



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, JUNE 24, 2009

REGIONAL DISTRICT BOARD ROOM

Present: Chairperson: Hira Chopra, Directors: Tony Bennett, Penny Cote, Patty Edwards, John Fraser, Mike Kokura, Ken McRae, Eric Russcher, Glenn Wong, Alternate Director: Keith Wyton.

Staff: Robert Sabine, Chief Administrative Officer, Wendy Thomson, Deputy Corporate Secretary, Mike Irg, Manager of Planning and Development, Tom Gowan, Finance Manager, Don Anderson, Acting 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 J. Fraser, "That Mr. Joe Scheffers, Port Alberni Athletic Hall Association be invited to address the Regional District Board."

"Carried"

3. Mr. Scheffers said the Port Alberni Athletic Hall burned down to the ground on the 13th of May, 2009. The Athletic Hall was a landmark in the community and host to many large events. It was also a great sports facility. Mr. Scheffers advised Directors that the Association is planning to build a new hall, but it will be much more expensive to build. The Association received \$1.5 million dollars through insurance, but the new facility will cost at least \$3 million dollars. Mr. Scheffers said the Association will have to raise a lot of money. Mr. Scheffers asked the Regional District Board to consider waiving the tipping fees at the Alberni Valley Landfill for the clean-up of the old building. The delegation answered questions from Directors.

4. Moved by K. McRae, seconded by M. Kokura, "That the Regional District Board of Directors refund tipping fees in the amount of \$27,171.60 to the Port Alberni Athletic Hall Association for the clean-up of the burned down Athletic Hall, once the Association has enough money to commence construction of the new Athletic Hall."

"Carried"



5. Moved by T. Bennett, seconded by M. Kokura, "That Ms. Bev Denning, Pacific Rim Health Services Cooperative be invited to address the Regional District Board."

"Carried"

6. Ms. Denning said she was here this evening as President of the Pacific Rim Health Services Cooperative in which the Regional District is a shareholder. She provided an overview of the Cooperative. Ms. Denning advised that the Cooperative is proposing to purchase the City owned building on Elizabeth Street. The Cooperative currently uses a portion of this building for their clinic, the Alberni Valley Family Medical Clinic, but they are running out of room and would like to use the entire building. Ms. Denning advised that the City of Port Alberni requested the Cooperative approach the Regional District, requesting a contribution to their acquisition of the building. Ms. Denning introduced three speakers: Ms. Nancy Czigany, Ms. Barb Stevenson and Ms. Anne Graboski. Ms. Czigany, Secretary of the Cooperative provided an overview of a survey they conducted recently on the health services desired by residents in the community. Ms. Stevenson provided an overview of the Alberni Valley Family Medical Clinic on Elizabeth Street and the services they provide. She said attracting and keeping physicians in the community has been an ongoing concern in the region. A long term strategy is required to bring more physicians into the community. The Alberni Valley Family Medical Clinic allows a new physicians to step in and begin serving patients immediately. Ms. Stevenson reported that the Clinic currently has 4 physicians serving over 5500 patients. Ms. Stevenson said the people in this community want and need a facility in this location. The Cooperative needs the extra space to attract more physicians to the community. Ms. Graboski reported on the economic benefits of this facility to the region. She said a community with good access to services will survive and thrive. Ms. Graboski said the location of the facility is good and is close to bus routes. She said the building on Elizabeth Street was originally built as a health unit and they would like to stay at this location and expand the Clinic. Ms. Denning circulated documentation on the history of the building. Ms. Denning said they are requesting, on behalf of the City of Port Alberni, funding from the Regional District for the acquisition of the building. She said the Alberni Valley Family Medical Clinic serves the residents of the Alberni Valley and some of the cost of the building should be borne partially by the Regional District. The delegation answered questions from Directors.

7. Moved by G. Wong, seconded by P. Edwards, "That the request for funding by the Pacific Rim Health Care Cooperative to acquire the building on Elizabeth Street in Port Alberni be referred to staff to investigate and bring back funding options to the Regional District Board for consideration."

"Carried"



8. The Chairperson thanked the delegation for their presentation.
9. Moved by P. Cote, seconded by T. Bennett, "That Ms. Shaunee Casavant, Chief Counsellor, Hupacasath First Nation be invited to address the Regional District Board."

