

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

**WEDNESDAY, JULY 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, Tracy Bond, Secretary, Mike Irg, Manager of Planning and Development, Drew Hadfield, Manager of Environmental Services

1. The meeting was called to order at 6:02 p.m.

**PETITIONS, DELEGATIONS & PRESENTATIONS**

2. Moved by J. Fraser, seconded by M. Kokura, "That Charles Mealey and Penny DeWaal, Climate Change Committee, be invited to address the Regional District Board."

"Carried"

3. Ms. DeWaal presented the Executive Summary on Climate Change and Ms. DeWaal and Mr. Mealey answered questions from Directors. The goal is to look at ways to reduce greenhouse gases in the Alberni Valley. The Committee is hoping to hold a Climate Action Forum in October. The Alberni-Clayoquot Regional District will be asked to participate. There will be a dollar amount attached to sponsorship.

4. The Chairperson thanked the delegation for their presentation.

5. Moved by M. Kokura, seconded by K. McRae, "That Hans Irg be invited to address the Regional District Board."

"Carried"

6. Mr. Irg told the Board he has been asked by Beaver Creek residents to be their spokesperson regarding Beaver Creek resident's participation in the Alberni Valley Solid Waste Management Program. Mr. Irg told Directors that Beaver Creek residents would like to withdraw from the program and hold a referendum. Mr. Irg said that residents may not disagree with curbside recycling but they are



upset they were not informed and want a vote. P. Edwards said she stood by her decision that the Beaver Creek Electoral Area be included in the recycling program. D. Hadfield gave an overview of the year and a half process of public consultation. B. Harper clarified that the Beaver Creek residents do not want to withdraw from the entire Solid Waste Management Plan but only the curbside recycling issue. B. Harper also spoke on the legal points. The Bylaw would need to be changed and the contract has already been signed so there would be a dollar amount attached to Beaver Creek withdrawing from this service.

7. Moved by M. Kokura, seconded by K. McRae, "That the public be invited to speak."

"Carried"

8. Members of the public spoke to the Board of Directors regarding the recycling program in Beaver Creek.
9. The Chairperson thanked Mr. Irg for his presentation.

#### **ADOPTION OF MINUTES**

10. Moved by S. Ochman, seconded by D. St. Jacques, "That the minutes from the regular Board of Directors meeting held on June 25, 2008 be adopted as circulated."

"Carried"

11. Moved by T. Bennett, seconded by P. Cote, "That the To-Do List as of July 15, 2008 be received for information."

"Carried"

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

12. Correspondence dated July 11, 2008 from the Union of British Columbia Municipalities regarding "In the Director's Chair" Forum at the UBCM Convention. Moved by M. Kokura, seconded by T. Bennett, "That the correspondence be received and the contents noted."

"Carried"

13. Correspondence dated July 8, 2008, B.C. Ferry Authority regarding Nominations for Appointment to the B.C. Ferry Authority Board of Directors.



Moved by M. Kokura, seconded by K. McRae, "That the correspondence be received and that Mr. Hugh Anderson be the Alberni-Clayoquot Regional District's nomination for appointment to the B.C. Ferry Authority Board of Directors ."

"Carried"

14. Correspondence dated June 20, 2008, Port Alberni Marine Rescue Society regarding a request for financial support.  
Moved by P. Edwards, seconded by K. McRae, "That the correspondence be received and forwarded to the 2009 Grant-In-Aid process."

"Carried"

15. Correspondence dated July 10, 2008, Uchucklesaht Tribe regarding a request for financial support.  
Moved by M. Kokura, seconded by K. McRae, "That the Regional District donate \$250.00 to the Uchucklesaht Tribe two day picnic event scheduled for August 23 and 24, 2008."

"Carried"

16. Correspondence from the Municipal Finance Authority of British Columbia regarding Notice of Semi-Annual Meeting of the Members.  
Moved by M. Kokura, seconded by P. Cote, "That this correspondence be received."

"Carried"

17. Correspondence dated July 18, 2008, Alberni Valley Drag Race Association regarding request for Rental Fee Waiver.  
Moved by P. Edwards, seconded by G. Wong, "That the \$2,000 user fee for the Alberni Valley Airport for the Thunder in the Valley event be waived for 2008."

"Carried"

Directors G. Wong, M. Kokura, and S. Ochman voted in the negative.

