



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, JULY 22, 2009

REGIONAL DISTRICT BOARD ROOM

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

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 1:30 p.m.

PETITIONS, DELEGATIONS & PRESENTATIONS

2. Moved by S. Ochman, seconded by E. Russcher, "That Mayor Christopher Causton, Oak Bay and President of the Association of Vancouver Island and Coastal Communities be invited to address the Regional District Board."

"Carried"

3. Mayor Causton said he has been dropping into Regional Districts and Municipalities on the Island to meet and get a pulse on where things are going. Mayor Causton said he is the President of AVICC this year and he appreciates the support of the Alberni-Clayoquot Regional District. He asked Directors if they had any particular issues they would like to discuss him today. Mayor Causton said he did meet individually with Regional District Directors before the Committee-of-the-Whole meeting.

4. The Chairperson thanked Mayor Causton for coming here today.

ADOPTION OF MINUTES

5. Moved by M. Kokura, seconded by T. Bennett, "That the minutes from the regular Board of Directors Meeting held on June 24, 2009 be adopted as circulated."

"Carried"

6. Moved by T. Bennett, seconded by P. Cote, "That the To-Do List as of July 15, 2009 be received for information."

"Carried"



COMMUNICATIONS/CORRESPONDENCE FOR ACTION

7. Letter dated July 8, 2009 from Premier Gordon Campbell regarding Requests for Meetings with Ministers at the Upcoming UBCM Convention.
Moved by M. Kokura, seconded by S. Ochman, "That this correspondence be received and that Directors advise staff of meetings they would like requested with Ministers at the UBCM Convention."

"Carried"

8. Letter dated July 13, 2009 from the Uchucklesaht Tribe requesting a Donation for Their 3 Day Picnic.
Moved by T. Bennett, seconded by K. McRae, "That this correspondence be received."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

9. Moved by M. Kokura, seconded by P. Edwards, "That the following correspondence be received for information: Canadian Union of Postal Workers re: Canada Post Corporation Strategic Review has Issued its Report; Association of BC Forest Professionals re: Nominate Your Community to be the 2010 Forest Capital of BC; Encorp Pacific Canada re: 2008 Annual Report; Tourism Vancouver Island re: Vancouver Island/Sunshine Coast 2010 & Beyond; Arrowsmith Explorer re: Strategic Vision, Western Economic Diversification re: Government of Canada and BC Invest \$60 Million in Jobs; BC Recreation and Parks Association re: Annual Report and Ombudsman re: Files Closed from April 1 to June 30, 2009."

"Carried"

REPORTS

10. Director Wong provided an update on the Alberni Valley Chamber of Commerce. He said that Alberni Valley Tourism and the Chamber of Commerce are meeting to discuss their roles and mandates.
Moved by G. Wong, seconded by M. Kokura, "That this verbal report be received."

"Carried"



11. Director McRae reported on the Coastal Communities Network. A meeting was held with the Fisheries Minister recently. The main topic of discussion was community involvement in their upcoming planning exercise.

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

"Carried"

12. Director McRae reported that the next meeting of the West Island Woodlands Advisory Group will be in September 2009.

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

"Carried"

13. The Chairperson reported on his attendance at the Island/Coastal Economic Trust RAC Meeting in Courtney on July 3rd, along with Mayor McRae, Mayor Fraser and Mayor Russcher. He said there are a couple of applications going forward from this area, the Chamber of Commerce Building and trails. The Chairperson said there is still money available through the Trust and if Directors have any projects, they should apply.

Moved by M. Kokura, seconded by P. Edwards, "That this verbal report be received."

"Carried"

14. Director Bennett reported that the West Coast Aquatic Management Board has a new name, West Coast Aquatic. He said they had a meeting with the Fisheries Ministry to discuss Pacific Salmon Treaty issues.

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

"Carried"

15. Director McRae spoke to the Island Corridor Foundation Report. He said the Foundation is a unique model of local ownership with membership of 13 First Nations, 14 Municipal Governments and 5 Regional Districts. The mandate of the Foundation is not just to rehabilitate existing rail operations on Vancouver Island, but also to build trails. The next meeting of the Island Corridor Foundation is July 28th in Nanaimo.

Moved by T. Bennett, seconded by E. Russcher, "That the written and verbal report on the Island Corridor Foundation be received."

"Carried"



STAFF REPORTS

16. Moved by T. Bennett, seconded by M. Kokura, "That the Planning and Development Report dated July 15, 2009 be received for information."

"Carried"

17. Moved by M. Kokura, seconded by T. Bennett, "That the Building Report for June 2009 be received."

"Carried"

18. Moved by G. Wong, seconded by P. Edwards, "That the Financial Manager's Report dated June 15, 2009 be received for information."

"Carried"

19. Moved by E. Russcher, seconded by S. Ochman, "That the Manager of Environmental Services Report dated July 16, 2009 be received for information."