"Carried"
10. Introductions were conducted around the table. Chief Councillor Shaunee Casavant introduced their Chief Executive Officer, Mr. Robert Duncan. Ms. Casavant reported on the new Hupacasath Council members. She welcomed Directors to meet with the Hupacasath First Nation and said they want to work with the Regional District Board.
11. The Chairperson thanked the delegation for their presentation and said the Regional District Board looks forward to working with the new Hupacasath First Nation Council.

ADOPTION OF MINUTES

12. Moved by M. Kokura, seconded by T. Bennett, "That the minutes from the regular Board of Directors meeting held on May 27, 2009 be adopted as circulated."

"Carried"
13. Moved by M. Kokura, seconded by E. Russcher, "That the To-Do List as of June 17, 2009 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

14. Correspondence dated June 8, 2009 from Union of British Columbia Municipalities regarding Resolutions Submission and Debate.
Moved by T. Bennett, seconded by E. Russcher, "That this correspondence be received."

"Carried"
15. Correspondence from Union of British Columbia Municipalities regarding Call for Nominations for UBCM Executive.
Moved by M. Kokura, seconded by T. Bennett, "That this correspondence be received."

"Carried"



COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

16. Moved by T. Bennett, seconded by K. McRae, "That the following correspondence be received for information: Union of British Columbia Municipalities re: Working Roundtable on Forestry, re: UBCM Welcomes Appointment of Bennett, re: 2009 Resolutions; Island Coastal Economic Trust re: Nanaimo Airport Expansion on Target, re: Employer Sponsored Training Program, re: Funding Support for Duncan Downtown Revitalization; City of Richmond re: Gilmore Lands and City of Burnaby re: Municipal Liabilities."

"Carried"

REPORTS

17. Director Cote provided an update on the Vancouver Island Regional Library Board. The Board met last weekend. You can now learn a new language on-line, classes are ongoing. Director Cote outlined statistics on Library usage for Bamfield and the City of Port Alberni. She advised that a consultant has been hired to conduct a Master Facilities Plan by January 2010.
Moved by P. Cote, seconded by T. Bennett, "That this verbal report be received."

"Carried"

18. Director Bennett reported on the Central West Coast Forest Society. The Society has applied for \$3.2 Million dollars funding through the Western Economic Diversification Community Adjustment fund for restoration efforts on the Kennedy Flats.
Moved by T. Bennett, seconded by E. Russcher, "That this verbal report be received."

"Carried"

19. Moved by P. Edwards, seconded by K. McRae, "That the minutes from the Emergency Planning Committee meeting held on May 21, 2009 be adopted as circulated."

"Carried"

20. Director McRae provided an update on the West Island Woodlands Advisory Group. Their last meeting was with Island Timberlands. There was discussion regarding logging in behind Cathedral Grove.
Moved by K. McRae, seconded by T. Bennett, "That this verbal report be received."

"Carried"



21. The Chairperson reported on the Island/Coastal Economic Trust Initiative. He said there is an application going forward for the Runners Trail in Port Alberni and they are hoping to employ laid off forestry workers to build the trail.
Moved by K. McRae, seconded by T. Bennett, "That this verbal report be received."

"Carried"

22. Director Bennett reported on the Regional Aquatic Management Board meeting held on Tuesday. The key item discussed at this meeting was the development the terms of reference for the Barclay Sound Planning process. Director Bennett said they are looking at re-branding the Aquatic Management Board. They are looking at a name change and new logo. The Board has applied for funding through the Western Economic Diversification Fund for a First Nations Ambassador and Liaison Program.
Moved by T. Bennett, seconded by K. McRae, "That this verbal report be received."

"Carried"

23. Moved by G. Wong, seconded by P. Edwards, "That the minutes from the May 20, 2009 Alberni Valley Committee Meeting be adopted as circulated."

"Carried"

STAFF REPORTS

24. Moved by M. Kokura, seconded by T. Bennett, "That the Planning and Development Report dated June 16, 2009 be received."

