



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

**WEDNESDAY, JUNE 25, 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, Drew Hadfield, Manager of Environmental Services.

1. The meeting was called to order at 6:01 p.m.

**PRESENTATION**

2. The Chairperson presented Mike Irg, Manager of Planning and Development with a gift of recognition for 10 years of service with the Alberni-Clayoquot Regional District.

**PETITIONS, DELEGATIONS & PRESENTATIONS**

3. Moved by K. McRae, seconded by T. Bennett, "That the Tin Pants Theatre group be invited to address the Regional District Board."

"Carried"

4. Ms. Pamela Walker, playing the part of Joey Walker, thanked the Regional District for supporting McLean's Mill and introduced the 2008 Tin Pants Theatre Troupe. The Troupe provided Directors will a small performance.

5. The Chairperson thanked the delegation for their presentation.

6. Moved by P. Cote, seconded by M. Kokura, "That Mr. Al Peffers and the Executive of the Alberni Valley Motocross Association be invited to address the Regional District Board."

"Carried"

7. Mr. Peffers thanked Directors for hearing their presentation this evening and introduced representatives of the Alberni Valley Motocross Association. He said



they were here this evening because they are concerned regarding allegations against their Association. Mr. Peffers said they have never had a complaint against them in their 25 years of operation. He said they are a small unit of sport loving vehicles. Mr. Peffers said their machines are not designed for trail riding and their club does not promote use of the Log Train Trail. Their machines are set-up for motocross track use only, not trails and roads. Mr. Peffers said the Alberni Valley Motocross Association promotes safe riding at all times. They are not a rich Association, but generate enough money to do upgrades to the facility. Mr. Peffers said they are proud at the money they raise for businesses in the community. Approximately \$60,000.00 was brought into the community from their last event. Mr. Peffers said they have 4 events per year and the events start to close down at 3:30 pm. The delegation answered questions from Directors. The Chairperson allowed one of the neighbours next to the motocross site to speak. He spoke in support of the club.

8. The Chairperson thanked the delegation for their presentation.
9. Moved by J. Fraser, seconded by S. Ochman, "That Mr. Frank Stini be invited to address the Regional District Board."

"Carried"

10. Mr. Stini spoke to the letter from the Ministry of Environment on page 35 of the Board Agenda package regarding initiatives to protect and improve air quality across the Province.
11. The Chairperson thanked Mr. Stini for his presentation.

#### **ADOPTION OF MINUTES**

12. Moved by S. Ochman, seconded by M. Kokura, "That the minutes from the regular Board of Directors meeting held on May 28, 2008 be adopted as circulated."

"Carried"

13. Moved by M. Kokura, seconded by T. Bennett, "That the To-Do List as of June 18, 2008 be received for information."

"Carried"



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

14. Letter dated June 2, 2008 from the Office of the Premier regarding Local Motion and Towns for Tomorrow Initiatives.  
Moved by K. McRae, seconded by P. Cote, "That this correspondence be received."

"Carried"

15. Moved by S. Ochman, seconded by K. McRae, "That a letter be forwarded to the new Minister of Community Services and Premier Gordon Campbell, requesting the Local Motion and Towns for Tomorrow Initiatives be extended to electoral areas of Regional Districts and request these programs not have such onerous criteria."

"Carried"

16. Memorandum dated June 17, 2008 from the Regional District of Central Kootenay regarding Fair Compensation.  
Moved by T. Bennett, seconded by K. McRae, "That this correspondence be received and the Board of Directors pass the following resolution from the Regional District of Central Kootenay:

WHEREAS the Government of British Columbia has stated that all Crown Corporations would pay their fair share of property taxes;

AND WHEREAS the Provincial Government, Municipalities, School Districts and First Nation local governments either directly or indirectly are compensated with grants-in-lieu of property taxes from hydro transmission lines and distribution lines;

THEREFORE BE IT RESOLVED THAT the Union of British Columbia Municipalities be asked to intervene on this issue and negotiate a similar arrangement for the Regional Districts of the Province."

