



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
BOARD OF DIRECTORS
MINUTES

WEDNESDAY, OCTOBER 28, 2009

REGIONAL DISTRICT BOARD ROOM

- Present: Chairperson: Hira Chopra, Directors: Tony Bennett, Penny Cote, Patty Edwards, John Fraser, Mike Kokura, Stefan Ochman, Glenn Wong, Alternate Directors: Cindy Solda, Dario Corlazzoli.
- Staff: Robert Sabine, Chief Administrative Officer, Wendy Thomson, Deputy Corporate Secretary, Marcel Cyr, Planner, Tom Gowan, Finance Manager, Carla Connolly, Junior Planner/Bylaw Enforcement Officer.
- 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 T. Bennett, "That Mr. John Douglas, Alberni Valley Critical Response Unit be invited to address the Regional District Board."

"Carried"
3. Mr. Douglas said the Alberni Valley Critical Response Unit is a resource he is trying to bring to the Region. He said the Alberni Valley Critical Response Unit would fulfill multiple needs of the Community. Mr. Douglas said that initially the Unit was intended solely for large scale casualty events, but it has evolved into a much more user friendly and community oriented commodity. The Unit will be available for emergency service departments such as BC Ambulance, Fire Departments, Emergency Social Services, RCMP and Alberni Valley Search and Rescue. It will also be available for community groups and special events such as the Salmon Festival, as for example, a mobile first aid room. The proposal is for an approximately 20 foot long RV-type trailer. Mr. Douglas said contributions to the project include financial and in-kind. He said the City of Port Alberni has donated storage at the Works Yard to store the unit and Coast Realty and Catalyst Paper have committed \$1,000.00 each. Mr. Douglas requested the Regional District Directors to consider supporting the project. The delegation answered questions from Directors.
4. The Chairperson thanked Mr. Douglas for his presentation.



5. Moved by P. Edwards, seconded by P. Cote, "That Mr. Bill Thompson, Agricultural Advisory Committee be invited to address the Regional District Board."

"Carried"

6. Mr. Thompson said he is the Chair of the Agricultural Advisory Committee to the Regional District. He said the Regional District assisted in putting on the Agricultural Forum in March 2009. Mr. Thompson said they received unanimous support from various groups in the Community to put together a farm plan for the Region. Mr. Thompson provided an overview of the forum and the projects they are working on in the community, such as the 10 mile diet and programs in the classroom. He said they are working on getting agriculture into the school system. Mr. Thompson advised that the recommendation from the forum is to develop a farm plan for the Alberni-Clayoquot Regional District. Mr. Thompson said the Plan would reduce urban/rural conflict, provide consistency with policies and provide a balanced economic diversity. In closing, Mr. Thompson said they have momentum and public support for the Plan; now all they need is the political will. Mr. Thompson answered questions from Directors.

7. Moved by M. Kokura, seconded by P. Cote, "That the Alberni-Clayoquot Regional District apply for funding from the Investment Agriculture Foundation and provide matching funding of \$30,000.00 for an Agriculture Plan for the Alberni Valley."

"Carried"

8. The Chairperson thanked Mr. Thompson for his presentation.

ADOPTION OF MINUTES

9. Moved by T. Bennett, seconded by M. Kokura, "That the minutes from the Regular Board of Directors Meeting held on September 23, 2009 be adopted as circulated."

"Carried"

10. Moved by T. Bennett, seconded by J. Fraser, "That the To-Do List as of October 21, 2009 be received for information."

"Carried"

COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION



11. Moved by T. Bennett, seconded by M. Kokura, "That the following correspondence be received for information: Ministry of Transportation & Infrastructure re: Infrastructure Stimulus Fund - Tofino/Ucluelet Airport; Ombudsman re: Files Closed from July 31st to September 30, 2009; Municipal Finance Authority re: Fall Debenture Issue; City of Port Alberni/Ashlee & Stephanie, Alberni Elementary re: Recycling Program; City of Fort St. John re: User Fee Police Records Information Management; City of Merritt re: User Fee Police Records Information Management; City of Coquitlam re: Provincial Arts Cuts; Central Coast Regional District re: 2009 UBCM Resolution - Pending Interruption in Pacific Coastal Air Service to Bella Coola Valley & Anahim Lake Airports During 2010 Winter Olympics; Alberni District Historical Society re: Fall 2009 Newsletter and Ministry of Community and Rural Development re: VANOC's Employee Loan Program."