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

18. Moved by M. Kokura, seconded by K. McRae, "That the following correspondence be received for information: District of Coldstream re: Nuisance Boats, Union of British Columbia Municipalities re: Neighbourhood Zero Emission



Vehicles, FCM Municipal Marketplace/Canadian Red Cross re: The Canadian Red Cross Society Auxiliary Role Project, Island Coastal Economic Trust re: Funding Announced for Integrated Regional Tourism Strategy for North Vancouver, Ministry of Transportation & Infrastructure re: Bear Aware Signage, Vancouver Humane Society re: The Way Food Animals are Treated.”

“Carried”

19. Moved by T. Bennett, seconded by J. Fraser, “That a letter be sent to the Ministry of Transportation and Infrastructure clarifying that assistance is needed from the Ministry in working with the Bear Aware program to educate the public about the dangers of stopping on a roadway to view and feed bears and other wildlife.”

“Carried”

20. Moved by S. Ochman, seconded by M. Kokura, “That Regional District Directors be urged to support a motion being put forth at the 2008 UBCM Convention asking the Province of BC to enact measures to ban battery caged egg production and urge alternate egg production practices that provide humane conditions for laying hens.”

“Carried”

## **REPORTS**

21. Moved by G. Wong, seconded by T. Bennett, That the Building Report for the month of July 2008 be received for information.”

“Carried”

22. Moved by P. Cote, seconded by D. St. Jacques, “That a letter be sent to the Nuu-chah-nulth Tribal Council inviting a representative to sit on the Regional District.”

“Carried”

23. G. Wong reported that the Alberni Valley Chamber of Commerce has been busy at Cathedral Grove this summer and that the Tourism Information office has been busy. The Chamber of Commerce was also quite involved with the recent Tall Ships Festival.  
Moved by G. Wong, seconded by P. Cote, “That this verbal report be received.”

“Carried”



24. Director McRae reported on a recent conference call concerning the Hake Fishery. To date there has been very little Hake and too many boats as well as too much by-catch. Work continues in trying to get the packers to come here because of the high cost of fuel.  
Moved by K. McRae, seconded by D. St. Jacques "That this verbal report be received."

"Carried"

25. K. McRae reported that the Island Coastal Economic Trust Annual Report will be coming out shortly. K. McRae will ensure Directors receive a copy of this report once available.  
Moved by K. McRae, seconded by D. St. Jacques, "That this verbal report be received."

"Carried"

26. Director Kokura reported on a recent meeting with residents of Horne Lake. The residents do not support the proposed Highway Connector. The Committee should next be meeting with the Nanaimo Regional District and the Director from the Coombs/Errington area. D. St. Jacques suggested that the Committee also meet with the Qualicum First Nation to discuss the proposed Highway Connector Road.  
Moved by M. Kokura, seconded by S. Ochman, "That the minutes from the June 25, 2008 Highway Connector meeting be received and that this verbal report be received."

"Carried"

### **STAFF REPORTS**

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

"Carried"

28. Moved by M. Kokura, seconded by D. St. Jacques, "That the Planning Manager's Report dated July 16, 2008 be received for information."

"Carried"

29. Moved by T. Bennett, seconded by M. Kokura, "That the Financial Manager's Report dated July 15, 2008 be received for information."



“Carried”

30. Moved by T. Bennett, seconded by D. St. Jacques, “That the Manager of Environmental Services Report dated July 16, 2008 be received for information.”

“Carried”

31. D. Hadfield will write a letter to the Tseshaht Council inviting the Tseshaht to participate in curbside recycling.

### **OTHER REPORTS**

32. Director McRae reported that the Railway campaign is gaining steam. Money is coming in. K. McRae will keep Directors informed of the progress. Moved by K. McRae, seconded by M. Kokura, “That this verbal report be received.”

“Carried”

### **ADMINISTRATION**

33. Administrative Memo regarding Bylaw E1050, Heritage Conservation. Moved by T. Bennett, seconded by P. Cote, “That this memo be received and concur with the recommendation.”

“Carried”

34. Moved by S. Ochman, seconded by P. Cote, “That Bylaw No. E1050, Heritage Conservation Service Establishment Bylaw 2008 be read a third time and that a referendum be held in conjunction with the elections in November 2008.”

“Carried”

35. Administrative Memo regarding Landfill Tipping Fees. Moved by T. Bennett, seconded by K. McRae, “That this memo be received.”