"Carried"

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

17. Moved by D. St. Jacques, seconded by J. Fraser, "That the following correspondence be received for information: Ministry of Community Services re: Approved Planning Infrastructure Grants, Union of British Columbia Municipalities re: Response to CFIB Report, re: Province Releases Report of RV Park



Development, re: 2008 West Nile Virus Risk Reduction Initiative Application, Scott Fraser, MLA (Alberni/Qualicum) re: Access through Forestry Roads being Restricted on Central Vancouver Island, BC Assessment re: New Chief Executive Officer, Ministry of the Environment re: BC Air Action Plan, re: Living Water Smart: BC's Water Plan, City of Port Moody re: Proposed Increase in the Interval Between Civic Elections From Three Years to Four Years, and Integrated Land Management Bureau re: Float Cabins in Barkley Sound and Great Central Lake."

"Carried"

18. Moved by T. Bennett, seconded by M. Kokura, "That the Integrated Land Management Bureau be invited to the next Committee-of-the-Whole meeting to discuss Float Homes in Barkley Sound and Great Central Lake."

"Carried"

19. Moved by S. Ochman, seconded by G. Wong, "That the Regional District hold a referendum in the Regional District to increase the interval between civic elections from three to four years."

"Defeated"

## **REPORTS**

20. Moved by T. Bennett, seconded by M. Kokura, "That the Building Report for the month of June 2008 be received for information."

"Carried"

21. Director Kokura reported that the mandate of the Central Region Board ran out on March 1<sup>st</sup> and they are now a non-existing body. Director Kokura is not sure if the Board will be re-activated.

Moved by M. Kokura, seconded by T. Bennett, "That this verbal report be received."

"Carried"

22. Director Cote reported on the Vancouver Island Regional Library Board meeting last week. She said the new Comox Library has opened and it's a nice facility. Moved by P. Cote, seconded by M. Kokura, "That this verbal report be received."

"Carried"

23. Director Wong provided an update on the Alberni Valley Chamber of Commerce.



The Chamber received HRDC funding to hire three students for the information booth at Cathedral Grove. The Chamber continues to look at other options for funding for the new Information Centre.

Moved by G. Wong, seconded by T. Bennett, "That this verbal report be received."

"Carried"

24. Director McRae provided an update on West Island Woodlands Advisory Group. He said they finally got BC Timber to the table and it looks like they will be involved in some kind of certification.

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

"Carried"

25. Moved by K. McRae, seconded by M. Kokura, "That the following News Releases from the Island Coastal Economic Trust be received for information: Funding for Vancouver Island Mountain Centre, Trust Announces \$27,225 Contribution to Village of Cumberland's Village Square, Trust Announces Financial Contribution for Cowichan Harbour Facility Expansion and Trust Announces Election of Eight Members to Board of Directors."

"Carried"

### **STAFF REPORTS**

26. Moved by D. St. Jacques, seconded by P. Cote, "That the Administrator's Report dated June 18, 2008 be received for information."

"Carried"

27. Moved by S. Ochman, seconded by P. Cote, "That the Planning Department Report dated June 18, 2008 be received for information."

"Carried"

28. Moved by M. Kokura, seconded by T. Bennett, "That Financial Manager's Report dated June 16, 2008 be received for information."

"Carried"

29. Moved by D. St. Jacques, seconded by K. McRae, "That the Manager of



Environmental Services Report dated June 24, 2008 be received for information.”

“Carried”

### **OTHER REPORTS**

30. Director McRae reported that the left over money from the dissolved Link Road Committee is being donated to the Alberni Valley Industrial Heritage Society. He will advise Directors when arrangements have been made for the presentation.
31. Director McRae reported on his attendance at a meeting this morning on the future of forestry in the Alberni Valley. He said the program is moving along nicely and he will have the City’s Manager of Economic Development make a presentation to the Regional District Board on the program.  
Moved by K. McRae, seconded by T. Bennett, “That these verbal reports be received.”

“Carried”

32. Director Wong reported on the Electoral Area Directors Forum held in Richmond on July 12<sup>th</sup> and 13<sup>th</sup>. Topics discussed included: Septic/Sewage Regulations, Regional District Task Force, Water Quality/Watershed Protection and Regional District Charter. Director Wong said it was a good conference with some very heated debates.  
Moved by G. Wong, seconded by K. McRae, “That this verbal report be received.”

