variance for Lot G (DD EH103025) Block 4, District Lot 65, Alberni District Plan 892A, which would vary Section 200 - Schedule No. II, Bulk and Site Regulations for Residential Acreage (RA1) District Front yard setback from 40 feet to 34 feet 6 inches and the side yard setback from 15 feet to 3 feet provided the proposed garage is only one storey, and, this variance only applies to the proposed garage, any further development on the property must comply to zoning regulations."

"Carried"



58. RF07028 - Rezoning Application, Jones, Lot 3, District Lot 57, Alberni District Plan, 31438, 6412 Cherry Creek Road, Electoral Area "F" (Cherry Creek). Moved by G. Wong, seconded by P. Edwards, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and proceed with first reading of Bylaw P1217 subject to the following:
- a. confirmation that the proposed lots have soils capable of supporting in ground sewage disposal in accordance to the Ministry of Health sewage regulations for subdivision;
 - b. confirmation that access from Cherry Creek Road on/over Statutory right-of-way S 101132 is achievable for the proposed northerly lot;
 - c. confirmation from registered BCLS confirming location of proposed lot lines and existing buildings can meet RA2 zoning requirements i.e. lot size, lot width, setbacks etc.;
 - d. compliance to all technical referral agency requirements, and;

that the public hearing for Bylaw P1217 be delegated to Director Wong, his Alternate Director or the Chairperson of the Regional District Board."

"Carried"

59. Moved by G. Wong, seconded by P. Cote, "That Bylaw P1217, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

60. Administrative Memo regarding Sign Bylaw No. R1022. Moved by G. Wong, seconded by P. Cote, "That this correspondence be received."

"Carried"

61. Moved by G. Wong, seconded by P. Cote, "That Bylaw R1022, Alberni-Clayoquot Regional District Sign Bylaw be read a first time."

"Carried"

Director Kokura voted in the negative

62. Moved by G. Wong, seconded by P. Edwards, "That Bylaw R1022, Alberni-Clayoquot Regional District Sign Bylaw be read a second time."

"Carried"



Director Kokura voted in the negative

63. Moved by G. Wong, seconded by P. Cote, "That Bylaw R1022, Alberni-Clayoquot Regional District Sign Bylaw be read a third time."

"Carried"

Director Kokura voted in the negative

64. AE07011 - ALR Application, Avender, Lot 2, District Lot 107, Alberni District, Plan 3468, Except Parcel A (DD 24005-W) and Except Part in Plan 25169, 6325 Smith Road, Electoral Area "E" (Beaver Creek).

Moved by P. Edwards, seconded by G. Wong, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and forward ALR Application AE07011 to the Agricultural Land Commission for their adjudication."

"Carried"

65. AE07012 - ALR Application, Miller, Parcel C (DD 35010I) of District Lot 151, Alberni District, Except Parts in Plans 66RW, 3735 and 240907, 6041 Drinkwater Road, Electoral Area "E" (Beaver Creek).

Moved by P. Edwards, seconded by M. Kokura, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and forward ALR Application AE07012 to the Agricultural Land Commission for their adjudication."

"Carried"

66. Administrative Memo regarding Coastal Plan for Clayoquot Sound.
Moved by D. St. Jacques, seconded by P. Cote, "That this correspondence be received and a copy forwarded to the West Coast Vancouver Island Aquatic Management Board for their information."

"Carried"

CHAIRPERSON'S REPORT

67. Moved by D. St. Jacques, seconded by P. Edwards, "That the Chairperson's report for April 2008 be received for information."

"Carried"



UNFINISHED BUSINESS

68. Moved by D. St. Jacques, seconded by P. Cote, "That the Alberni-Clayoquot Regional District Short Term Action Plan be received."

"Carried"

NEW BUSINESS

69. Moved by G. Wong, seconded by P. Cote, "That appointments to the Cherry Creek Advisory Planning Commission be allowed for consideration as a late item."

"Carried"

70. Moved by G. Wong, seconded by M. Kokura, "That the following individuals be appointed to the Cherry Creek Advisory Planning Commission for a two year term: Carrie Smith, Denis Francoeur, Jamie McKinnon, Lindsay Rogers and Mike Stini."

"Carried"

MEETING SCHEDULE

71. Moved by M. Kokura, seconded by D. St. Jacques, "That the Regional District meeting schedule for the month of May 2008 be received."

"Carried"

72. Moved by S. Ochman, seconded by G. Wong, "That the Regional District Meeting schedule for the Month of May 2008 be amended by changing the Electoral Area Directors meeting to Wednesday, May 14th at 10:00 am in the Regional District Office."

"Carried"

RECESS TO IN-CAMERA

73. Moved by M. Kokura, seconded by P. Cote, "That the meeting be closed to the public to discuss matters relating to labour or other employee relations."

"Carried"

74. The meeting was closed to the public at 7:30 p.m.

75. The meeting was re-opened to the public at 7:59 p.m.



76. Moved by M. Kokura, seconded by D. St. Jacques, "That this meeting now stand adjourned."

"Carried"

77. The meeting adjourned at 8:00 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert A. Harper,
Administrator