"Carried"

12. Moved by J. Fraser, seconded by T. Bennett, "That the Board of Directors forward a letter to Dr. James Lunney, MP, thanking him for the \$503,000.00 in Federal/Provincial funding under the Infrastructure Stimulus Fund for the Tofino/Ucluelet Airport."

"Carried"

REPORTS

13. Mr. Gallic provided an update on the Nuuchahnulth Tribal Council. Elections were held recently, Cliff Atleo Senior is the President and Priscilla Sabbas-Watts is the Vice-President of the Council.
Moved by P. Edwards, seconded by M. Kokura, "That this verbal report be received."

"Carried"

14. Director Cote reported on the Vancouver Island Regional Library Board. A meeting was held recently to discuss the 2010 budget. The budget is at the third draft stage and they are looking at a 3.35 % increase in 2010. Director Cote forwarded the draft budget to Regional District finance staff for comment.
Moved by P. Cote, seconded by M. Kokura, "That this verbal report be received."

"Carried"

15. Moved by P. Edwards, seconded by P. Cote, "That the minutes from the Emergency Planning Committee Meeting held on September 24, 2009 be adopted as circulated."



“Carried”

16. Director Wong reported on the Alberni Valley Chamber of Commerce. The Fantasy Auction was a success. Their Community Excellence Awards are coming up. Director Wong said the Chamber of Commerce has been in discussions with Alberni Valley Tourism to clarify their mandate and direction. The Chamber is moving forward with their new building and they are currently developing the request for proposals.
Moved by G. Wong, seconded by M. Kokura, “That this verbal report be received.”

“Carried”

17. The Chairperson reported on his attendance at the Island/Coastal Economic Trust Initiative RAC meeting in Courtenay with the three Mayors on October 23rd. There are two applications from this area, one in Bamfield and the other for the new college in Port Alberni.
Moved by M. Kokura, seconded by S. Ochman, “That this verbal report be received.”

“Carried”

18. Director Edwards reported on the Air Quality Council meeting held on September 24th. There was a presentation from Conservation Officers on the new Smoke Reduction Strategy Program. Director Edwards also provided an update on the Woodstove Exchange Program. She reported that all local companies selling woodstoves were invited to participate in the Program. She said only 2 local business were interested in the Program, probably due to the paperwork involved for the Program. Director Edwards said the Program requires 4 companies, there are 2 local and 2 out of town companies participating in the Program.
Moved by P. Edwards, seconded by P. Cote, “That this verbal report be received.”

“Carried”

19. Moved by J. Fraser, seconded by C. Solda, “That the minutes from the West Coast Committee Meeting held on September 9, 2009 be adopted as circulated.”

“Carried”

STAFF REPORTS

20. Moved by M. Kokura, seconded by P. Edwards, “That the Planning and



Development Report dated October 25, 2009 be received.”

“Carried”

21. Moved by M. Kokura, seconded by T. Bennett, That the September Building Report be received for information.”

“Carried”

22. Moved by S. Ochman, seconded by P. Cote, “That the Financial Manager’s Report dated October 20, 2009 be received for information.”

“Carried”

23. Moved by P. Cote, seconded by P. Edwards, “That the Manager of Environmental Services Report dated September 16, 2009 be received for information.”

“Carried”

OTHER REPORTS

24. Director Cote invited Directors and the public to attend a Media Announcement by Dr. James Lunney, MP on Friday, October 30th, 1:30 pm at the Regional District Office to announce funding for playground equipment at Cougar Smith Park.

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

“Carried”

ADMINISTRATION

25. Administrative Memo regarding New Agreement - Medical First Responder Program.

Moved by P. Edwards, seconded by C. Solda, “That the Board of Directors for the Alberni-Clayoquot Regional District authorize Staff to enter into Consent and Indemnity Agreements for Sproat Lake Volunteer Fire Department and Beaver Creek Volunteer Fire Department with the Emergency and Health Services Commission.”

