



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, OCTOBER 22, 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 6:00 p.m.

PETITIONS, DELEGATIONS & PRESENTATIONS

2. Moved by M. Kokura, seconded by K. McRae, "That Ms. Edna Cox, Save our Valley Alliance - Public Education Committee be invited to address the Regional District Board."

"Carried"

3. Ms. Cox thanked Directors for the opportunity to speak this evening. Ms. Cox provided Directors with an overview of the projects the Public Education Committee has undertaken. She introduced their newest initiative, commissioning the production of a 4' by 6' three dimensional model of the Alberni Valley Watersheds. The model would be made available for use by local groups, schools and government bodies. Ms. Cox said the project is being funded by donations from the community, both individuals and organizations. The model will cost approximately \$5,000.00. Ms. Cox said the model will be similar to Comox Valley's model. Ms. Cox said she hopes this will be a great community project and asked the Regional District or individuals to make a donation to the project. Ms. Cox answered questions from Directors. Directors recommended that the model take in all the watersheds in the Alberni-Clayoquot Region.

4. Moved by G. Wong, seconded by J. Fraser, "That the Regional District Board provide a corporate donation of \$100.00 to the Save our Valley Alliance for the 3D Model of Alberni Valley Watersheds."

"Carried"



5. The Chairperson thanked Ms. Cox for her presentation and thanked SOVA for the work they are doing on behalf of the community.
6. Moved by T. Bennett, seconded by S. Ochman, "That Mr. Christopher Donison, Music by the Sea be invited to address the Regional District Board."

"Carried"

7. Mr. Donison thanked the Regional District Board for their support for the 2008 Music by the Sea Festival in Bamfield. He said the 2008 Music by the Sea Performance was an outstanding success. He passed around a copy of a book they produced and copies of their printed program. Mr. Donison outlined their plans for the future. They are hoping to do a similar festival in Bamfield in 2009. Mr. Donison said the Regional District Administrator has a copy of their business plan if any Directors are interested in having a look at it.
8. The Chairperson thanked Mr. Donison for his presentation.

ADOPTION OF MINUTES

9. Moved by S. Ochman, seconded by M. Kokura, "That the minutes from the regular Board of Directors meeting held on October 1, 2008 be adopted as circulated."

"Carried"

10. Moved by M. Kokura, seconded by S. Ochman, "That the To-Do List as of October 16, 2008 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

11. Letter dated September 29, 2008 from the Vancouver Island Regional Library Board regarding Population - Levy Allocation 2009.
Moved by T. Bennett, seconded by P. Edwards, "That this correspondence be received and the Alberni-Clayoquot Regional District Board approve amending the funding formula for the Vancouver Island Regional Library on a one time basis for 2009 by recording Campbell River at the level indicated by BC STATS regular estimates and prorating both Comox Valley and Strathcona Regional District up to the level indicated by BC STATS regular estimates."

"Carried"



COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

12. Moved by T. Bennett, seconded by P. Edwards, "That the following correspondence be received for information: Ministry of Small Business and Revenue re: Farm Assessment Review Panel, Ministry of Community Development re: Trees for Tomorrow Program, Federation of Canadian Municipalities re: National Do Not Call List and BC Hydro re: Changes to Rate Structure."

"Carried"

13. Moved by G. Wong, seconded by P. Edwards, "That the correspondence from the Ministry of Small Business and Revenue regarding the Farm Assessment Review Panel be forwarded to the Agricultural Advisory Committee."

"Carried"

14. Moved by G. Wong, seconded by M. Kokura, "That staff be instructed to get more information on the Trees for Tomorrow Program through the Ministry of Community Development and report back to the Board."

"Carried"

REPORTS

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

"Carried"

16. Director Wong reported on the Alberni Valley Chamber of Commerce. The Chamber of Commerce has an application into the Regional District for re-zoning a piece of property they own. They are re-zoning the property to residential in order to sell and raise some money towards their proposed new building. Director Wong advised that the Chamber is hosting their Fantasy Auction on Saturday, October 25th and invited Directors to attend. Moved by G. Wong, seconded P. Cote, "That this verbal report be received."

"Carried"

17. Director McRae provided an update on the West Island Woodlands Advisory Group. He said that Island Timberlands is thinking of dropping out until next spring. The group will still continue to meet.



