



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, JANUARY 28, 2009

REGIONAL DISTRICT BOARD ROOM

Present: Chairperson: Hira Chopra, Directors: Tony Bennett (via teleconference), Penny Cote, Patty Edwards, John Fraser, Mike Kokura, Ken McRae, Stefan Ochman, Eric Russcher, Glenn Wong, NTC Representative: Willard Gallic.

Staff: Robert Sabine, Chief Administrative Officer, Wendy Thomson, Deputy Corporate Secretary, Mike Irg, Manager of Planning and Development, Tom Gowan, Manager of Finance.

1. The meeting was called to order at 6:00 p.m.
2. The Chairperson welcomed Willard Gallic to the Regional District Board. Introductions were conducted around the table.

PETITIONS, DELEGATIONS & PRESENTATIONS

3. Moved by K. McRae, seconded by M. Kokura, "That Mr. Scott Fraser, MLA be invited to address the Regional District Board."

"Carried"

4. Mr. Fraser said the Regional District is a great body of government and thanked Directors for the work they do. Mr. Fraser said working cooperatively, we can get a lot more done and bring about progressive change. He said together we can make a powerful combination to make changes in our communities. Mr. Fraser said he has already worked on several issues with the Regional District including; watershed issues and the poor condition of Bamfield Road. Mr. Fraser said the Provincial government has made safety of the Bamfield road a priority. He urged the Board to keep the pressure on the government to act on this issue. Mr. Fraser said he looks forward to working with the Regional District Board in 2009. The MLA answered questions from Directors.
5. The Chairperson thank MLA Scott Fraser for his presentation.
6. Moved by K. McRae, seconded by M. Kokura, "That Ms. Cindy Stern, CEO, Tseshah First Nation be invited to address the Regional District Board."

"Carried"



7. Ms. Stern said she was here to discuss a funding opportunity through UBCM - BC Recreation and Parks Association's Build Environment and Active Transportation Phase 2 Community Planning Grants Program. Ms. Stern said the Tseshaht First Nation wishes to partner with the Regional District to apply for funding through this program. She said the goal of the proposed project is develop a multi-user trail that will link from the Somass River bridge to the Sproat River bridge. Ms. Stern outlined what the funding, if approved, would be used for. The delegation answered questions from Directors.

8. Moved by P. Cote, seconded by K. McRae, "That the Regional District submit a joint application with the Tseshaht First Nation to the BC Recreation and Parks Association Built Environment and Active Transportation (BEAT) Phase 2 Community Planning Grant program for the Bridge to Bridge Trail Project."

"Carried"

9. The Chairperson thanked Ms. Stern for her presentation.

10. Moved by G. Wong, seconded by E. Russcher, "That Mr. Michael Wansink, Mr. Roger McDonell and Mr. David McCormick, Vancouver Island North Film Commission be invited to address the Committee-of-the-Whole."

"Carried"

11. Mr. McCormick highlighted the activities of the Vancouver Island North Film Commission in 2008. He said there was a bit of a downturn in activities due to a number of factors including the writers strike, threat of the screen actors guild strike and the rapid surge of the Canadian dollar. Mr. Wansink said the Film Commission is a wonderful tool for economic development and outlined the benefits of membership. Mr. McDonell provided Directors with an overhead presentation on where things are at with the Film Commission. The delegation answered questions from Directors.

12. Moved by G. Wong, seconded by J. Fraser, "That the request for funding from the Vancouver Island North Film Commission be referred to the 2009 budget discussions."

"Carried"

13. The Chairperson thanked the delegation for their presentation.

14. Moved by M. Kokura, seconded by P. Cote, "That Mr. Jack McLeman, BC Community Forest Association be invited to address the Board of Directors."

