



**Alberni-Clayoquot Regional District**

**Board of Directors**

**Minutes**

**Wednesday, June 23, 2010**

**Regional District Board Room**

Present: Vice-Chairperson: Glenn Wong, Directors: Stefan Ochman, Tony Bennett, John Fraser, Patty Edwards, Penny Cote, Eric Russcher, Ken McRae, Mike Kokura, Alternate Director: Cindy Solda

Regrets: Chairperson: Hira Chopra

Staff: Wendy Thomson, Acting Chief Administrative Officer, Mike Irg, Manager of Planning & Development, Alex Dyer, Jr. Planner/Bylaw Enforcement Officer, Tom Gowan, Director of Finance, Don Anderson, Director of Environmental Services, Tracy Bond, Secretary

1. The meeting was called to order at 1:32 pm

**ADOPTION OF MINUTES**

2. Moved by J. Fraser, seconded by M. Kokura, "That the Minutes of the Regular Board of Directors meeting held on May 26, 2010 be adopted as circulated."

"Carried"

3. Moved by T. Bennett, seconded by S. Ochman, "That the To Do List as of June 16, 2010 be received."

"Carried"

**COMMUNICATIONS/CORRESPONDENCE FOR INFORMATION**

4. Moved by T. Bennett, seconded by P. Cote, "That the following correspondence be received for information: Union of British Columbia Municipalities, re: Call for Nominations for UBCM Executive, re: Community Energy and Emission Inventory (CEEI) Reports, re: UBCM Welcomes Appointment of Hon. Ben Stewart, Canadian Wood Council, re: Wood First Act."

"Carried"

**REPORTS**

5. Director McRae advised that the next meeting of the 9-1-1 Corporation is scheduled for Friday, June 25<sup>th</sup>.



6. Director Cote reported on the June 19<sup>th</sup> meeting of the Vancouver Island Regional Library Board. Director Cote advised she received the following reports; Chronology Consolidated Facilities Master Plan, Consolidated Facilities Master Plan, CFMP

Companion Report, Investment Report, Reserves Report, Financial Update, Financial Statements and reports on the Port Alberni Library and the Tofino Library. The libraries in our Regional District are considered undersized but will be grandfathered in their present geographic location until such time that increased population warrants replacement. Director Cote advised that the Vancouver Island Regional Library is considering a 1% per year levy to be added to the budget for maintenance, fixtures, furniture and equipment. Also proposed is an additional facility reserve levy of 1.25% to be added to the budget. The Library Board's budget process will begin next month. Moved by T. Bennett, seconded by M. Kokura, "That the Vancouver Island Regional Library Board report be received and advise the Vancouver Island Regional Library Board that the Regional District Board of Directors is against the proposed 2.25% increase in 2011."

"Carried"

7. Moved by K. McRae, seconded by P. Cote, "That the Minutes of the June 17, 2010 meeting of the Emergency Planning Committee be received."

"Carried"

8. Director Wong advised that the meeting of the Alberni Valley Chamber of Commerce is scheduled for the morning of June 24, 2010.
9. Director McRae advised that Mr. Patrick Marshall's proposal for administration of the Coastal Community Network has been approved. The contract will be signed next week. A new Community has joined the CCN. Moved by K. McRae, seconded by T. Bennett, "That this verbal report be received."

"Carried"

10. Director McRae reported he recently attended an Island Timberland tour. The next area to be logged will be near Coombs Country Candy. Logging will begin in the Fall. Director McRae has requested that the logging road be small so it can be turned into a trail later. Director Ochman advised that at the last West Island Woodlands Advisory Group meeting there was a presentation on the new CSA Guidelines. The new guidelines and indicators are very different and confusing. May 2011 is the date for the registration of the new standards. Moved by K. McRae, seconded by S. Ochman, "That this verbal report be received."

"Carried"



11. Director Fraser reported on a meeting with Island Coastal Economic Trust regarding the Long Beach Airport that was held earlier in the day. Director Fraser told Directors the meeting was informative and that funding applications for the Long Beach Airport will be re-submitted to Island Coastal Economic Trust. Director McRae advised that ICET is lobbying the Government for further funding. ICET is waiting for the Railway report from the Provincial Government.

Moved by K. McRae, seconded by J. Fraser, "That this verbal report be received."