“Carried”

33. Director Bennett handed out magnets and bags from the National Aboriginal Day on the West Coast along with a thank you to the Regional District for the money donated to the Kids Day. Director Bennett said it was a well attended two day event.  
Moved by T. Bennett, seconded by P. Cote, “That this verbal report be received.”

“Carried”

### **ADMINISTRATION**

34. Administrative Memo regarding Historic Alberni Inlet CNPR Trail.  
Moved by P. Edwards, seconded by T. Bennett, “That the Board of Directors

allocate \$25,000 from the Phase 2 Community Tourism Program for the Historic Alberni Inlet CNPR Trail.”



“Carried”

35. Administrative Memo regarding Bylaw R1021, Garbage and Recyclable Materials Collection Bylaw, 2008.

Moved by T. Bennett, seconded by P. Edwards, “That this correspondence be received.”

“Carried”

36. Moved by K. McRae, seconded by P. Cote, “That Bylaw R1021, Garbage and Recyclable Materials Collection, 2008 be read a first time.”

“Carried”

37. Moved by T. Bennett, seconded by P. Edwards, “That Bylaw R1021, Garbage and Recyclable Materials Collection, 2008 be read a second time.”

38. Moved by T. Bennett, seconded by G. Wong, “That Bylaw R1021, Garbage and Recyclable Materials Collection, 2008 be amended as follows:

- a. Schedule ‘A’, item 1 remove the last line of the table, which reads: ‘A portion of Electoral Area “F” (Cherry Creek);
- b. Schedule ‘B’, remove item 7, which reads ‘All properties within the portion of Electoral Area “F” (Cherry Creek) identified on the map attached as Appendix ‘4’ to this schedule; and,
- c. Remove Appendix ‘4’ to Schedule ‘B’, which is a map showing part of Electoral Area ‘F’ (Cherry Creek).”

“Carried”

39. Moved by T. Bennett, seconded by G. Wong, “That Bylaw R1021, Garbage and Recyclable Materials Collection, 2008 be amended by adding the following:

- a. Schedule ‘A’, Recycling and Garbage Collection Fees, No. 1, Recycling Collection Fees for Eligible Residences within each Recycling Collection Area:

<u>Recycling Collection Area</u>	<u>Amount</u>
City of Port Alberni	\$30.20
A Portion of Electoral Area “E” (Beaver Creek)	\$30.20."



“Carried”

40. The main motion, as amended, was

“Carried”

41. Moved by T. Bennett, seconded by P. Cote, “That Bylaw R1021, Garbage and Recyclable Materials Collection, 2008 be read a third time.”

“Carried”

42. Moved by T. Bennett, seconded by D. St. Jacques, “That Bylaw R1021, Garbage and Recyclable Materials Collection, 2008 be adopted.”

“Carried”

43. Administrative Memo regarding Purchase of Blue Box Recycling Containers. Moved by T. Bennett, seconded by P. Edwards, “That the Board of Directors award SCL A-1 Plastics Ltd. the contract to supply the recycling containers for the Alberni Valley Curbside Recycling program for blue box containers, model RC18 N for \$6.69 each, based on an order of at least 8000 units, including delivery to Port Alberni.”

“Carried”

44. Administrative Memo regarding Award - Curbside Recycling Services. Moved by K. McRae, seconded by P. Edwards, “That this correspondence be received and the Board of Directors award the Tender for Recycling Collection Services in the Alberni Valley to Sun Coast Waste Services Ltd. for:
- a. Biweekly recycling collection service at a monthly charge of \$2.10 per eligible residence;
  - b. Operate and maintain the 4<sup>th</sup> Avenue Recycling Centre for \$1,700.00 per month;
  - c. Operate and maintain the Sproat Lake Recycling Depot for \$750.00 per month;
  - d. Weekly recycling collection service at City of Port Alberni Municipal Buildings for \$360.00 per month;
  - e. Weekly recycling collection service at the Regional District Office for \$60.00 per month

for a term from September 2, 2008 to August 31, 2011, with the charges to increase at the end of each year by the Consumer Price Index.”