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

"Carried"

18. The Chairperson reported on the Island/Coastal Economic Trust Initiative. On October 17th the trust held their meeting in Port Alberni at the Regional District Office. Funding was announced in the amount of \$100,000 for the World Under 17 Hockey Challenge being held in Port Alberni, December 26, 2008 to January 4, 2009. Mayor McRae reported on his attendance at an Economic Development Conference in Nanaimo earlier today. He said they are working hard to ensure that the Island Coastal Economic Trust gets another \$50 million from the Province. He said the Trust has worked very well and they hope it will continue. The Chairperson advised there is still money available through ICET and if Directors have any projects, they can work with the City of Port Alberni's Economic Development Officer to put together an application. Moved by M. Kokura, seconded by T. Bennett, "That the written and verbal reports for the Island Coastal Economic Trust be received."

"Carried"

19. Moved by D. St. Jacques, seconded by T. Bennett, "That the minutes from the October 1, 2008 Fisheries Resource Committee be received."

"Carried"

20. Director Cote passed around photos she received from a concerned citizen showing salmon fry being left behind with the lowering of Great Central Lake. Discussions ensued. Director Cote said this is an urgent matter, salmon fry are dying and something needs to be done.

21. Moved by M. Kokura, seconded by S. Ochman, "That staff be directed to investigate and come back to the Board with a report the history of the dam at Great Central Lake and why the dam is being lowered."

"Carried"

22. Moved by T. Bennett, seconded by M. Kokura, "That a letter be forwarded to the Department of Fisheries and Oceans and the Ministry of Environment, federal and provincial, relaying the Board's concern with fry being left behind with the lowering of Great Central Lake and invite DFO to meet with the Regional District Board as soon as possible."

"Carried"



STAFF REPORTS

23. The Administrator provided Directors with a verbal report on his activities over the past month. His main focus has been on the 2008 Municipal Election. He reported that all Electoral Area Directors have been acclaimed and there are two referendum questions and the School District Trustee election. Mr. Harper provided an overview of mail ballot voting which is new this election. Moved by T. Bennett, seconded by P. Cote, "That the Administrator's Report be received for information."

"Carried"

24. Moved by M. Kokura, seconded by T. Bennett, "That the Planning Department Report dated September 24, 2008 be received for information."

"Carried"

25. Moved by T. Bennett, seconded by P. Edwards, "That the Financial Manager's Report dated October 16, 2008 be received for information."

"Carried"

26. Moved by M. Kokura, seconded by T. Bennett, "That the Manager of Environmental Services Report dated October 15, 2008 be received for information."

"Carried"

OTHER REPORTS

27. Moved by T. Bennett, seconded by P. Cote, "That the minutes from the Emcon Services Winter Preparation meeting held on October 7, 2008 be received."

"Carried"

28. Director Ochman reported on a Community Affairs Meeting held in Bamfield recently. They discussed the Alberni-Clayoquot Regional District Regional Parks and Trails Policy Report. Director Ochman said the community of Bamfield would like the trails through their community forest highlighting old growth trees added to the report. Moved by S. Ochman, seconded by K. McRae, "That this verbal report be received."

"Carried"



ADMINISTRATION

29. Moved by T. Bennett, seconded by G. Wong, "That Bylaw F1080, 2009 Tax Exemption Bylaw be read a first time."

"Carried"

30. Moved by G. Wong, seconded by K. McRae, "That Bylaw F1080, 2009 Tax Exemption Bylaw be read a second time."

"Carried"

31. Moved by G. Wong, seconded by K. McRae, "That Bylaw F1080, 2009 Tax Exemption Bylaw be read a third time."

"Carried"

32. Moved by T. Bennett, seconded by P. Cote, "That Bylaw F1080, 2009 Tax Exemption Bylaw be adopted."

"Carried"

33. Administrative Memo regarding Alberni Valley Regional Airport - Caretaker Agreement Renewal.
Moved by P. Edwards, seconded by T. Bennett, "That this correspondence be received and the Board of Directors direct staff to renew the Caretaker Agreement with Ken and Lynn Brett for the Alberni Valley Regional Airport for the next 3 years."

"Carried"

FINANCES

34. Moved by D. St. Jacques, seconded by P. Cote, "That the Financial Statements dated January 1st to September 30th, 2008 be received."