“Carried”

36. Moved by M. Kokura, seconded by K. McRae, “That Bylaw No. R1006-3, Alberni Valley Landfill Tipping Fee Amendment Bylaw be read a first time.”

“Carried”



37. Moved by J. Fraser, seconded by M. Kokura, "That Bylaw No. R1006-3, Alberni Valley Landfill Tipping Fee Amendment Bylaw be read a second time."

"Carried"

38. Moved by S. Ochman, seconded by P. Edwards, "That Bylaw No. R1006-3, Alberni Valley Landfill Tipping Fee Amendment Bylaw be read a third time."

"Carried"

39. Moved by M. Kokura, seconded by P. Edwards, "That Bylaw No. R1006-3, Alberni Valley Landfill Tipping Fee Amendment Bylaw be Adopted."

"Carried"

40. Moved by T. Bennett, seconded by D. St. Jacques, "That Bylaw No. R1010-1, West Coast Landfill Tipping Fee Amendment Bylaw be read a first time."

"Carried"

41. Moved by T. Bennett, seconded by D. St. Jacques, "That Bylaw No. R1010-1, West Coast Landfill Tipping Fee Amendment Bylaw be read a second time."

"Carried"

42. Moved by T. Bennett, seconded by D. St. Jacques, "That Bylaw No. R1010-1, West Coast Landfill Tipping Fee Amendment Bylaw be amended to include the following additional items;

a/ a ten dollar charge for stoves, washers, dryers, dishwashers, water tanks

b/ an eight-five dollar per tonne charge for miscellaneous steel."

"Carried"

43. The main motion, as amended, was

"Carried"

44. Moved by D. St. Jacques, seconded by T. Bennett, "That Bylaw No. R1010-1, West Coast Landfill Tipping Fee Amendment Bylaw be read a third time."



“Carried”

45. Moved by T. Bennett, seconded by D. St. Jacques, “That Bylaw No. R1010-1, West Coast Landfill Tipping Fee Amendment Bylaw be adopted.”

“Carried”

46. Moved by T. Bennett, seconded by D. St. Jacques, “That Bylaw No. A-1064, Elections Bylaw 2008 be read a first time.”

“Carried”

47. Moved by D. St. Jacques, seconded by T. Bennett, “That Bylaw No. A-1064, Elections Bylaw 2008 be read a second time.”

“Carried”

48. Moved by G. Wong, seconded by D. St. Jacques, “That Bylaw No. A-1064, Elections Bylaw 2008 be read a third time.”

“Carried”

49. Moved by T. Bennett, seconded by P. Cote, “That Bylaw No. A-1064, Elections Bylaw 2008 be adopted.”

“Carried”

50. Moved by S. Ochman, seconded by D. St. Jacques, “That Bamfield Water System Contract Operator's fee be increased by \$150 per month from \$2,200 to \$2,350 per month and that this increase be retroactive to April 1, 2008.”

“Carried”

51. Moved by P. Cote, seconded by K. McRae, “That the Board of Directors concur with the Committee of the Whole's recommendation to provide \$2,500 in funding to the BC Conservation Corps to continue the Bear Aware informational work and programming in the Alberni Valley.”

“Carried”

52. Moved by T. Bennett, seconded by D. St. Jacques, “That the Board of Directors receive the Salmon Beach Electricity Distribution Establishment memo and



concur with the recommendation.”

“Carried”

53. Moved by T. Bennett, seconded by D. St. Jacques, “That Bylaw No. E1051, Salmon Beach Electric Power Distribution Service Establishment be read a first time.”

“Carried”

54. Moved by T. Bennett, seconded by M. Kokura, “That Bylaw No. E1051, Salmon Beach Electric Power Distribution Service Establishment be read a second time.”

“Carried”

55. Moved by T. Bennett, seconded by P. Cote, “That Bylaw No. E1051, Salmon Beach Electric Power Distribution Service Establishment be read a third time.”

“Carried”

56. Moved by T. Bennett, seconded by D. St. Jacques, “That the Board of Directors receive the Salmon Beach Electricity Distribution Loan Authorization memo and concur with the recommendation.”

“Carried”

57. Moved by T. Bennett, seconded by D. St. Jacques, “That Bylaw F1079, Salmon Beach Electric Power Distribution System Loan Authorization be read a first time.”

