



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, SEPTEMBER 23, 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.

Other: Inspector Gordon Wellar, Port Alberni RCMP Detachment

1. The meeting was called to order at 1:30 p.m.

PETITIONS, DELEGATIONS & PRESENTATIONS

2. Moved by M. Kokura, seconded by E. Russcher, "That Mr. Mario Dirocco be invited to address the Regional District Board."

"Carried"

3. Mr. Dirocco spoke to his Development Variance Application No. DVE09002. He is requesting a variance on the north side of his property from 15 feet to 11 feet 8 inches to build a shop. Director Edwards advised that the Beaver Creek Advisory Planning Commission considered this application very thoroughly and the Commission believes there is adequate amount of property to build the shop within the setbacks.

4. The Chairperson thanked Mr. Dirocco for his presentation.

5. Moved by E. Russcher, seconded by T. Bennett, "That Mr. Christ Shoquist be invited to address the Regional District Board."

"Carried"



6. Mr. Shoquist spoke to his rezoning application No. RE09001. Mr. Shoquist said he is proposing a subdivision of his property at 5787 Beaver Creek Road. He said there is access already established onto Beaver Creek Road for the subdivision and this access would not have an impact on traffic on Beaver Creek Road. Mr. Shoquist said he want to subdivide in order to keep the back portion of the property for himself and sell the other. He said he has been trying to sell the entire property, but it's hard to sell due to the size of the land. Mr. Shoquist advised that he has approved septic for the back portion of the property. He also has approval from Fisheries. The Manager of Planning and Development provided an overview of this rezoning application. Director Edwards said the Beaver Creek Advisory Planning Commission considered all the issues with regards to this Rezoning Application and they have concerns with the high density in that area and access onto Beaver Creek Road. She said that staff did recommend an alternative to the applicant.
7. The Chairperson thanked Mr. Shoquist for his presentation.

ADOPTION OF MINUTES

8. Moved by P. Edwards, seconded by P. Cote, "That the minutes from the regular Board of Directors Meeting held on August 26, 2009 be adopted as circulated."

"Carried"

9. Moved by S. Ochman, seconded by M. Kokura, "That the To-Do List as of September 16, 2009 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR ACTION

10. Letter dated September 11, 2009 from School District No. 70 Alberni regarding school lands disposal issue at the Union of British Columbia Municipalities Convention.
Moved by M. Kokura, seconded by J. Fraser, "That this correspondence be received."

"Carried"



11. Letter dated September 9, 2009 from the President of the BC Lightkeepers Local 20232 requesting a resolution against the de-staffing of lightstations. Moved by T. Bennett, seconded by P. Cote, "That the Board of Directors support the following resolution:

Be it resolved that the Alberni-Clayoquot Regional District supports staffed lightstations. We believe that retaining the 27 remaining staffed lightstations is the best way to ensure the safety of the members of our community who travel on or over the waters of BC's West Coast and the safety of all those who come to visit our beautiful coastal waters. We would hold the Canadian Coast Guard to their larger mandate, their motto, of Safety First, Service Always. We want a human presence at these 27 lighthouses. We want these trained weather observers to inform us of the weather at these strategic locations 24 hours a day, every day of the year. We want a lightkeeper to be able to relay a distress call from a weak VHF radio. We want lightkeepers on hand to offer assistance to those who need it, to protect the stations, the aids to navigation and the other equipment on hand. We disagree with the Canadian Coast Guard when it states that its responsibility on lightstations only extends as far as the navigational aids. Staffed lightstations help protect the marine environment, play a major role in the safety of the public on our waters, and help to ensure Canada's sovereignty and security by establishing a strong federal presence on our coastline. We ask the Canadian Coast Guard to rescind their plans to de-staff lightstations."

"Carried"

12. Letter dated September 15, 2009 from the City of Port Alberni regarding referred request from the Navy League of Canada for waived tipping fees for the demolition of the round building at 4210 Cedarwood Street. Moved by M. Kokura, seconded by P. Edwards, "That staff be requested to prepare a bylaw for consideration by the Board of Directors to allow the Board of Directors to waive tipping fees."

