



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, NOVEMBER 26, 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.
2. On behalf of the Regional District Board of Directors, the Chairperson presented Dianne St. Jacques with a gift of recognition for her service as Director on the Board of Directors for the past nine years and wished her all the best for the future.

PETITIONS, DELEGATIONS & PRESENTATIONS

3. Moved by J. Fraser, seconded by M. Kokura, "That Ms. Wendy Ewing be invited to address the Regional District Board."

"Carried"

4. Ms. Ewing said she is co-owner with her son of a brand new company, A.V. Granite Design Works Ltd. She said her son has been doing granite work for over a year and she is learning. A.V. Granite Design Works Ltd. is located at 2501 Sherwood Road, Port Alberni. She handed around samples of their granite work and said Directors can draw for the samples at the end of the meeting. Ms. Ewing said they plan to serve the Alberni Valley and the West Coast.

5. The Chairperson wished Ms. Ewing and her son good luck with their new business.

6. Moved by G. Wong, seconded by T. Bennett, "That Mr. Pat Little, Hollies Golf Club be invited to address the Regional District Board."

"Carried"



7. Mr. Little said he is the owner of Hollies Golf Course on Highway 4. He said they are flooded regularly every year. He handed around photos of the flooding on their property. Mr. Little said he made a presentation to the Regional District four years ago on the same issue. Mr. Little said they have had four years of misery financially due to the flooding. Mr. Little has had the opinions of engineers and fisheries and their opinion is a blocked culvert under Arden Road to John Road. Mr. Little said the culvert is too small. Mr. Little said he is here today to find out what can be done about the flooding to his property. The delegation answered questions from Directors.
8. Moved by G. Wong, seconded by P. Cote, "That staff be instructed to investigate the flooding on the Hollies Golf Club and come back with a report on how the Regional District can assist."

"Carried"
9. The Chairperson thanked Mr. Little for his presentation and said that staff will be in touch.
10. Moved by T. Bennett, seconded by M. Kokura, "That Mr. Gary Anderson, Vancouver Island Health Authority be invited to address the Regional District Board."

"Carried"
11. Mr. Anderson said he is a land use water consultant for the Vancouver Island Health Authority. Mr. Anderson provided a power point presentation outlining VIHA's 4-3-2-1 Surface Water Treatment Policy which is applicable to surface water. Mr. Anderson answered questions from Directors. There was discussion regarding the Regional District forming a regional drinking water committee, similar to other communities.
12. The Chairperson thanked Mr. Anderson for his presentation.
13. Moved by M. Kokura, seconded by P. Cote, "That Mr. Ivar Rage, Rages Farm be invited to address the Regional District Board."

"Carried"
14. Mr. Rage provided Directors with some history on Rages Farm and heating with coal. He said they were given the approval from the Ministry of Environment to burn coal and they burn it as clean as they can. Mr. Rage said he employs 22 season employees with a wage bill of \$700,000 per year. Mr. Rage said he has



now been told by the Ministry of Environment to stop burning coal. He said the farm would go in the hole approximately \$200,000 per year if they had to use electricity and gas. Mr. Rage said this loss would force a shut down of the farm and they would lose key employees. Mr. Rage answered questions from Directors.

15. Moved by G. Wong, seconded by K. McRae, "That a letter be forwarded to the Minister of Environment and Minister of Agriculture and Lands supporting Rages Farm and the continuation of burning coal."

"Carried"

16. The Chairperson thanked Mr. Rage for his presentation.

ADOPTION OF MINUTES

17. Moved by T. Bennett, seconded by M. Kokura, "That the minutes from the regular Board of Directors meeting held on October 22, 2008 be adopted as circulated."

"Carried"

18. Moved by J. Fraser, seconded by T. Bennett, "That the To-Do List as of November 19, 2008 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

19. Correspondence from the Local Government Leadership Academy regarding 2009 LGLA Elected Official Training Seminars.

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

"Carried"

20. Moved by G. Wong, seconded by P. Cote, "That Electoral Area Directors be authorized to attend an Electoral Area Directors Seminar."