"Carried"



15. Mr. McLeman said he was here this evening representing the BC Community Forest Association and the Alberni Valley Community Forest Board. He said the Annual General Meeting of the BC Community Forest Association is being held in Port Alberni, May 28 - 31, 2009. Mr. McLeman said he is seeking out sponsorships for a portion of the AGM. He provided a brief outline of the Alberni Valley Community Forest. Mr. McLeman asked the Regional District to consider a small sponsorship for the AGM. He has received sponsorship from Island Timberlands and the City of Port Alberni is providing the facilities for the conference. Mr. McLeman said they are hoping to do include a train ride to McLean Mill and tour as part of the AGM. He asked for approximately \$600.00 from the Regional District towards the event. Mr. McLeman answered questions from Directors.
16. Moved by M. Kokura, seconded by K. McRae, "That the Regional District support in principle sponsorship in the amount of \$600.00 for the BC Community Forest Association Annual General Meeting being held in Port Alberni, May 28th to 31st, 2009."

"Carried"
17. The Chairperson thanked Mr. McLeman for his presentation.

ADOPTION OF MINUTES

18. Moved by M. Kokura, seconded by P. Edwards, "That the minutes from the regular Board of Directors meeting held on December 5, 2008 be adopted as circulated."

"Carried"
19. Moved by J. Fraser, seconded by E. Russcher, "That the To-Do List as of January 21, 2009 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

20. Letter dated December 1, 2009 from the Municipal Finance Authority of BC regarding Appointment of Member for 2009.
Moved by K. McRae, seconded by P. Cote, "That Director Kokura be appointed to the Municipal Finance Authority of BC for 2009."

"Carried"



21. Letter dated January 14, 2009 from the West Coast Aquatic Management Board requesting Continued Financial Support from the Regional District.
Moved by T. Bennett, seconded by J. Fraser, "That this correspondence be referred to 2009 budget discussions."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

22. Moved by K. McRae, seconded by P. Cote, "That the following correspondence be received for information: Nuuchahnulth Tribal Council re: Appointment of Willard Gallic to the ACRD Board, Union of British Columbia Municipalities re: Regulations of Home and Property Inspection, Municipal Pension, Group Health Benefits, UBCM Membership, UBCM Welcomes Appointment of Krueger, Ministry of Community Development re: Congratulations, Ombudsman re: 2007/08 Annual Report, Mr. Bob Harper re: Thank you, Island Timberlands re: Right of Way Access on the Loon Lake Connector and Ministry of Transportation & Infrastructure re: Advertising in Port Alberni."

"Carried"

REPORTS

23. Mr. Gallic said the Nuuchahnulth Tribal Council just appointed him to the Regional District Board and he was pleased to sit on this Board. He reported that the Tribal Council recently held their election and Cliff Atleo Senior was elected president of the Council.
Moved by T. Bennett, seconded by P. Edwards, "That this verbal report be received and the Board of Directors forward a letter to Cliff Atleo Senior congratulating him on his election as President of the Nuuchahnulth Tribal Council."

"Carried"

24. Director Wong provided an update on the Alberni Valley Chamber of Commerce. Their Community Excellence Awards are slated for April 2009.
Moved by G. Wong, seconded by P. Edwards, "That this verbal report be received."

"Carried"

25. Director McRae reported on the Coastal Communities Network. The Network has a good new manager, Mr. Dave Smith. Their next meeting will be in



conjunction with the Association of Vancouver Island and Coastal Communities Conference.

Moved by K. McRae, seconded by E. Russcher, "That this verbal report be received."

"Carried"

26. Director McRae provided an update on the West Island Woodlands Advisory Group. He reported that they recently had a special meeting just to do with certification. He said that certification is a big thing. The group is looking to see if they have the best certification possible. Mr. McRae said that soon people are not going to be using wood that is not certified.

Moved by K. McRae, seconded by S. Ochman, "That this verbal report be received."

"Carried"

27. The Chairperson provided an update on the Island/Coastal Economic Trust Initiative. He said there is a meeting tomorrow and there is one application from the Alberni Valley and one application from Ucluelet that has made it to the second stage.