"Carried"

25. Moved by E. Russcher, seconded by P. Edwards, "That the May 2009 Building Report be received for information."

"Carried"

26. Moved by P. Edwards, seconded by E. Russcher, "That the Financial Manager's Report dated June 17, 2009 be received for information."

"Carried"



27. Moved by M. Kokura, seconded by T. Bennett, "That the Environmental Services Department Report dated June 18, 2009 be received for information."

"Carried"

28. Moved by T. Bennett, seconded by P. Cote, "That the Curbside Recycling Program Report dated June 18, 2009 be received for information."

"Carried"

OTHER REPORTS

29. Director Cote reported on the A.V. Museum & Heritage Board. She said Directors were invited to their Appreciation Night this evening. She passed around pins and free passes to Directors for McLean's Mill this Saturday.

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

"Carried"

30. Director McRae reported on his attendance at the Vancouver Island Railway Corridor Retreat today. There was discussion regarding what the Island Railway is going to look like in the future. He reported that they are also looking at trails for the railroad. Director McRae said it was a very good meeting.

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

"Carried"

31. Director Russcher reported on the Clayoquot Biosphere Trust. Their Annual General Meeting was held recently. They have a new Executive and the former co-chair has stepped down, the new co-chair is Don McMillan. He advised Directors that the \$12 Million dollars does not belong to the Trust, the money is in trust and the Clayoquot Biosphere Trust can only spend the interest. He said the Trust is not in the position to be handing out money right now. Director Russcher said the Clayoquot Biosphere Trust will re-cover and they have a good working group.

Moved by E. Russcher, seconded by T. Bennett, "That this verbal report be received."

"Carried"



ADMINISTRATION

32. Administrative Memo regarding Board of Variance Member Appointment.
Moved by T. Bennett, seconded by M. Kokura, "That the Board of Directors appoint Mr. Gary Haggard to the Alberni-Clayoquot Regional District Board of Variance."

"Carried"

33. Moved by P. Cote, seconded by K. McRae, "That Bylaw F1085, Sproat Lake Parks Improvements, 2009 be adopted."

"Carried"

34. Administrative Memo regarding Bylaw A1061-1 - Amended Regional District Procedures Bylaw.
Moved by G. Wong, seconded by T. Bennett, "That this correspondence be received."

"Carried"

35. Moved by T. Bennett, seconded by E. Russcher, "That Bylaw No. A1061-1, Regional District of Alberni-Clayoquot Board Procedures Amendment No. 1, 2009 be read a first time."

"Carried"

36. Moved by M. Kokura, seconded by T. Bennett, "That Bylaw No. A1061-1, Regional District of Alberni-Clayoquot Board Procedures Amendment No. 1, 2009 be read a second time."

"Carried"

37. Moved by E. Russcher, seconded by M. Kokura, "That Bylaw No. A1061-1, Regional District of Alberni-Clayoquot Board Procedures Amendment No. 1, 2009 be read a third time."

"Carried"

38. Moved by J. Fraser, seconded by T. Bennett, "That Bylaw A1061-1, Regional District of Alberni-Clayoquot Board Procedures Amendment No. 1, 2009 be adopted."

"Carried"



39. Administrative Memo regarding Salmon Beach Management and Security Contract Award.
Moved by T. Bennett, seconded by M. Kokura, "That the Board of Directors authorize the Chief Administrative Officer and the Chairperson to enter into a contract with Barkley Sound Management to provide security and management services to Salmon Beach for the period January 1, 2009 to January 1, 2010."

"Carried"
40. Administrative Memo regarding Salmon Beach Utility Trailer and Pressure Washer.
Moved by T. Bennett, seconded by K. McRae, "That this correspondence be received and the Board of Directors approve the purchase of a utility trailer, pressure washer and necessary equipment for \$10,240.00 from Tomcat Equipment Ltd. for Salmon Beach."

"Carried"
41. Correspondence from the Beaver Creek Volunteer Fire Department regarding Beaver Creek Fire Hall Electrical Service.
Moved by P. Edwards, seconded by K. McRae, "That this correspondence be received and the Board of Directors award the contract to Hill Electric Ltd. in the amount of \$46,048.23 for electrical upgrades to the Beaver Creek Fire Hall."