"Carried"

OTHER REPORTS

20. Moved by P. Edwards, seconded by S. Ochman, "That the minutes from the Electoral Area Directors Meeting held on June 24, 2009 be received."

"Carried"

ADMINISTRATION

21. Administrative Memo regarding Custom Transit Service.
Moved by P. Cote, seconded by K. McRae, "That this correspondence be received."

"Carried"

22. Administrative Memo regarding Alberni Valley Airport Lease Lots.
Moved by G. Wong, seconded by P. Cote, "That this correspondence be received."

"Carried"



23. Moved by G. Wong, seconded by M. Kokura, "That the Board of Directors approve the lease rate of \$1.40 per square meter as per PCAG Property Advisors appraisal of the Alberni Valley Airport lease lands, and the Board of Directors enter into the following 5 year renewable leases at the Alberni Valley Airport:

- a. Lot #6 - Vancouver Island Soaring Centre Ltd. - \$1,377.00 per annum;
- b. Lot #19 - Alberni Valley Soaring Association - \$1,377.00 per annum."

"Carried"

24. Administrative Memo regarding Office Renovations Update.
Moved by G. Wong, seconded by K. McRae, "That this correspondence be received and the Board of Directors approve the office renovations."

"Carried"

25. Director Bennett left the meeting at 2:19 p.m due to a possible conflict of interest.

26. Administrative Memo regarding West Coast Landfill.
Moved by E. Russcher, seconded by K. McRae, "That the Board of Directors approve and award Mid Island Fencing the contract to replace the main remote operating gate at the West Coast Landfill for the price of \$9,150.00 plus GST."

"Carried"

27. Director Bennett re-entered the meeting at 2:22 p.m.

28. Administrative Memo regarding Request for Waived Tipping Fees.
Moved by M. Kokura, seconded by K. McRae, "That the Board of Directors deny the request for waived tipping fees from Debbie Molloy on behalf of the evicted mobile home owners at the Falls Street Park."

"Carried"

29. Moved by K. McRae, seconded by M. Kokura, "That staff be instructed to prepare a resolution for consideration by the Board of Directors for submission to the UBCM Convention in September 2009, regarding changes to the Manufactured Home Park Tenancy Act to ensure that tenants being displaced due to redevelopment are assisted in the relocation process."

"Carried"



FINANCES

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

"Carried"

PLANNING MATTERS

31. DVC09003 - Skippen - Development Variance Application, Lot A (DDFA70042), Block 65, Section 49, Clayoquot District, Plan 510, Salmon Beach, Electoral Area "C" (Long Beach). Moved by T. Bennett, seconded by M. Kokura, "That the Regional District Board is, at this time, disposed to deny this application and, 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"

32. Moved by T. Bennett, seconded by M. Kokura, "That Mr. and Mrs. Skippen be invited to address the Regional District Board."

"Carried"

33. Mrs. Gina Skippen introduced her husband Wayne and their professional builder, Mr. Jerry Davey, Buck Island Construction. Mrs. Skippen said there were some important points she wanted Directors to consider before making a decision on their Development Variance Application. She said in November 2006 they were issued a building permit based on their plans. They hired Mr. Jerry Davey to build their foundation based on this building plan. He did so in full collaboration with the Regional District Building Inspector. They received all the necessary surveys from a registered surveyor showing elevations, site plan, set backs etc. She said this was all approved by the Regional District Building Inspector. Mrs. Skippen said they hired a contractor to build to lock-up. The contractor was ready to start framing at the end of June 2009. The contractors were told by the Regional District in mid May that the Skippen's had an approved building permit and the contractors were good to go. In mid June, their contractor was told by the Regional District not to build because the building was too high. Mr. Davey said he is professional builder and he did everything as per regulation and he is not sure why the Skippens' are here today. Mr. Skippen said this project is their passion and this situation is a big surprise to them. Mr. Skippen said they are looking for compensation here. The Manager of Planning and Development said the building is 3 feet too high. Director Bennett said the height variance would have an effect on the rest of the properties behind this property.



34. Moved by T. Bennett, seconded by M. Kokura, "That Development Variance Application DVC09003 be denied."

"Carried"

35. RE09001 - Rezoning Application, Shoquist, 5787 Beaver Creek Road, Lot A, District Lot 22, Alberni District, Plan VIP83888, Electoral Area "E" (Beaver Creek).
Moved by P. Edwards, seconded by M. Kokura, "That this application be tabled."