"Defeated"

13. Moved by P. Cote, seconded by G. Wong, "That staff be instructed to bring back an estimated cost of tipping fees at the Alberni Valley Landfill for the disposal of the round building at 4210 Cedarwood Street."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION

14. Moved by M. Kokura, seconded by S. Ochman, "That the following correspondence be received for information: Province of British Columbia re: Public Libraries; Province of British Columbia Heritage Branch re: BC Heritage



Report 2008; Union of British Columbia Municipalities re: 2009 Provincial Budget Highlights, re: Endorsement of Temporary Positions 2010 Olympic Games, re: Delivery of Building Canada and Infrastructure Stimulus Funds, re: UBCM Concerned about the Slow Pace of Infrastructure Funding; Youth Parliament of British Columbia Alumni Society re: BC Youth Parliament 81st Parliament; City of Burnaby re: Industrial Property Taxes; Music by the Sea re: Show of Support and BC Hydro re: Community Relations 2009 Annual Report."

"Carried"

REPORTS

15. Director Cote provided an update on the Vancouver Island Regional Library Board. They recently held a meeting to look at their budget. The Library Board did lose a portion of their budget from the grant cuts. Director Cote said there will be cutbacks, but we shouldn't feel much locally. Moved by P. Cote, seconded by M. Kokura, "That this verbal report be received."

"Carried"

16. Director Russcher reported that the Central West Coast Forest Society received \$145,000.00 from Parks Canada for stream restoration. Moved by T. Bennett, seconded by E. Russcher, "That this verbal report be received."

"Carried"

17. Director McRae reported on the Emergency Planning Committee. They have a meeting tomorrow at 1:00 pm. Their booth at the fall fair was successful, with over 1200 people visiting the booth. The Committee is doing some work with the Vancouver Island Health Authority with the flu epidemic. Moved by K. McRae, seconded by P. Edwards, "That this verbal report be received."

"Carried"

18. Director Wong invited Inspector Wellar to provide an update on the Law Enforcement Consultative Committee. Inspector Wellar reported that this Committee has fallen by the weigh side. Inspector Wellar provided an



update on the local RCMP Detachment. They had a relatively good summer in the District. Resourcing is down, but demands are the same. Their Crime Reduction Strategy has had some positive effects in the region. Targeted crimes are now below half for property crimes in the Alberni Valley. Inspector Wellar said he would be pleased to provide Directors with some statistics.

Moved by G. Wong, seconded by P. Edwards to receive this verbal report."

"Carried"

19. Director Wong reported on the Alberni Valley Chamber of Commerce. He announced that the sod turning ceremony is taking place tomorrow at noon for the new Tourist Information Centre. Director Wong thanked the Regional Directors' that sit on the Island Coastal Economic Trust board for supporting their project. Director Wong reported that the Chamber of Commerce will be holding their annual Fantasy Auction on October 3rd. He invited Directors to attend.

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

"Carried"

20. Director McRae reported on the Coastal Communities Network. He said they are trying to get a meeting at the UBCM Convention with Fisheries. The Network is planning to have a meeting during the UBCM Convention.

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

"Carried"

21. Director McRae provided an update on the Island/Coastal Economic Trust. He said there will be an announcement tomorrow regarding funding for the new Visitor Information Centre in Port Alberni. He said the Harbour in Port Alberni will also be on the agenda tomorrow.

Moved by G. Wong, seconded by P. Edwards, "That the verbal and written report on the Island Coastal Economic Trust be received."

"Carried"

22. Director Edwards reported on the Air Quality Council. They had a booth at the Fall Fair that was very well received. She reported that the Woodstove



Exchange Program will apply to the West Coast as well. She provided an overview of the Woodstove Exchange Program in the region and will provide Directors with a copy of the program pamphlet.

23. Director Bennett reported on the West Coast Aquatic Board. The Board was busy over the summer re-branding and developing the basis of the Coastal Plan. Their new branding is called Tsawalk *the power of one*. They are having a grand opening of their new office tomorrow in Port Alberni. Director Bennett invited the public and Directors to attend the ribbon cutting at 6:00 pm to celebrate their new Tsawalk partnership and opening of the new building. Director Bennett said he will provide Directors with a copy of the report on the Chinook Fisheries and the final recommendations from West Coast Aquatic on the Pacific Salmon Treaty. Moved by T. Bennett, seconded by K. McRae, "That this verbal report be received."

"Carried"

STAFF REPORTS

24. Moved by M. Kokura, seconded by S. Ochman, "That the Planning and Development Report dated September 17, 2009 be received for information."

"Carried"

25. Moved by T. Bennett, seconded by P. Edwards, "That the Building Report for the month of August 2009 be received for information."

"Carried"

26. Moved by P. Edwards, seconded by P. Cote, "That the Financial Manager's Report dated September 16, 2009 be received for information."

"Carried"

27. Moved by T. Bennett, seconded by P. Cote, "That the Department of Environmental Services Report dated September 16, 2009 be received for information."