Moved by K. McRae, seconded by E. Russcher, "That this verbal report be received."

"Carried"

28. Director Bennett reported that the next meeting of the West Coast Regional Aquatic Management Board will be held on the 19th of February.

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

"Carried"

STAFF REPORTS

29. Moved by P. Cote, seconded by P. Edwards, "That the Planning Department Report dated January 21, 2009 be received for information."

"Carried"

30. Moved by P. Cote, seconded by P. Edwards, "That the Building Reports for November/December 2008 be received for information."

"Carried"



31. Moved by J. Fraser, seconded by E. Russcher, "That the Financial Manager's Report dated January 21, 2009 be received for information."

"Carried"

OTHER REPORTS

32. Director Bennett reported on the Tofino/Ucluelet Airport. He said without a Manager of Environmental Services, the Regional District may want to consider hiring a consultant in the interim to assist with applying for funding for the Tofino/Ucluelet Airport runway lighting and terminal building.

Moved by T. Bennett, seconded by S. Ochman, "That staff be instructed to investigate and report back to the Board with options for applying for funding projects, outsourcing or in-house."

"Carried"

33. Director Cote provided an update on the Alberni Valley Trails Committee. The Committee is reviewing the Provincial Trail Policy and they are taking input until January 31st.

Moved by P. Cote, seconded by K. McRae, "That this verbal report be received."

"Carried"

34. Director McRae reported that Port Alberni City Councillor Ken Whitemann is running for Director on the Association of Vancouver Island and Coastal Communities.

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

"Carried"

ADMINISTRATION

35. Administrative Memo regarding 2009 Committee Appointments.
Moved by M. Kokura, seconded by P. Cote, "That the following Committee Appointments and Appointments to Outside Boards, Agencies, Commissions for 2009 be approved:

COMMITTEE OF THE WHOLE

Hira Chopra, Chairperson
Tony Bennett
Penny Cote
Patty Edwards
John Fraser
Mike Kokura



Ken McRae
Stefan Ochman
Eric Russcher
Glenn Wong
NTC Representative

HIGHWAY CONNECTOR COMMITTEE

Hira Chopra
John Fraser
Ken McRae
Eric Russcher
Mike Kokura
Gary Haggard
Dianne St. Jacques
Gillian Trumper
Mike Newton
Scott Fraser, MLA
Ken Epps
Dewayne Parfitt
Bob Kanngiesser
Joe Stanhope
Patrick Deakin

WEST COAST DIRECTORS

(meets quarterly)
Tony Bennett
Eric Russcher
John Fraser

FISHERIES COMMITTEE

Eric Russcher, Chairperson
John Fraser
Ken McRae
Glenn Wong
Tony Bennett
NTC Representative
Stefan Ochman
Dianne St. Jacques
Denise Mullen-Dalmer
Dennis Chalmers
Bill Shaw
Don Hall
Moses Martin

AGRICULTURAL ADVISORY COMMITTEE

Bill Thompson, Chairperson
Glenn Wong
Mike Kokura
Dorothy Brooks
Ann Collins
John Oostrom
Lisa Aylard
Ron Emblem
Evan McLellan



Vicki Lee
Robert Haynes

ALBERNI VALLEY EMERGENCY PLANNING COMMITTEE

Ken McRae
Patty Edwards
Penny Cote
Glenn Wong
Hira Chopra
Mike Kokura

SOLID WASTE PLAN MONITORING ADVISORY COMMITTEE

Alberni Valley Landfill

Mike Kokura, Chairperson
Penny Cote
Glenn Wong
Patty Edwards
ACRD, Man. Environ. Svs.
Guy Cicon, City P.A.
Gary Swann
Frank Stini
Jack McLeman
Al McGill

West Coast Landfill

Eric Russcher
John Fraser
ACRD, Man. Environ. Svs.
Chris Bird
Arlene Armstrong
Bob Long, CAO, Tofino
Al McGill
Bill Fox, PRNP