"Carried"

36. DPF09002 - Development Permit Application, Junction Service Ltd. Inc., 2611 Port Alberni Highway, Lot 1, Plan 49879 and Lot 7, Plan 1749 both within District Lot 19 to also include Block A, Electoral Area "F" (Cherry Creek).
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 authorize the Chief Administrative Officer to issue Development Permit DPF08002 subject to:

- a. Confirmation that the properties described as Part of District Lot 135 included within Plan 277RW; that part of District Lots 19, 135 and 136 as shown on Statutory Right of Way Plan VIP86552 all of Alberni District have been formally acquired by the applicant;
- b. Conditions/requirements as outlined on Development Permit No. DPF09002;
- c. Phase 1 detail complex to be brought into conformance with 20 foot rear yard setback requirement under C4 zoning in relation to the proposed Lot A rear lot line;
- d. Applicant provide confirmation that a valid building encroachment has been issued by the Ministry of Transportation and Infrastructure permitting the existing house and barn in northwest corner of Lot 1, District Lot 19, Alberni District, Plan 49879 to remain as located within 15 feet of the public rights-of-way for Highmoor Road and Watson Road;
- e. Approval of the Ministry of Transportation and Infrastructure under Highway Act Section 52 - *Development near Controlled Access Highway.*"

"Carried"



37. DVF09004 - Application for Development Variance, Faris, 5978 Renton Road South, Lot 3, District Lot 95, Alberni District, Plan 36244, Electoral Area "F" (Cherry Creek).
Moved by G. Wong, seconded by P. Edwards, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and consider proceeding with this Development Variance Application which would vary the side yard setback requirement on Lot 3, District Lot 95, Alberni District, Plan 36244 subject to the successful rezoning of the property from Small Holdings (A1) District to Acreage Residential (RA3) District, the setback reduction would be from 16.4 feet to 11.5 feet."

"Carried"

38. RF08015 - Rezoning Application, Price, 6034 Cottam Road, Electoral Area "F" (Cherry Creek).
Moved by G. Wong, seconded by P. Cote, "That Bylaw P1233, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be adopted."

"Carried"

39. LC09004 - Licence of Occupation for Expansion of Existing Gravel Quarry, Ucluelet Sand and Gravel Ltd., That part of District Lot 462 lying south of Block G, Clayoquot District, Tofino/Ucluelet Junction, Electoral Area "C" (Long Beach).
Moved by E. Russcher, seconded by M. Kokura, "That the Board of Directors concur with the recommendation of Planning Staff and grant the lease subject to:

- a. Best management practices be implemented;
- b. Technical referral agency comments/requirements are satisfied (including, but not limited to the District of Ucluelet, Ministry of Transportation, and Ucluelet First Nation), and;
- c. A 30 metre vegetated buffer be maintained adjacent to the Pacific Rim Nation Park property."

"Carried"

40. WC09005 - Licence of Occupation for 3 log handling sites, International Forest Products Ltd., Effingham Inlet and Vernon Bay, Part of Lot 2104, Clayoquot District, Electoral Area "C" (Long Beach).
Moved by K. McRae, seconded by S. Ochman, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff to grant the lease subject to:



- a. The implementation of Best Management Practices for Helicopter Log Drop Sites in Marine Waters of British Columbia;
- b. Operational best practices be implemented, as per the submitted application, and;
- c. Other technical referral agency requirements are met.”

“Carried”

41. AE08005 - ALR Application - Walton, Lot 82, Alberni District, except the right of way of the Esquimalt and Nanaimo Railway Company containing 5.73 acres, more or less and shown on Plan 66 RW and except part in Plan 24430 (1.16 acres) and Plan VIP62016 (0.23 acres), 6999 Swanson Road West, Electoral Area “E” (Beaver Creek). Moved by P. Edwards, seconded by M. Kokura, “That the Board of Directors concur with the recommendation of Planning Staff and support this proposal and forward it to the Agricultural Land Commission with the following conditions:

- a. Proposal Acquiring Agricultural Land Commission approval;
- b. The owner/applicant to provide proof of a suitable water source/supply to support the intended use, and;
- c. Compliance to all subdivision requirements.”

“Carried”

42. Moved by P. Edwards, seconded by M. Kokura, “That Mr. Walton be invited to address the Regional District Board.”

“Carried”

43. Mr. Walton spoke to his ALR Application. Mr. Walton said he is subdividing this property with plans to invest a lot of money into the property for an organic blackberry farm.

CHAIRPERSON’S REPORT

44. Moved by K. McRae, seconded by E. Russcher, “That the Chairperson’s report for July 2009 be received for information.”

“Carried”

MEETING SCHEDULE



45. Moved by P. Cote, seconded by M. Kokura, "That the Regional District meeting schedule for the month of August 2009 be received."

"Carried"

RECESS TO IN-CAMERA

46. Moved by E. Russcher, seconded by M. Kokura, "That the meeting be closed to the public to discuss matters relating to litigation or potential litigation affecting the Regional District."

"Carried"

47. The meeting was closed to the public at 3:10 p.m.

48. The meeting was re-opened to the public at 3:25 p.m.

49. Moved by E. Russcher, seconded by K. McRae, "That the meeting be closed to the public to discuss matters relating to labour relations or employee negotiations."

"Carried"

50. The meeting was re-closed the public at 3:25 p.m.

51. The meeting was re-opened to the public at 3:31 p.m.

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

53. The meeting adjourned at 3:33 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert Sabine,
Chief Administrative Officer