"Carried"
42. Administrative Memo regarding Lease Rates - Tofino/Ucluelet Airport.
Moved by T. Bennett, seconded by P. Edwards, "That the Board of Directors set the lease rates for the lots at Tofino/Ucluelet Airport at the rate of \$0.20 per square foot as per PCAG Property Advisors investigations and analysis, and the Board of Directors enter into the following lease agreements at the Tofino/Ucluelet Airport for a three year term, less one day:
- a. Atleo Air - 10,000 square foot lot
 - b. Terry Salmon - 15,000 square foot lot."
- "Carried"
43. Administrative Memo regarding Lease Rates for the Alberni Valley Airport.
Moved by G. Wong, seconded by P. Cote, "That this correspondence be referred to an Alberni Valley Committee meeting on Wednesday, July 8, 2009."

"Carried"



FINANCES

44. Moved by M. Kokura, seconded by T. Bennett, "That the Financial Statements dated January 1, 2009 to May 31, 2009 be received."

"Carried"

PLANNING MATTERS

45. RC08009 - Toquaht Wilderness Resort Ltd. - Rezoning Application, Toquart Bay, Electoral Area "C" (Long Beach).
Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1225, Regional District of Alberni-Clayoquot Zoning Text Amendment be adopted."

"Carried"

46. Moved by T. Bennett, seconded by P. Cote, "That Mr. Pat McKay be invited to speak to the Board of Directors regarding rezoning application RC08009. Mr. McKay thanked the Regional District Board and Mr. Irg for their assistance with his development in Toquart Bay. Mr. McKay said they still have a lot of fisheries issues to deal with."

47. Administrative Memo regarding Great Central Holdings Ltd. - Development Permits DPD06010 and DPD06011 - Lot 1, District Lot 282, Alberni District, Plan VIP69719 and Lot 1, District Lot 283, Alberni District, Plan VIP69720, Electoral Area "D" (Sproat Lake).
Moved by P. Cote, seconded by T. Bennett, "That this correspondence be received and the Board of Directors authorize the Chief Administrative Officer to issue Development Permits DPD06010 and DPD06011 for another two years."

"Carried"

48. RD09002 - Maples Resort, Rezoning Application, Lot A, District Lot 134, Alberni District, VIP80007, 9624 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 Bylaw P1235 subject to the following conditions:

- a. The property owner agreeing to a covenant that limits the number of campsites to 20, limit the number of cabins to 14, limits the total floor area of the cabins to 1500 square feet total floor area, limits the use of the property to 20 campsites and 14 cabins, increase the building setback from Sproat Lake to 50 feet and requires as minimum two meter vegetative and fencing buffers on the side yards;



- b. The applicants demonstrating to the satisfaction of the Regional District that on-site sewage disposal regulations for subdivision can be met;
- c. The area for the C8A zoning being a minimum of two acres;
- d. Meeting technical referral agency requirements, and;

that the public hearing for Bylaw P1235 be delegated to the Director for Electoral Area "D", her Alternate Director or the Chairperson of the Regional District Board."

"Carried"

49. Moved by P. Cote, seconded by T. Bennett, "That Bylaw P1235, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

50. DVE09002 - Dirocco - Application for Development Variance, Lot 6, Block 1, District Lot 100, Alberni District, Plan 36192, 5696 Arvay Road, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by P. Cote, "That this report be received."

"Carried"

51. Moved by P. Edwards, seconded by T. Bennett, "That the Regional District Board is, at this time, disposed to deny Development Variance Application DVE09002, prior to doing so, the Board wishes to offer the applicants the opportunity to present their own case as to why this matter should not be denied."

"Carried"

52. Administrative Memo regarding Rezoning Application RF08013 (Faris) and RF08015 (Price) - Public Hearing Reports for Bylaws P1232, P1234 and P1233. Moved by G. Wong, seconded by T. Bennett, "That this correspondence be received."

"Carried"

53. Moved by G. Wong, seconded by M. Kokura, "That the Public Hearing Minutes for Bylaws P1232, P1234 and P1233 be received."

"Carried"



54. Moved by G. Wong, seconded by T. Bennett, "That Bylaw P1232, Cherry Creek Official Community Plan Amendment be read a second time."