“Carried”

26. Administrative Memo regarding Alberni-Clayoquot Regional District Grant-in-Aid Policy.



Moved by T. Bennett, seconded by P. Edwards, "That the Board of Directors adopt Grant-in-Aid Policy No. A-1, 2009, as presented to the Board of Directors on October 28, 2009."

"Carried"

27. Administrative Memo regarding Building Inspection Update.
Moved by T. Bennett, seconded by M. Kokura, "That this correspondence be received."

"Carried"

28. Moved by G. Wong, seconded by P. Edwards, "That Bylaw E1053, Franklin River Road Fire Protection Service Area Establishment, 2009 be read a fourth time."

"Carried"

FINANCES

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

"Carried"

PLANNING MATTERS

30. RA09007 - Rezoning Application, Woods, Lot 2, Section 18, Township 1, Barclay District, Plan 35526, 14 South Bamfield Road, Electoral Area "A" (Bamfield).
Moved by S. Ochman, 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 P1242 subject to:
- i) Confirmation that existing sewage disposal meets the current Vancouver Island Health Authority requirements for the existing use and that the soils are capable of supporting septic sewage disposal for the intended use;
 - ii) Applicant confirming use and floor calculations on all buildings in order to determine compliance to all requirements under BRC zoning, including Bulk and Site Regulations;
 - iii) Confirmation of all building locations by a registered BC Land Surveyor;



- iv) Any future development will be required to follow Development Permit Guidelines as outlined in the Bamfield Official Community Plan;
- v) Meeting all technical referral agency requirements.”

“Carried”

31. Moved by S. Ochman, seconded by P. Cote, “That Bylaw P1242, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time.”

“Carried”

32. DVB09006 - Development Variance Application, Piper, 9600 Comox Trail, Lot 9, District Lot 71, Alberni District, Plan 1454, Electoral Area “B” (Beaufort). Moved by M. Kokura, seconded by P. Edwards, “That this correspondence be received.”

“Carried”

33. Moved by M. Kokura, seconded by T. Bennett, “That the Board of Directors consider granting Development Variance Application DVB09006, varying the front yard setback under Forest Rural (A3) District from 50 feet to 45.6 feet for the existing power shed and approve the water course setback variance of 50 feet from the required 100 feet for Lot 9, District Lot 71, Alberni District, Plan 1454.”

“Carried”

34. DVD09007 - Development Variance Application, Kainz, 16560 Pacific Rim Highway, Block B, District Lot 2092, Clayoquot District, 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 consider granting the 2 foot variance permit to relax the side yard setback under Vacation Home (RVH) District from 15 feet to 13 feet for the existing deck on the north-eastern portion of the property.”

“Carried”

35. RE09009 - Rezoning Application, Evans, 7955 Beaver Creek Road, Lot A, District Lot 32, Alberni District, Plan 7063, Except Parcel A (DD 64623N) Thereof, Electoral Area “E” (Beaver Creek).



Moved by P. Cote, seconded by G. Wong, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and proceed with first reading of Bylaw P1243 and Bylaw P1244 subject to:

- i) Confirmation that the natural soils are capable of supporting in ground sewage disposal in compliance to requirements for subdivision under the Vancouver Island Health Authority;
- ii) The applicant agreeing to register a covenant on the subject property preventing any subdivision of the property that would create more than two (2) lots, including the remainder;
- iii) Use of 'A' framed structure is to be confirmed, use of this building for accommodation does not comply to permitted uses under current zoning or proposed zoning, if it is/or can be used for accommodation, the building will have to be removed or made non-habitable to the entire satisfaction of the Regional District Building Inspector;
- iv) Compliance to all technical referral agency requirements, and;

that the public hearing for Bylaw P1243 and Bylaw P1244 be delegated to the Director of Area "E", Beaver Creek, her Alternate Director or the Chairperson of the Regional District Board as a delegate of the Regional District."

"Carried"

36. Moved by P. Edwards, seconded by G. Wong, "That Bylaw P1243, Beaver Creek Official Community Plan Amendment be read a first time."

"Carried"

37. Moved by P. Edwards, seconded by S. Ochman, "That Bylaw P1244, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time."