“Carried”



## **FINANCES**

45. Moved by G. Wong, seconded by P. Cote, "That the Financial Statements dated January 1 to May 31, 2008 be received."

"Carried"

## **PLANNING MATTERS**

46. Director Fraser left the meeting at 7:56 p.m.
47. DVA08009 - Development Variance Permit Application, Simon/Schulz, Strata Lot 29, 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, Barclay Sound, 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 give consideration to issuing variance permit application DVA08009, varying Section 200, Schedule II - Bulk and Site Regulations of Bylaw No. 15 for Single Family Residential (R1) District rear yard setback for single family dwelling from 30 feet to 15 feet."

"Carried"

48. RA07018 - Rezoning Application, Clark, Haggard Cove, Electoral Area "A" (Bamfield).  
Moved by S. Ochman, seconded by T. Bennett, "That Bylaw P1205, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

49. DVC08006 - Application for Development Variance, Dicastri, 6303 Front Street, Lot 1, Block 63, Section 49, Clayoquot District, Plan VIP80689, Electoral Area "C" Long Beach.

Moved by T. Bennett, seconded by M. Kokura, "That this correspondence be received and the Board of Director concur with the recommendation of Planning Staff and give consideration to issue a variance for Lot 1, Block 63, Section 49, Clayoquot District, Plan VIP80689 as outlined below;

- a. vary Section 143.3 'Accessory Uses' subsection (7) by reducing the required offset for the 'Common Service' building from 3.25 feet to zero for the rear yard and 3.25 feet to 1 foot 4/12 inches for the side yard, subject to the owner providing notarized confirmation on which lots are being serviced by the common services building and



agreeing to redesign west side of the subject building to eliminate encroachment on public road allowance, in addition, building inspection in regards to health and safety issues regarding the contents and purpose of the common service building i.e. fuel generator and storage of fuels, and, confirmation that Ministry of Transportation is prepared to issue approval of building location within 15 feet of public road allowance; and

- b. vary Section 143.3 'Accessory Uses';
  - i) subsection (7) (i) by reducing the required rear yard offset for a storage building from 20 feet to 16 feet 8 inches; and
  - ii) subsection (7) (ii) by reducing the required side yard offset for a storage building from 10 feet to 10 inches."

"Carried"

50. DVC08007 - Application for Development Variance, Triplet, 6302 Front Street, Lot A, Block 63, Section 49, Clayoquot District, Plan VIP80751, 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 give consideration to issue a variance for Lot A, Block 63, Section 49, Clayoquot District, Plan VIP80751 as outlined below;

- a. vary Section 143.3 'Accessory Uses';
  - i) subsection (7) (i) by reducing the required rear yard setback for a storage building from 20 feet to 3 feet; and
  - ii) subsection (7) (ii) by reducing the required side yard setback for a storage building from 10 feet to 3 feet."

"Carried"

51. Public Hearing Report for Rezoning Application RD07016, Casavant, Lakeshore Store, Electoral Area "D" (Sproat Lake), Bylaws P1203 and P1204.

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

"Carried"

52. Moved by P. Cote, seconded by T. Bennett, "That the Public Hearing Minutes for Bylaws P1203 and P1204 be received."

"Carried"



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

"Carried"

54. Moved by P. Cote, seconded by G. Wong, "That Bylaw P1204, Regional District of Alberni-Clayoquot Zoning Amendment be read a third time."

"Carried"

55. DVE08008 - Application for Development Variance, Lysne, 6010 Kellow Road, Lot 26, District Lot 108, Alberni District, Plan 1439, 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 consider proceeding with Development Variance No. DVE08008 for Lot 26, District Lot 108, Alberni District, Plan 1439, which would vary schedule No. II - Bulk and Site Regulations, Section 200 of the Alberni-Clayoquot Regional District Zoning Bylaw 15 varying: front yard setbacks for Small Holdings (A1) District for the single family dwelling from 25 feet (7.62 metres) to 23 feet 7 inches (7.2 metres), applying to the single family dwelling only, addressed 6010 Kellow Road."