"Carried"



OTHER REPORTS

28. The Chief Administrative Officer reported that he and the Acting Manager of Environmental Services attended the Mount Arrowsmith Massif Regional Park Opening Ceremonies hosted by the Nanaimo Regional District on September 18th at the old Mount Arrowsmith Ski Lodge.

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

"Carried"

29. Mr. Anderson reported that he is investigating the establishment of an Airport Commission for the Tofino/Ucluelet Airport and the Alberni Valley Airport. He said there has been a lot of interest in the Committee and he will be bringing some names forward for consideration by the Board of Directors to sit on these Committees.

30. Mr. Anderson provided an update on construction of the new terminal building at the Tofino/Ucluelet Airport. The project is going along quite well and there has been overwhelming interest in leasing space at the new facility.

Moved by P. Edwards, seconded by T. Bennett, "That the verbal reports from the Acting Manager of Environmental Services be received."

"Carried"

31. Director Cote reported that there are several ground breaking ceremonies in Port Alberni tomorrow including the New University and the new Chamber of Commerce Visitor Information Centre. She reported that they are having a Clean Beaches/Clean Water day at Sproat Lake on October 14th. She invited the public and Directors to participate in the event. She reported that she is also working with Island Timberlands to clean-up properties from spontaneous campers.

Moved by P. Cote, seconded by G. Wong, "That this verbal report be received."

"Carried"

32. Director Wong provided an update on the proposal by Rainbow Gardens to provide personal care to the residents of their new facility. He said that the Vancouver Island Health Authority has agreed to allow Rainbow Garden's



staff to provide personal care to the facility, but to-date, this hasn't happened. Director Wong said he has meetings coming up at the UBCM Convention with VIHA and the Minister of Health and he will be bringing this issue to their attention.

Moved by G. Wong, seconded by S. Ochman, "That this verbal report be received."

"Carried"

ADMINISTRATION

33. Administrative Memo regarding 2010 Tax Exemption Bylaw.
Moved by T. Bennett, seconded by G. Wong, "That this correspondence be received and the Board of Directors give four readings to Bylaw F1086 - 2010 Tax Exemption Bylaw."

"Carried"

34. Moved by T. Bennett, seconded by K. McRae, "That the correspondence dated September 14, 2009 from the Cherry Creek Waterworks District in support of the tax exemption for the Alberni Golf Club be received."

"Carried"

35. Moved by T. Bennett, seconded by G. Wong, "That Bylaw F1086, 2010 Tax Exemption Bylaw be read a first time."

"Carried"

Director Kokura voted in the negative.

36. Moved by G. Wong, seconded by T. Bennett, "That Bylaw F1086, 2010 Tax Exemption Bylaw be read a second time."

"Carried"

Director Kokura voted in the negative.

37. Moved by K. McRae, seconded by E. Russcher, "That Bylaw F1086, 2010 Tax Exemption Bylaw be read a third time."



"Carried"

Director Kokura voted in the negative.

38. Moved by G. Wong, seconded by E. Russcher, "That Bylaw F1086, 2010 Tax Exemption Bylaw be read a fourth time."

"Carried"

Director Kokura voted in the negative.

39. Administrative Memo regarding Alberni Valley and Bamfield Fire Departments Review.

Moved by K. McRae, seconded by P. Edwards, "That the Board of Directors approve funding for the development of a Regional Fire Service Strategic Plan subject to:

- a. Approval of the Cherry Creek Volunteer Fire Department for their portion of participation;
- b. Any expenditures not covered by a grant be paid on a 'land and improvement assessed value' proportionate basis by the participating areas with the Cherry Creek Volunteer Fire Department to be billed separately, and;
- c. The Plan development process not impede the Port Alberni Fire Department's need to pursue an Automatic Aid Agreement with one or two Departments."

40. Moved by M. Kokura, seconded by K. McRae, "That the main motion be amended to include the following participating areas in the Regional Fire Service Strategic Plan: the Alberni Valley and Bamfield."

"Carried"

41. The main motion, as amended, was

"Carried"

Director Cote voted in the negative.



42. Administrative Memo regarding Bylaw E1053 - Franklin River Road Fire Protection Service Area Establishment.

Moved by G. Wong, seconded by K. McRae, "That this correspondence be received and the Board of Directors give three readings to Bylaw E1053."

"Carried"

43. Moved by G. Wong, seconded by K. McRae, "That Bylaw E1053, Franklin River Road Fire Protection Service Area Establishment, 2009 be read a first time."

"Carried"

44. Moved by G. Wong, seconded by K. McRae, "That Bylaw E1053, Franklin River Road Fire Protection Service Area Establishment be read a second time."