"Defeated"

21. Letter dated November 6, 2008 from Carline Lennox and Fil Rossi requesting a pre-payment option for the Hydro Project at Salmon Beach.



Moved by T. Bennett, seconded by M. Kokura, "That this correspondence be received and referred to Administration and Environmental Services staff."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

22. Moved by M. Kokura, seconded by D. St. Jacques, "That the following correspondence be received for information: Fisheries and Oceans Canada re: Water Level in Great Central Lake, Ministry of Small Business and Revenue and Minister Responsible for Regulatory Reform re: Property Assessments and Union of British Columbia Municipalities re: Gas Tax Agreement Community Works Fund Payment and 2009 Property Assessments."

"Carried"

REPORTS

23. Director Kokura provided an update on the Central Region Board meeting held on the 20th of November. Presentations from Logen Resources Ltd., Mainstream Canada and BC Timber Sales. They also had a presentation from the Ministry of Forests and Range regarding their invasive plant plan on provincial crown land. The next meeting of the Central Region Board is on December 8th and the meeting is open to the public.

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

"Carried"

24. Director McRae reported on the Emergency Planning Committee meeting held on November 20th. They had a presentation from the City of Port Alberni Fire Chief regarding wildfires coming into the region. He said that all fire departments in the region are coming together to develop a wildfire protection plan.

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

"Carried"

25. Director Wong provided an update on the Alberni Valley Chamber of Commerce. The Chamber's Christmas luncheon will be held at the Best Western Barclay Hotel on the 10th of December. Director Wong advised that the Tourism Information Centre will be open limited hours during for the U17 event, December 28, 2009 to January 4, 2009 in Port Alberni.

Moved by G. Wong, seconded by K. McRae, "That this verbal report be



received.”

“Carried”

STAFF REPORTS

26. Moved by M. Kokura, seconded by P. Edwards, “That the Administrator’s Report dated November 19, 2008 be received for information.”

“Carried”

27. Moved by M. Kokura, seconded by P. Cote, “That the Planning Department Report dated November 19, 2008 be received for information.”

“Carried”

28. Moved by P. Edwards, seconded by P. Cote, “That the Building Report for October 2008 be received for information.”

“Carried”

29. Moved by T. Bennett, seconded by D. St. Jacques, “That Financial Manager’s Report dated November 14, 2008 be received for information.”

“Carried”

30. Moved by T. Bennett, seconded by K. McRae, “That the Manager of Environmental Services Report dated October 15, 2008 be received for information.”

“Carried”

OTHER REPORTS

31. Director Cote reported on her attendance at a meeting regarding *Spartina Anglica* invasive species. She provided Directors with a handout from the meeting.

Moved by T. Bennett, seconded by S. Ochman, “That this verbal report be received.”

“Carried”



ADMINISTRATION

32. Administrative Memo regarding Board Remuneration.
Moved by T. Bennett, seconded by P. Edwards, "That this correspondence be received and the Board of Directors concur with the recommendation of the Board Remuneration Review Committee and that staff be directed to prepare the necessary bylaw for the Board's consideration."

"Carried"
33. Administrative Memo regarding Bamfield Sewage Proposal.
Moved by S. Ochman, seconded by T. Bennett, "That this correspondence be received."

"Carried"
34. Administrative Memo regarding 2008 Election and Referenda Results.
Moved by T. Bennett, seconded by K. McRae, "That this correspondence be received."

"Carried"
35. Moved by T. Bennett, seconded by P. Cote, "That Bylaw E1051, Salmon Beach Electric Power Distribution Service Establishment be adopted."

"Carried"
36. Moved by T. Bennett, seconded by P. Cote, "That Bylaw F1079, Salmon Beach Electric Power Distribution System Loan Authorization be adopted."

"Carried"
37. Administrative Memo regarding Support of the British Columbia Climate Action Charter.
Moved by P. Edwards, seconded by D. St. Jacques, "That this correspondence be received and the Board of Directors support the Province of British Columbia Climate Action Charter."