"Carried"

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

Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1206, Beaver Creek Official Community Plan Amendment be adopted."

"Carried"

57. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1207, Regional District of Alberni-Clayoquot Zoning Amendment be adopted."

"Carried"

58. Public Hearing Report for Rezoning Application RF07022, Alberni Boat Centre, 2945 Alberni Highway, Bylaw P1211 and Rezoning Application RF07028, Jones,

6412 Cherry Creek Road, Bylaw P1217, Electoral Area "F" (Cherry Creek).  
Moved by G. Wong, seconded by M. Kokura, "That this report be received."

"Carried"



59. Moved by G. Wong, seconded by T. Bennett, "That the Public Hearing Minutes for Bylaws P1211 and P1217 be received."

"Carried"

60. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1211, Regional District of Alberni-Clayoquot Zoning Amendment be read a second time."

"Carried"

61. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1211, Regional District of Alberni-Clayoquot Zoning Amendment be read a third time."

"Carried"

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

"Carried"

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

"Carried"

64. RF08001 - Rezoning Application, Reite, 6620 Elstow Road, Electoral Area "F" (Cherry Creek).

Moved by G. Wong, seconded by P. Edwards, "That Bylaw P1212, Cherry Creek Official Community Plan Amendment be adopted."

"Carried"

65. Moved by G. Wong, seconded by P. Edwards, "That Bylaw P1213, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

#### **CHAIRPERSON'S REPORT**

66. Moved by T. Bennett, seconded by D. St. Jacques, "That the Chairperson's report for May/June 2008 be received for information."



“Carried”

### **UNFINISHED BUSINESS**

67. Moved by D. St. Jacques, seconded by T. Bennett, “That the Alberni-Clayoquot Regional District Short Term Action Plan be received.”

“Carried”

68. Moved by P. Cote, seconded by T. Bennett, “That a letter be forwarded to BC Transit asking them to consider adding a para-transit route to Sproat Lake.”

“Carried”

### **NEW BUSINESS**

69. Moved by P. Cote, seconded by T. Bennett, “That the following individuals be appointed to the Sproat Lake Advisory Planning Commission for a two year term: Bob Maurice, Ann Collins, Joe Van Bergen, Walter Konkin, Lianne Saunders.”

“Carried”

70. Moved by P. Cote, seconded by T. Bennett, “That the following be allowed for consideration as a late item: sending a letter to the Ministry of Transportation supporting bear aware signage on Highway 4.”

“Carried”

71. Moved by P. Cote, seconded by D. St. Jacques, “That a letter be forwarded to the Ministry of Transportation supporting bear aware signage on Highway 4.”

“Carried”

### **MEETING SCHEDULE**

72. Moved by T. Bennett, seconded by D. St. Jacques, “That the Regional District meeting schedule for the month of July 2008 be received.”

“Carried”

### **RECESS TO IN-CAMERA**

73. Moved by D. St. Jacques, seconded by S. Ochman, “That the meeting be closed to the public to discuss matters relating to labour or other employee relations, litigation or potential litigation affecting the Regional District and law enforcement,



disclosure of which the Board considers could be harmful to the conduct of an investigation under or enforcement of an act.”

“Carried”

74. The meeting was closed to the public at 8:10 p.m.
75. The meeting was re-opened to the public at 8:54 p.m.
76. The Chairperson reported out on the property at 226 Frigate Road in Bamfield, Motocross and the Administrator’s upcoming retirement from the Regional District.
77. Director Wong reported on treaty negotiation discussions at the Electoral Area Director’s meeting in Richmond.
78. Moved by K. McRae, seconded by D. St. Jacques, “That the Ministry responsible for treaty negotiations be invited to address the Regional District Board and provide an update on treaty negotiations.”

“Carried”

79. Moved by D. St. Jacques, seconded by S. Ochman, “That this meeting now stand adjourned.”

“Carried”

80. The meeting adjourned at 9:00 p.m.

Certified Correct:

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Hira Chopra,  
Chairperson

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Robert A. Harper,  
Administrator