"Carried"

12. Director Bennett advised that the next meeting of the West Coast Aquatic Management Board will be held on July 15, 2010.
13. Director McRae advised there is more First Nation involvement in the Island Corridor Foundation.  
Moved by K. McRae, seconded by E. Russcher, "That this verbal report be received."

"Carried"

14. Moved by E. Russcher, seconded by M. Kokura, "That the Alberni-Clayoquot Regional Fisheries Committee Minutes of May 26, 2010 be received."

"Carried"

### **STAFF REPORTS**

15. Moved by P. Cote, seconded by S. Ochman, "That the Acting CAO Report for June 2010 be received."

"Carried"

16. Moved by P. Edwards, seconded by M. Kokura, "That the Planning & Development Report for June 2010 be received."

"Carried"

17. Moved by T. Bennett, seconded by P. Cote, "That the Building Report for May 2010 be received."

"Carried"

18. D. Anderson provided an update to Directors on the cover material at the Alberni Valley Landfill. Mr. Anderson would like the blasting to be postponed for 3 years. In preparation for the blasting 8,000 yards of cover material was discovered and blasting is unnecessary at the present time.



Moved by S. Ochman, seconded by M. Kokura, “That the Manager of Environmental Services verbal and written Report for June 2010 be received.”

“Carried”

### **OTHER REPORTS**

19. Director Cote reported on the recent meeting between Alberni Valley Directors, SPCA representatives and Regional District Staff. The SPCA is prepared to house dangerous dogs from the Electoral Areas in the Alberni Valley. Picking up of dangerous dogs will need to be contracted out. Staff is currently working on a report to the Board of Directors.

20. Director Edwards reported on the Trails Day celebration she attended on Sunday, June 20<sup>th</sup> in honour of the 20<sup>th</sup> Anniversary of the Log Train Trail. The event began at McLean Mill and participants could walk, run or ride. 14 horses participated.

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

“Carried”

### **ADMINISTRATION**

21. Administrative Memo regarding July Committee-of-the-Whole Meeting in Tofino, BC. Moved by T. Bennett, seconded by P. Edwards, “That this administrative memo be received and that the July Committee-of-the-Whole meeting and the Regional Hospital District meeting be held in Tofino, BC.”

“Carried”

22. Administrative Memo regarding Fire Protection Services Agreement – Huu-ay-aht First Nation and the Bamfield Volunteer Fire Department.

Moved by J. Fraser, seconded by S. Ochman, “That the Board of Directors enter into a Fire Protection Services Agreement with the Huu-ah-aht First Nation for the Bamfield Volunteer Fire Department to provide structural fire protection services to the Huu-ay-aht First Nation for a fee of \$10,000.00 for a one year term.”

“Carried”

23. Administrative Memo regarding the Alberni Valley Landfill.

Moved by P. Edwards, seconded by M. Kokura, “That staff be directed to prepare documents to enter into a 120 day Due Diligence Assessment Agreement with



Blue Source Canada for a feasibility study on methane gas generation and bring back to the Board of Directors for consideration.”

“Carried”

24. Administrative Memo regarding Parkland Dedication Lot 222, (Known as Staple Island), Clayoquot District.  
Moved by T. Bennett, seconded by E. Russcher, “That the Regional Board go forward with Cash-in-lieu of Parkland, as per the Regional District’s current policy on Cash-in-lieu of Parkland Dedication. The policy is ‘the payment of cash-in-lieu of parkland dedication is to be based on an appraisal report to be completed in accordance with the *Local Government Act*, and provided by the applicant at their cost.”

“Carried”

25. Administrative Memo regarding Lease Agreement with Port Alberni Port Authority – China Creek Regional Park.  
Moved by M. Kokura, seconded by T. Bennett, “That the Proposed Lease Agreement regarding the China Creek Regional Park be referred to the July 14, 2010 Committee-of-the-Whole meeting.”

“Carried”

### **FINANCES**

26. Moved by T. Bennett, seconded by P. Edwards, “That the Financial Statements dated January 1, 2010 to May 31, 2010 be received.”

“Carried”

### **PLANNING MATTERS**

27. RA1002 (Sunshine Bay Resort Ltd.) Sunshine Bay/Rainy Bay, in the Barclay Sound, Foreshore on the northeast side of District Lot 291, Barclay District, Electoral Area “A” (Bamfield).  
Moved by S. Ochman, seconded by T. Bennett, “That the Board of Directors receive the Public Hearing Report.”