"Carried"

PLANNING MATTERS

35. RA07015 - Application for Rezoning, McMurtrie - Green Cove, Electoral Area "A" Bamfield.



Moved by S. Ochman, seconded by P. Cote, "That Bylaw P1208, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

36. RD08008 - Application for Rezoning, 423845 BC Ltd., Lot 2, District Lot 148, Alberni District, Plan 9261, 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 proceed with first reading of Bylaws P1227 and P1228 subject to the following conditions:

- a. meeting technical referral agency requirements, and,

that the public hearing for Bylaws P1227 and P1228 be delegated to the Director for Electoral Area "D", her Alternate Director or the Chairperson of the Regional District Board."

"Carried"

37. Moved by P. Cote, seconded by T. Bennett, "That Bylaw P1227, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a first time."

"Carried"

38. Moved by P. Cote, seconded by T. Bennett, "That Bylaw P1228, Regional District of Alberni-Clayoquot Zoning Amendment be read a first time."

"Carried"

39. RE08002 - Application for Rezoning, Schell, 5663 Mersey Road, Electoral Area "E" (Beaver Creek).

Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1219, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

40. RE08005 - Application for Rezoning, Trevor, 5675 Mersey Road, Electoral Area "E" (Beaver Creek).

Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1220, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"



41. RE08011 - 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 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 P1221 and P1222 subject to the following conditions;

- a. Confirmation of the location, height, and square footage of the existing buildings on the subject property, depending upon the outcome of this, any non-conforming structure(s) 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 Bylaws P1221 and P1222 be delegated to the Director for Electoral Area "E", her Alternate Director or the Chairperson of the Regional District Board."

"Carried"

42. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1221, Beaver Creek Official Community Plan Amendment be read a first time."

"Carried"

43. Moved by P. Edwards, seconded by T. Bennett, "That Bylaw P1222, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

44. RF08003 - Application for Rezoning, Alberni Valley Chamber of Commerce, Lot 2, District Lot 136, Alberni District, Plan 12352 except part in Plan 2051 RW, 2533 Port Alberni Highway, Electoral Area "F" (Cherry Creek). Moved by G. Wong, 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 P1223 and P1224 subject to:

- a. Applicant agreeing to a covenant on the proposed residential lot preventing direct access from or to Highway No. 4; and,
- b. Meeting technical referral agency requirements including, but not limited to, VIHA requirements for sewage disposal, and,



that the public hearing for Bylaw P1223 and Bylaw P1224 be delegated to the Director for Electoral Area "F", his Alternate Director or the Chairperson of the Regional District Board."

"Carried"

45. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1223, Cherry Creek Official Community Plan Amendment be read a first time."

"Carried"

46. Moved by G. Wong, seconded by P. Cote, "That Bylaw P1224, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

47. AE08003 - ALR Application, Russell, That part of Lot 14, District Lot 88, Alberni District, Plan 910, forming the Right of Way of the Esquimalt and Nanaimo Railway, as shown coloured red on Plan 66 RW except that part lying southerly of a boundary parallel to and perpendicularly distant 50 feet from the centre line of the Esquimalt and Nanaimo Railway as shown on Plan 66 RW; and, Lot 14, District Lot 88, Alberni District, Plan 910, except part shown on Plan 66 RW, 6102 Saunders Road North, Electoral Area "E" (Beaver Creek).
Moved by P. Edwards, seconded by M. Kokura, "That this correspondence be received and support the subdivision application and instruct staff to forward the Agricultural Advisory Committee and Beaver Creek Advisory Planning Commission recommendations, along with the Board resolution to the Land Commission."

"Carried"

CHAIRPERSON'S REPORT

48. Moved by T. Bennett, seconded by D. St. Jacques, "That the Chairperson's report for October 2008 be received for information."

"Carried"

UNFINISHED BUSINESS

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

"Carried"



MEETING SCHEDULE

50. Moved by M. Kokura, seconded by D. St. Jacques, "That the Regional District meeting schedule for the month of November 2008 be received as amended."

"Carried"

RECESS TO IN-CAMERA

51. Moved by D. St. Jacques, seconded by P. Edwards, "That the meeting be closed to the public to discuss matters relating to labour or other employee relations and litigation or potential litigation affecting the Regional District."

"Carried"

52. The meeting was closed to the public at 7:50 p.m.

53. The meeting was re-opened to the public at 8:29 p.m.

54. Moved by M. Kokura, seconded by T. Bennett, "That this meeting now stand adjourned."

"Carried"

55. The meeting adjourned at 8:30 p.m.

Hira Chopra,
Chairperson

Robert A. Harper,
Administrator