ELECTORAL AREA DIRECTORS

(meets quarterly)
Penny Cote
Glenn Wong
Patty Edwards
Tony Bennett
Mike Kokura
Stefan Ochman

ALBERNI VALLEY COMMITTEE

Hira Chopra
Patty Edwards
Glenn Wong
Mike Kokura
Ken McRae
Penny Cote

CATALYST COMMUNITY RELATIONS

Ken McRae



MUNICIPAL FINANCE AUTHORITY

Mike Kokura
Hira Chopra, Alternate

REGIONAL AQUATIC MANAGEMENT BOARD

Tony Bennett
Eric Russcher, Alternate

MUNICIPAL INSURANCE ASSOCIATION OF BC

Mike Kokura
Hira Chopra, Alternate

AIR QUALITY COUNCIL

Patty Edwards

LOCAL MARINE ADVISORY GROUP

Stefan Ochman

WEST ISLAND WOODLANDS ADVISORY GROUP

Ken McRae
Stefan Ochman

ISLAND COASTAL ECONOMIC TRUST

Hira Chopra
Tony Bennett, Alternate

PACIFIC RIM TOURISM ASSOCIATION

John Fraser

E911 CORPORATION

Ken McRae
Hira Chopra, Alternate

TREATY ADVISORY COMMITTEE

Mike Kokura
Hira Chopra, Alternate

ALBERNI VALLEY CHAMBER OF COMMERCE

Glenn Wong

VANCOUVER ISLAND REGIONAL LIBRARY BOARD

Penny Cote
Stefan Ochman, Alternate

PACIFIC OIL & GAS EXPLORATION

Hira Chopra

ALBERNI VALLEY SPIRIT OF BC COMMITTEE

Hira Chopra

CLAYOQUOT SOUND CENTRAL REGION BOARD

Mike Kokura



PORT ALBERNI COMMUNITY FOREST ADVISORY COMMITTEE

Penny Cote

VANCOUVER ISLAND FILM COMM.

Glenn Wong

LAW ENFORCEMENT CONSULTATIVE COMMITTEE

Glenn Wong

A.V. MUSEUM & HERITAGE BOARD

Penny Cote

CLAYOQUOT BIOSPHERE TRUST

Clive Pemberton

COASTAL COMMUNITIES NETWORK

Ken McRae

Tony Bennett, Alternate

BEAUFORT COMMUNITY WATERSHED COMMITTEE

Mike Kokura

Patty Edwards

Glenn Wong

CENTRAL WEST COAST FOREST SOCIETY

Tony Bennett

ALBERNI VALLEY TRAILS COMMITTEE

Penny Cote

HISINKSI ECONOMIC DEVELOPMENT CORPORATION

Hira Chopra

24. Moved by T. Bennett, seconded by S. Ochman, "That Bylaw E1049, Willowbrae Road Water Service Establishment bylaw be adopted."

"Carried"

25. Administrative Memo regarding Request from the City of Port Alberni - Bear Aware Program.
Moved by P. Cote, seconded by K. McRae, "That the Regional District make application to the Bear Aware Program and \$2,500.00 be committed through the 2009 Solid Waste Management Plan budget."

"Carried"

FINANCES



26. Moved by M. Kokura, seconded by P. Edwards, "That the Financial Statements dated January 1st to December 31, 2008 be received."

"Carried"
27. Administrative Memo regarding 2009 - 2013 Financial Plan -Timetable.
Moved by T. Bennett, seconded by P. Edwards, "That the 2009 - 2013 Financial Plan Timetable be received with the following amendment: Electoral Area Directors and Alberni Valley Directors and Bamfield meetings be changed to the 17th of February 2009."

"Carried"
28. Moved by M. Kokura, seconded by G. Wong, "That Bylaw F1081, Temporary Loan Authorization Bylaw No. 1, 2009 be read a first time."

"Carried"
29. Moved by G. Wong, seconded by P. Edwards, "That Bylaw F1081, Temporary Loan Authorization Bylaw No. 1, 2009 be read a second time."