"Carried"

55. Moved by G. Wong, seconded by P. Cote, "That Bylaw P1232, Cherry Creek Official Community Plan Amendment be read a third time."

"Carried"

56. Moved by G. Wong, seconded by P. Cote, "That Bylaw P1234, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

57. Moved by G. Wong, seconded by P. Cote, "That Bylaw P1234, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

58. Moved by G. Wong, seconded by P. Cote, "That Bylaw P1233, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time."

"Carried"

59. Moved by G. Wong, seconded by P. Edwards, "That Bylaw P1233, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time."

"Carried"

60. AB09001 - Shannon - ALR Application, Lot A, District Lots 54 and 265, Alberni District, Plan VIP53095, 8951 Marlowe Road, Electoral Area "B" (Beaufort).
Moved by M. Kokura, seconded by G. Wong, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and support this proposal and forward to the Agricultural Land Commission with the following conditions:

- a. Proposal acquiring Agricultural Land Commission approval; and
- b. Compliance to all subdivision requirements."

"Carried"



61. LC09001 - Mussel Beach Holdings Ltd., Licence of Occupation, That part of District Lot 1090, Clayoquot District, containing 0.3 ha +/-, Barkley Main, Clayoquot District, Electoral Area "C" (Long Beach).

Moved by T. Bennett, seconded by E. Russcher, "That this correspondence be received and the Board of Directors recommend that the Province not approve Licence of Occupation No. LC09001 in the strongest possible terms."

"Carried"

CHAIRPERSON'S REPORT

62. Moved by M. Kokura, seconded by E. Russcher, "That the Chairperson's Report for May/June 2009 be received for information."

"Carried"

UNFINISHED BUSINESS

63. Moved by T. Bennett, seconded by M. Kokura, "That the Mr. Scott MacDonald be appointed to the Long Beach Advisory Planning Commission for a two year term."

"Carried"

NEW BUSINESS

64. Moved by E. Russcher, seconded by K. McRae, "That the following item be allowed for consideration as a late item: report on the National Aboriginal Day Celebrations on Sunday, June 28th at Tuesday, June 30th."

"Carried"

65. Director Russcher reported that Regional District representatives attended the Aboriginal Day Celebrations on Sunday at the Wikannish and an appreciation luncheon on Tuesday. The Ucluelet First Nations thanked the Regional District for their support and presented an award and gift.

66. Moved by P. Cote, seconded by G. Wong, "That the following item be allowed for consideration as a late item: recycling in the Alberni Valley."

"Carried"



67. Moved by P. Cote, seconded by K. McRae, "That the problems with the recycling program in the Alberni Valley be discussed at the next Alberni Valley Committee meeting."

"Carried"

68. Moved by E. Russcher, seconded by P. Cote, "That the following issue be allowed for consideration as a late item: discussion regarding branding."

"Carried"

69. Director Russcher brought forward for consideration by Directors branding the Alberni-Clayoquot Regional District. He said branding is an excellent marketing tool.

MEETING SCHEDULE

70. Moved by T. Bennett, seconded by J. Fraser, "That the Regional District meeting schedule for the month of July 2009 be received."

"Carried"

RECESS TO IN-CAMERA

71. Moved by E. Russcher, seconded by M. Kokura, "That the meeting be closed to the public to discuss matters relating to labour or other employee relations and negotiations and related discussions respecting the proposed provision of a Regional District service that are at their preliminary stages, disclosure of which the Board considers could reasonably be expected to harm the interests of the Regional District if they were held in public."

"Carried"

72. The meeting was closed to the public at 8:34 p.m.

73. The meeting was re-opened to the public at 9:55 p.m.

RECOMMENDATIONS TOT HE BOARD FROM IN-CAMERA

74. Moved by K. McRae, seconded by E. Russcher, "That the Board of Directors ratify the CUPE Local 118 Collective Agreement for the term July 1, 2009 to June 30, 2012 as presented in the signed Memorandum of Understanding."

"Carried"



75. Moved by K. McRae, seconded by E. Russcher, "That this meeting now stand adjourned."

"Carried"

76. The meeting adjourned at 9:56 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert Sabine,
Chief Administrative Officer