"Carried"
38. Administrative Memo regarding CNPR Historic Trail - Trail Use Agreement and Designation.
Moved by D. St. Jacques, seconded by K. McRae, "That this correspondence be



received and the Board of Directors:

- a. Authorize staff to enter into a trail use agreement with property owners of private lands on which a portion of the CNPR Historic Trail will cross, this agreement will provide for a third party to maintain the trail and will allow the Regional District a clause to cancel the agreement with notice at anytime during the duration of the agreement;
- b. Designate the CNPR Historic Trail as a Regional Park from China Creek Regional Park to the City of Port Alberni limits."

"Carried"

39. Administrative Memo regarding Purchase of Two New Outboard Motors - Bamfield Volunteer Fire Department.
Moved by S. Ochman, seconded by D. St. Jacques, "That this correspondence be received and the Board of Directors approve the purchase of two new outboard motors for the Bamfield Volunteer Fire Department's fire boat."

"Carried"

40. Administrative Memo regarding Hupacasath First Nations Request to be added to the Curbside Recycling Program.
Moved by D. St. Jacques, seconded by M. Kokura, "That this correspondence be received and the Board of Directors support the request for the Hupacasath First Nations Reserve to be included in the Valley's Curbside Recycling Program and direct staff to make arrangements with the contractor and Hupacasath First Nations to provide this service."

"Carried"

41. Administrative Memo regarding Wildfire Protection Plan.
Moved by K. McRae, seconded by P. Cote, "That this correspondence be received and the Board of Directors prepare a Community Wildfire Protection Plan for all of the Alberni Valley and apply for funding to do so and that the planning staff of the City of Port Alberni and the Regional District participate in preparing the plan."

"Carried"

FINANCES



42. Moved by T. Bennett, seconded by D. St. Jacques, "That the Financial Statements dated January 1st to October 31, 2008 be received."

"Carried"

PLANNING MATTERS

43. RC08006 - Application for Rezoning, Pacific Remix Enterprises Ltd., Vernon Bay, Electoral Area "C" (Long Beach).
Application withdrawn.

44. Administrative Memo regarding Sign Bylaw.
Moved by T. Bennett, seconded by M. Kokura, "That this correspondence be received and the Regional District continue with the current process for dealing with signs."

"Carried"

45. LC08011 - Licence of Occupation, Barkley Project Group Ltd., Kennedy River, Unsurveyed crown land in the vicinity of Kennedy River, Clayoquot District, Electoral Area "C" (Long Beach).
Moved by T. Bennett, seconded by P. Edwards, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and approve this application subject to:

- a. compliance to all requirements of the referral agencies;
- b. no adverse effect to water quality and the environment;
- c. during construction period there should be a waste management plan in place;
- d. safety equipment should be maintained on site during the construction period in the case of any contaminant spills;
- e. roadway works to have no adverse effects either directly or accumulatively to any downstream drainage;
- f. review by the Ministry of Transportation and Infrastructure regarding public safety at highway intersection location i.e. cleared sight lines, warning sign age, flag persons, etc.
- g. roadways to be constructed to permanent road standards."



“Carried”

46. WC08017 - Licence of Occupation, Coulson Forest Products Ltd., District Lot 810, Clayoquot District, Stewardson Inlet, Electoral Area “C” (Long Beach). Moved by T. Bennett, seconded by P. Edwards, “That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and approve this application subject to:
- a. compliance to all requirements of the referral agencies;
 - b. no adverse effect to the water quality or environment;
 - c. where there is evidence of shellfish and marine plant culture, no structures permitted by lease approval should be located in the foreshore tidal area where contact with the foreshore area during tide action may adversely effect these cultures;
 - d. no obstruction to navigable waters either by wood debris or structures.”

“Carried”

47. WC08018 - Licence of Occupation, Coulson Forest Products Ltd., Unsurveyed crown foreshore or land covered by water being part of the bed of Sydney Inlet, Clayoquot District, Electoral Area “C” (Long Beach). Moved by T. Bennett, seconded by P. Edwards, “That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and approve this application subject to:
- a. compliance to all requirements of the referral agencies;
 - b. no adverse effect to the water quality or environment;
 - c. where there is evidence of shellfish and marine plant culture, no structures permitted by lease approval should be located in the foreshore tidal area where contact with the foreshore area during tide action may adversely effect these cultures;
 - d. no obstruction to navigable waters either by wood debris or structures.”