“Carried”

58. Moved by T. Bennett, seconded by P. Cote, “That Bylaw F1079, Salmon Beach Electric Power Distribution System Loan Authorization be read a second time.”

“Carried”

59. Moved by T. Bennett, seconded by K. McRae, “That Bylaw F1079, Salmon Beach Electric Power Distribution System Loan Authorization be read a third time.”

“Carried”



### **FINANCES**

60. Moved by D. St. Jacques, seconded by S. Ochman, "That the Financial Statements dated January 1 to June 30, 2008 be received."

"Carried"

### **PLANNING MATTERS**

61. Administrative Memo regarding Approval of Development Variance Permit No. DVA08009, Simon/Holt/Schulz, Electoral Area "A" (Bamfield).  
Moved by S. Ochman, seconded by M. Kokura, "That this correspondence be received and that the Board of Directors concur with the recommendation of staff and issue Development Variance Permit No. DVA08009."

"Carried"

62. Administrative Memo regarding Approval of Development Variance Permit No. DVA08007, Triplett, Electoral Area "C" (Long Beach).  
Moved by T. Bennett, seconded by M. Kokura, "That this correspondence be received and that the Board of Directors concur with staff recommendation and issue Development Variance Permit No. DVA08007."

"Carried"

63. Administrative Memo regarding Approval of Development Permit No. DVE08008, D. Lysne, 6010 Kellow Road, Electoral Area "E" (Beaver Creek).  
Moved by P. Edwards, seconded by T. Bennett, "That this correspondence be received and that the Board of Directors concur with the recommendation of staff and issue Development Variance Permit No. DVE08008."

"Carried"

64. Director Fraser left the meeting at 8:55 pm.

65. Public Hearing report for Rezoning Application RE07019, Martin, 6795 Beaver Creek Road, Electoral Area "E" (Beaver Creek), Bylaws P1214 and P1215.  
Moved by P. Edwards, seconded by T. Bennett, " That this report be received."

"Carried"

66. Moved by P. Edwards, seconded by T. Bennett, "That the Public Hearing Minutes for Bylaws P1214, P1215, P1209, P1216, and P1210 be received."



“Carried”

67. Moved by P. Edwards, seconded by P. Cote, “That Bylaw No. P1214, Beaver Creek Community Plan amendment be read a second time.”

“Carried”

68. Moved by P. Edwards, seconded by T. Bennett, “That Bylaw No. P1214, Beaver Creek Community Plan amendment be read a third time.”

“Carried”

69. Moved by P. Edwards, seconded by P. Cote, “That Bylaw No. P1215, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time.”

“Carried”

70. Moved by P. Edwards, seconded by T. Bennett, “That Bylaw No. P1215, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time.”

“Carried”

71. Public Hearing report for Rezoning Application RE07021, Longeuay, 5501 Strick Road, Electoral Area “E” (Beaver Creek), Bylaw No. P1209.  
Moved by P. Edwards, seconded by T. Bennett, “ That this report be received.”

“Carried”

72. Moved by P. Edwards, seconded by G. Wong, “That Bylaw No. P1209, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time.”

“Carried”

73. Moved by P. Edwards, seconded by T. Bennett, “That Bylaw No. P1209, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time.”

“Carried”

74. Public Hearing report for Rezoning Application RE07024, Namor, 6154 Lugin Road, Electoral Area “E” (Beaver Creek), Bylaw No. P1216.



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

"Carried"

75. Moved by P. Edwards, seconded by G. Wong, "That Bylaw No. P1216, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

76. Moved by P. Edwards, seconded by P. Cote, "That Bylaw No. P1216, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

77. Public Hearing report for Rezoning Application RE07025, Casanave, 6492 Withers Road, Electoral Area "E" (Beaver Creek), Bylaw No. P1210.  
Moved by P. Edwards, seconded by T. Bennett, "That this report be received."

"Carried"

78. Rezoning Application Report RE08002, Schell, 5663 Mersey Road, Electoral Area "E" (Beaver Creek).  
Moved by P. Edwards, seconded by P. Cote, "That this report be received and that the Board concur with Staff's following recommendation:

That the Board;

- a/ Proceed with the first reading of Bylaw No. P1219 subject to the following conditions;
  - l) Meeting technical referral agency requirements.
- b/ Delegate the Public Hearing for Bylaw P1219 to the Director for Electoral Area "E, her alternate Director or the Chairperson of the Regional Board as a delegate of the Regional Board.
- c/ Give first reading to Bylaw P1219."