"Carried"

38. SE09009 - Russell, Proposed Subdivision of Parts of Lot 14, DL 88, Alberni District, Plan 910, 6102 Saunders Road, Electoral Area "E" (Beaver Creek). Moved by P. Edwards, seconded by T. Bennett, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and waive the 10 percent road frontage requirement for the proposed subdivision of Lot A, as shown on the attached proposed subdivision layout, prepared by a BCLS."



“Carried”

39. LA09012 - Right-of-Way (Interim Licence), Uchucklesaht First Nation, Unsurveyed Crown Land in the Vicinity of Elhlateese, IR, Clayoquot District, Electoral Area “A” (Bamfield).
Moved by S. Ochman, seconded by T. Bennett, “That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and approve this application subject to the following:
- I) Compliance to all technical referral agency requirements;
 - ii) No adverse effect to the environment or water quality;
 - iii) Utilization of Best Management Practices (BMP) during all road construction works, especially around tidal waters and natural water courses and also including approved contaminant spill prevention equipment on site at all times;
 - iv) An approved waste management plan.”

“Carried”

40. LA09015 - Crown Grant Application, Johnston, 480 Pachena Road, Strata Lot 3, Section 20, Township 1, Barclay District, Strata Plan VIS3089 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1, Electoral Area “A” (Bamfield).
Moved by S. Ochman, seconded by T. Bennett, “That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and approve this application subject to compliance to all technical referral agency requirements.”

“Carried”

41. WA09010 - License of Occupation for Marine Plant Aquaculture, Bamfield Huu-ay-aht Community Abalone Project Ltd., Edward King Island, Barkley Sound, Unsurveyed Crown Land covering the bed of Hammond Passage, Barclay District, Electoral Area “A” (Bamfield).
Moved by S. Ochman, seconded by T. Bennett, “That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and recommend that the lease be granted, subject to the requirements of other technical referral agencies being met.”

“Carried”



42. LC09011 - License of Occupation for a Roadway to the Reserve, Toquaht Nation, Road to provide access to Macoah IR#1 from Barkley Main Forest Service Road, Electoral Area "C" (Long Beach).
Moved by T. Bennett, seconded by M. Kokura, "That this application be deferred until next month."

"Carried"

43. Administrative Memorandum regarding Agricultural Advisory Committee Appointments.
Moved by G. Wong, seconded by M. Kokura, "That the Regional District Board appoint Von Chase and Wayne Smith to the Agricultural Advisory Committee."

"Carried"

CHAIRPERSON'S REPORT

44. Moved by T. Bennett, seconded by P. Cote, "That the Chairperson's report for November 2009 be received for information."

"Carried"

UNFINISHED BUSINESS

45. Moved by T. Bennett, seconded by P. Edwards, "That staff be instructed have a notification system installed for the wheelchair access door at the Regional District Office."

"Carried"

DIRECTOR'S DECLARATIONS

46. Director Ochman declared that he will be going to Ottawa for a recognition award on behalf of the Bamfield Telegraph Station.
47. Director Wong declared that he received etched glass art from Rainbow Gardens.

MEETING SCHEDULE

48. Moved by M. Kokura, seconded by J. Fraser, "That the Regional District meeting schedule for the month of November 2009 be received."



“Carried”

RECESS TO IN-CAMERA

49. Moved by P. Edwards, seconded by C. Solda, “That the meeting be closed to the public to discuss matters relating to:
- a. Law enforcement, disclosure of which the Board considers could be harmful to the conduct of an investigation under or enforcement of an enactment;
 - b. Litigation or potential litigation affecting the Regional District, and;
 - c. 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”

50. The meeting was closed to the public at 3:26 p.m.
51. The meeting was re-opened to the public at 3:57 p.m.
52. Moved by T. Bennett, seconded by C. Solda, “That the Regional District Board sign over ownership of the derelict vehicle from Regional District property over to Mr. Howie Dorn for \$1.00.”

“Carried”

53. Moved by T. Bennett, seconded by C. Solda, “That this meeting now stand adjourned.”

“Carried”

54. The meeting adjourned at 3:58 p.m.

Certified Correct:

Hira Chopra,

Robert Sabine,



Chairperson

Chief Administrative Officer