"Carried"
30. Moved by E. Russcher, seconded by P. Edwards, "That Bylaw F1081, Temporary Loan Authorization No. 1, 2009 be read a third time."

"Carried"
31. Moved by P. Edwards, seconded by M. Kokura, "That Bylaw F1081, Temporary Loan Authorization No. 1, 2009 be adopted."

"Carried"

PLANNING MATTERS

32. DVA08012 - Application for Development Variance, Harbourside Lodge Bamfield Ltd., Proposed subdivision of Lots 5, 6, 7 and 8, Section 19, Township 1, Barclay District, Plan 3328, except part in Plan VIP51677, 350 Cape Beale Trail, Electoral Area "A" (Bamfield).
Moved by S. Ochman, 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 issuing a variance to vary Section 200 - Schedule II Bulk and Site Regulations - minimum lot width requirement under RA1 zoning for the proposed subdivision of parts of Lots 5, 6, 7 and 8, Section 19, Township



1, Barclay Land District, Plan 33238, except parts in Plan VIP51677 lying west of Cape Beale Trail, as shown on Sims and Associates subdivision plan dated October 27, 2008 from 90 feet to 74.4 feet.”

“Carried”

33. RD08008 - Application for Rezoning, 423845 BC Ltd., 9752 Lakeshore Road, Electoral Area “D” (Sproat Lake).
Moved by P. Cote, seconded by M. Kokura, “That this correspondence be received.”

“Carried”

34. Moved by P. Cote, seconded by G. Wong, “That the Public Hearing minutes for Bylaws P1127 and P1228 be received.”

“Carried”

35. Moved by P. Cote, seconded by , “That Bylaw P1227, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a second time.”

“Carried”

36. Moved by P. Cote, seconded by G. Wong, “That Bylaw P1227, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a third time.”

“Carried”

37. Moved by P. Cote, seconded by G. Wong, “That Bylaw P1228, Regional District of Alberni-Clayoquot Zoning Amendment be read a second time.”

“Carried”

38. Moved by P. Cote, seconded by P. Edwards, “That Bylaw P1228, Regional District of Alberni-Clayoquot Zoning Amendment be read a third time.”

“Carried”

39. RD08012 - Application for Rezoning, Krishopher and Christa Elder, Lot A, District Lot 90, Alberni District, Plan 30735, 7325 Bell Road, Electoral Area “D” (Sproat Lake).
Moved by P. Cote, 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 Bylaws P1230 and P1231 amending OCP designation from ‘Agriculture’ to ‘Residential 2’ and to rezone from Rural (A2)



District to Small Holdings (A1) District a portion of Lot A, District Lot 90, Alberni District, Plan 30735 subject to the following;

- i) proposal be in substantial compliance to ALC Resolution #568/2006;
- ii) compliance to all technical referral agency requirements, and;

that the public hearing for Bylaws P1230 and P1231 be delegated to the Director for Electoral Area "D", her Alternate Director or the Chairperson of the Regional District Board."

"Carried"

40. Moved by P. Cote, seconded by G. Wong, "That Bylaw P1230, Sproat Lake Official Community Plan Amendment be read a first time."

"Carried"

41. Moved by P. Cote, seconded by P. Edwards, "That Bylaw P1231, Regional District of Alberni-Clayoquot Zoning Amendment be read a first time."

"Carried"

42. DVE08011 - Development Variance Application - Michael Martin, Lot 2, District Lot 162, Alberni District, Plan 12437, 6795 Beaver Creek 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 give consideration to issuing a development variance permit, granting a variance of Section 6 - Supplementary Regulations varying: the location and

siting of buildings near a natural water course from 30.48 metres (100 feet) to 15.24 metres (50 feet)."

"Carried"

43. RE08010 - Rezoning Application, 447927 BC Ltd., 5597 Strick Road, Electoral Area "E" (Beaver Creek).

Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1226, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

44. RE08011 - Application for Rezoning, Casanave, 6492 Withers Road, Electoral



Area "E" (Beaver Creek).