"Carried"

79. Moved by P. Edwards, seconded by P. Cote, "That Bylaw No. 1219, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"



80. Rezoning Application Report RE08004, Shobe, 5654 Saunders Road South, Electoral Area "E" (Beaver Creek).  
Moved by P. Edwards, seconded by P. Cote, "That this report be received and that the Board of Directors proceed with First Reading of Bylaw P1218 subject to the following:
- a/ deck approved under Permit #BC923 attached to the east side of the existing single family dwelling to be re-inspected by the Building Inspector to ensure remedial works to 1993 previously noted building code deficiencies have been completed;
  - b/ as part of the rezoning process front yard building and deck encroachments created by the location of the existing single family dwelling are to be addressed via the variance process prior to completion of rezoning. This will also necessitate confirmation that the Ministry of Transportation is prepared to grant relaxation of Highway Act, BC Regulation 174/70;
  - c/ Ministry of Health confirmation required that the secondary sewage connection meets current Health Regulations;
  - d/ formal confirmation that use of the travel trailer as accommodation will not exceed 30 days;
  - e/ compliance to referral agencies requirements.

and that the Public Hearing for Bylaw P1218 be delegated to Director P. Edwards, her Alternate Director or the Chairperson of the Board as a delegate of the Regional Board."

"Carried"

81. Moved by P. Edwards, seconded by P. Cote, "That Bylaw No. P1218, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time."

"Carried"

82. Rezoning Application Report RE08005, Trevor, 5675 Mersey Road, Electoral Area "E" (Beaver Creek).



Moved by P. Edwards, seconded by T. Bennett, "That this report be received and that the Board concur with Staff's recommendations:

- a/ That the Board proceed with first reading of Bylaw P1220 subject to the following conditions;
  - i) Meeting technical referral agency requirements.
- b/ Delegate the Public Hearing for Bylaw P1220 the Director for Electoral Area "E", her alternate Director or the Chairperson of the Regional Board as a delegate of the Regional Board.
- c/ Give first reading to Bylaw P1220."

"Carried"

83. Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1220, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time."

"Carried"

84. RF07022 - Rezoning Application, Alberni Boat Center, 2945 Alberni Highway, Electoral Area "F" (Cherry Creek).  
Moved by G. Wong, seconded P. Cote, "That Bylaw No. P1211, Alberni-Clayoquot Zoning Amendment be adopted."

"Carried"

85. Administrative Memo regarding Alberni Valley Background Study - Alberni Valley OCP Updates.  
Moved by G. Wong, seconded by P. Cote, "That the Regional Board receive the administrative memo and direct staff to proceed with the background study for the Alberni Valley Official Community Plans using consultants."

"Carried"

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

86. Moved by S. Ochman, seconded by D. St. Jacques, "That the Chairperson's report for June/July 2008 be received for information."

"Carried"



### **UNFINISHED BUSINESS**

87. T. Bennett requested that Directors speak to the appropriate Ministers at UBCM with regards to the Float Homes in Sproat Lake and Barkley Sound as Director Bennett will not be attending the UBCM Conference this year.
88. Moved by P. Cote, seconded by D. St. Jacques "That the Board of Directors receive the Alberni-Clayoquot Regional District Short Term Action Plan."  
"Carried"

### **DIRECTOR'S DECLARATIONS:**

89. S. Ochman reported he received a ticket to attend "Music by the Sea" in Bamfield.

### **NEW BUSINESS:**

### **MEETING SCHEDULE**

90. Moved by T. Bennett, seconded by D. St. Jacques, "That the Regional District meeting schedule for the month of August 2008 be received."  
"Carried"

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

91. Moved by D. St. Jacques, seconded by M. Kokura, "That the meeting be closed to the public to discuss matters relating to labour or other employee negotiations."  
"Carried"
92. The meeting was closed to the public at 9:15 p.m.
93. The meeting was re-opened to the public at 9:45 p.m.
94. Moved by S. Ochman, seconded by D. St. Jacques, "That this meeting now stand adjourned."  
"Carried"
95. The meeting adjourned at 9:46 p.m.



Certified Correct:

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Hira Chopra,  
Chairperson

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Robert A. Harper,  
Administrator