"Carried"

45. Moved by G. Wong, seconded by K. McRae, "That Bylaw E1053, Franklin River Road Fire Protection Service Area Establishment be read a third time."

"Carried"

46. Administrative Memo regarding Tofino/Ucluelet House.
Moved by T. Bennett, seconded by E. Russcher, "That this correspondence be received and the Board of Directors establish a lease rate of \$350.00 per month plus utilities for the vacant house on Airport Road at the Tofino/Ucluelet Airport and authorize the Chief Administrative Officer and Chairperson to enter into a one year renewable lease."

"Carried"

47. Administrative Memo regarding Alberni Valley Drag Racing Association License of Use.

Moved by G. Wong, seconded by K. McRae, "That the Board of Directors authorize the Chief Administrative Officer and the Chairperson to enter into a 10 year Licence of Use Agreement with the Alberni Valley Drag Racing Association to use a portion of the Alberni Valley Airport for the purposes of



a three day drag racing event each year.”

“Carried”

FINANCES

48. Moved by T. Bennett, seconded by M. Kokura, “That the Financial Statements dated January 1, 2009 to August 31, 2009 be received.”

“Carried”

PLANNING MATTERS

49. DVB09005 - Development Variance Permit Application, Kalugen, Electoral Area “B” (Beaufort).

Moved by M. Kokura, seconded by P. Cote, “That the Board of Directors issue Development Variance Permit No. DVB09005.”

“Carried”

50. DVE09002 - Development Variance Application, Dirocco, 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 G. Wong, “That this correspondence be received and the Board of Directors deny Development Variance Application DVE09002.”

“Carried”

51. RE09001 - Rezoning Application, Shoquist, Lot A, District Lot 22, Alberni District, Plan VIP83888 - 5787 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 deny rezoning application RE09001.”

“Carried”

52. DPF09001 - Request Amendment to Development Variance Permit, Lot 18, District Lot 18, Alberni District, Plan 906, except part in Plan 2051 RW (ABC



Alberni Boat Centre Ltd. Inc. BC0800905), Electoral Area "F" (Cherry Creek).
Moved by G. Wong, seconded by P. Edwards, "That the Board of Directors:

- a. Receive the staff memo and schedules, and;
- b. Authorize the Chief Administrative Officer to issue an amended Development Permit No. DPF09001-A as shown on Herold Eng. Ltd. Drawing A201 (revised 09/08/24)."

"Carried"

53. RC09004 - Rezoning Application, Pacific National Processing Ltd., Lot 1, District Lot 1632, Clayoquot District, Plan 38649, Cypress Bay, Electoral Area "C" (Long Beach).

Moved by T. Bennett, seconded by M. Kokura, "That the Board of Directors receive the staff report and:

- a. Proceed with the first reading of Bylaw P1238 and P1239 subject to the applicant agreeing to a covenant for a natural screening/buffering being maintained between the accommodation structure(s) and adjacent water;
- b. Release covenant L48677, which restricts uses on the property to recreational vacation homes only;
- c. Prior to building permit approval, the applicant must have an approved septic and water system in place;
- d. That the public hearing for Bylaw P1238 and P1239 be delegated to the Director for Electoral Area "C" (Long Beach), his Alternate Director or the Chairperson of the Regional District Board."

"Carried"

54. Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1238, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a first time."

"Carried"



55. Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1239, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

CHAIRPERSON'S REPORT

56. Moved by T. Bennett, seconded by P. Edwards, "That the Chairperson's Report for September 2009 be received for information."

"Carried"

MEETING SCHEDULE

57. Moved by T. Bennett, seconded by P. Edwards, "That the Regional District meeting schedule for the month of October 2009 be received."

"Carried"

RECESS TO IN-CAMERA

58. Moved by S. Ochman, seconded by P. Cote, "That the meeting be closed to the public to discuss matters relating to:

- a. Labour or other employee relations;
- b. Negotiations and related discussions respecting the proposed provision of a Regional District service that are at the 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"

59. The meeting was closed to the public at 3:23 p.m.
60. The meeting was re-opened to the public at 3:51 p.m.

RECOMMENDATIONS FROM IN-CAMERA



61. Moved by E. Russcher, seconded by T. Bennett, "That the Board of Directors appoint Mr. Don Anderson to the position of Manager of Environmental Services with the Alberni-Clayoquot Regional District."

"Carried"

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

"Carried"

63. The meeting adjourned at 3:52 p.m.

Certified Correct:

Hira Chopra,
Chairperson

Robert Sabine,
Chief Administrative Officer