“Carried”

48. Administrative Memo regarding Access Status of Logging Roads through Private



Property previously within TFL Lands.

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

"Carried"

49. Administrative Memo regarding Synopsis of Smart Planning for Communities. Moved by D. St. Jacques, seconded by K. McRae, "That this correspondence be received."

"Carried"

50. Administrative Memo regarding Request for an Access Easement over Part of the Airport Lands. Moved by G. Wong, seconded by P. Edwards, "That this correspondence be received."

"Carried"

51. Moved by T. Bennett, seconded by K. McRae, "That the Board of Directors grant a "two (2) year temporary six (6) metre wide private farm access easement" through Block F, of Block 209, District Lots 130, 157, 171, 172 and 204, Alberni District to the registered owner of Lot 2, District Lot 130, Alberni District, Plan VIP64541 subject to the following;

- a. the access shall be gravelled to an extent satisfactory to the Regional District to prevent the tracking of mud and soil onto the Airport Road paved surface;
- b. the access is to be constructed with an appropriately sized CSA or ASTM standard culvert and laid in ditch invert elevation. Maintenance an periodic cleaning is the responsibility of the user;
- c. the profile of the access shall not exceed 2% grade from the ditch line for a distance of at least 5 metres as measured away from Airport Road along the centerline of the access;
- d. the finished grade of the access at the ditch-line shall be 15 cm below the Airport Road shoulder;
- e. access to be constructed at 90 degrees to Airport Road for a distance of 6 metres form Airport Road shoulder;
- f. a gate is to be installed to prevent unauthorized use of access. It shall be located six (6) metres in from the edge of pavement of the



Airport Road to allow vehicle parking off the travelled road while gate is being opened should be located;

- g. the registered owner of Lot 2, District Lot 130, Alberni District, Plan VIP64541 will at all times indemnify and save harmless the Alberni Clayoquot Regional District, and employees, servants and agents from and against all claims, demands, losses, damages, costs, liabilities, expenses, fines, fees, penalties, assessments and levies made against or incurred, suffered, sustained by any of them at any times or times (whether before or after the expiration or termination of the easement) where the same or any of them sustained in any way as a result of the use, which indemnity will survive the expiration or sooner the termination of the easement;
- h. the easement terminates two (2) years from the date of issuance or at the absolute discretion of the Alberni Clayoquot Regional District, the Regional District can at any time cancel this easement for any reason upon giving reasonable notice, however, that in the case of default by the user or in the case of an emergency no notice shall be necessary. The Regional District shall not be liable for any loss incurred as a result of easement cancellation;
- i. the rights granted by this easement are not assignable without the consent of the Regional District."

"Carried"

CHAIRPERSON'S REPORT

- 52. Moved by D. St. Jacques, seconded by T. Bennett, "That the Chairperson's report for the month of November 2008 be received for information."

"Carried"

UNFINISHED BUSINESS

- 53. Moved by T. Bennett, seconded by K. McRae, "That the Alberni-Clayoquot Regional District Short Term Action Plan be received."

"Carried"

NEW BUSINESS

- 54. Moved by P. Cote, seconded by K. McRae, "That the following be allowed for consideration as a late item: participating in the Invasive Alien Species



Partnership Program.”

“Carried”

55. Moved by P. Cote, seconded by D. St. Jacques, “That staff be instructed to investigate applying for a grant through the Invasive Alien Species Partnership Program.”

“Carried”

MEETING SCHEDULE

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

“Carried”

RECESS TO IN-CAMERA

57. 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, litigation or potential litigation affecting the Regional District and bylaw enforcement.”

“Carried”

58. The meeting was closed to the public at 9:14 p.m.

59. The meeting was re-opened to the public at 9:22 p.m.

60. The Chairperson reported that the Board called a Special Board Meeting to be held on Wednesday, December 17, 2008 to deal with an in-camera matter.

61. Moved by T. Bennett, seconded by D. St. Jacques, “That this meeting now stand adjourned.”

“Carried”

62. The meeting adjourned at 9:23 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert A. Harper,
Administrator