Moved by P. Edwards, seconded by P. Cote, "That Bylaw P1221, Beaver Creek Official Community Plan Amendment be adopted."

"Carried"

45. Moved by P. Edwards, seconded by P. Cote, "That Bylaw P1222, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

46. DPF09001 - Application for Development Permit, ABC Alberni Boat Centre Ltd. Inc. #BC0800905, Lot 18, District Lot 18, Alberni District, except part in Plan 2051 RW, 2945 Alberni Highway, Electoral Area "F" (Cherry Creek).
Moved by G. Wong, seconded by P. Cote, "That this correspondence be received and authorize the Chief Administrative Officer to issue Development Variance Permit DPF09001."

"Carried"

47. DPF08015 - Application for Development Permit, Verhaeghe, Parcel G (DDA4265) of District Lot 152, Alberni District, 4875 John Road, Electoral Area "F" (Cherry Creek).
Moved by G. Wong, seconded by S. Ochman, "That this correspondence be received and the Board of Directors authorize the Chief Administrative Officer to issue Development Permit DPF08015."

"Carried"

48. Memorandum regarding SF06001 - Request for relaxation of Section 944 of the Local Government Act "Parcel Frontage on Highway" for proposed subdivision of Parcel G (DD A4265) of District Lot 152, Alberni District, 7875 John Road.
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 grant a relaxation of Section 944 of the Local Government Act 'Parcel Frontage on Highway', for the new Lot 2 proposed by the subdivision of Parcel G (DDA4265) of District Lot 152, Alberni District from 90.4 metres to 79.2 metres."

"Carried"

49. RF08003 - Application for Rezoning, Alberni Valley Chamber of Commerce, Electoral Area "F" (Cherry Creek).

Moved by G. Wong, seconded by P. Edwards, "That this correspondence be



received.”

“Carried”

50. Moved by G. Wong, seconded by P. Cote, “That the Public Hearing minutes for Bylaws P1223 and P1224 be received.”

“Carried”

51. Moved by G. Wong, seconded by P. Edwards, “That Bylaw P1223, Cherry Creek Official Community Plan Amendment be read a second time.”

“Carried”

52. Moved by G. Wong, seconded by P. Cote, “That Bylaw P1223, Cherry Creek Official Community Plan Amendment be read a third time.”

“Carried”

53. Moved by G. Wong, seconded by P. Cote, “That Bylaw P1224, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time.”

“Carried”

54. Moved by G. Wong, seconded by P. Edwards, “That Bylaw P1224, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time.”

“Carried”

55. Memorandum of Understanding between the Regional District of Nanaimo and the Hupacasath First Nation.

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

“Carried”

CHAIRPERSON’S REPORT

56. Moved by S. Ochman, seconded by P. Edwards, “That the Chairperson’s report for December 2008/January 2009 be received for information.”

“Carried”

UNFINISHED BUSINESS



57. Moved by P. Edwards, seconded by T. Bennett, "That the Alberni-Clayoquot Regional District Short Term Action Plan be received."

"Carried"

MEETING SCHEDULE

58. Moved by T. Bennett, seconded by S. Ochman, "That the Regional District meeting schedule for the month of February 2009 be received as amended."

"Carried"

RECESS TO IN-CAMERA

59. Moved by J. Fraser, seconded by S. Ochman, "That the meeting be closed to the public to discuss information that is prohibited from disclosure under Section 21 of the Freedom of Information and Privacy Act and to discuss litigation or potential litigation affecting the Regional District."

"Carried"

60. The meeting was closed to the public at 7:40 p.m.

61. The meeting was re-opened to the public at

62. Moved by P. Cote, seconded by P. Edwards, "That this meeting now stand adjourned."

"Carried"

63. The meeting adjourned at 8:12 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert Sabine,
Chief Administrative Officer