“Carried”

28. Moved by S. Ochman, seconded by T. Bennett, “That the Board of Directors receive the Public Hearing Minutes for RA1002.”

“Carried”



29. Moved by S. Ochman, seconded by M. Kokura, “That Bylaw P1248, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a second time.”

“Carried”

30. Moved by S. Ochman, seconded by M. Kokura, “That Bylaw P1248, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a third time.”

“Carried”

31. RA10005 (Paton) Block 34, Section 19, Township 1, Barclay District, Plan 942. Electoral Area “A” (Bamfield)

Moved by S. Ochman, seconded by T. Bennett, “That the Board of Directors:

- a. Receive the Staff Report;
- b. Proceed with First Reading of Bylaw P1258, rezoning Block 34, Section 19, Township 1, Barclay District, Plan 942 from Rural (A2) District to Acreage Residential (RA2) District;
- c. The Public Hearing for Bylaw P1258 be delegated to the Director for Electoral Area “A”, his alternate Director or the Chairperson of the Regional Board.”

“Carried”

32. Moved by S. Ochman, seconded by T. Bennett, “That Bylaw P1258, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time.”

“Carried”

33. RE09012 (Kalugin) District Lot 24, Alberni District except the west 10 chains thereof, and except the Right of Way of the Esquimalt and Nanaimo Railway company as said Right of Way is shown on Plan Deposited Under DD 19321,6210 Drinkwater Road, Electoral Area “E”, (Beaver Creek)  
Moved by P. Edwards, seconded T. Bennett, “That this report be tabled.”

“Carried”

34. DPF10002 (Rogers) The East 12.70 chains of Lot 2, District Lot 97, Alberni District, Plan 2140, except part in Plan EPP4020, 6715 Cherry Creek Road, Electoral Area “F”, (Cherry Creek)

Moved by G. Wong, seconded by M. Kokura, “That the Regional Board receive the staff report and authorize the Acting Chief Administrative Officer to issue Development Permit DPF10002.”

“Carried”

35. RF09014 (Borovica) Lot B, Block 235, Alberni District, Plan 35194, 1780 Alberni Highway, Electoral Area “F” Cherry Creek



- Moved by G. Wong, seconded by P. Edwards, “That the Board of Directors:
- a. Receive the Staff Report;
  - b. Proceed with First Reading of Bylaws P1259 and P1260 amending the OCP designation from “Low Density Residential” to “Residential” and to rezone from Acreage Residential (RA1) District to Multiple Family Residential (RM1) District subject to the following:
    - i. Proposed sunroom additions to existing units 4 & 5 (as noted on site plan) to be removed or relocated to the rear/north side of the units;
    - ii. Written confirmation from a qualified registered professional familiar with septic systems for multi-family developments that the onsite septic system is in compliance with Ministry of Health regulations for the number of dwelling units and intended use;
    - iii. The owner agreeing to place a registered covenant on the property to:
      - Limit the number of dwelling units to five (5)
      - Limit the maximum dwelling unit size to 800 ft<sup>2</sup>, and
      - Prohibit any further subdivision of this lot;
    - iv. Written confirmation from the Vancouver Island Health Authority **AND** the Ministry of Environment that the applicants have all the necessary permits and licenses in place regarding the existing water system and that the system meets applicable construction and operation regulations. **OR** All units being hooked up to the Cherry Creek Improvement District water system, and,
    - v. Written confirmation from the Ministry of Transportation and Infrastructure that access from the Alberni Highway or any other public road for the intended use is permitted and adequate. Prior to issuance of any building permit, the Regional District requires a copy of valid access permit(s) specifying the intended use from the Ministry.
  - c. The Public Hearing for Bylaws P1259 and P1260 be delegated to the Director for Electoral Area “F”, the alternate Director or the Chairperson of the Regional Board;
  - d. Give First Reading to Bylaws P1259 and P1260.”

“Carried”

36. Moved by G. Wong, seconded by P. Cote, “That Bylaw P1259, Cherry Creek Official Community Plan Amendment be read a first time.”

“Carried”

37. Moved by G. Wong, seconded by T. Bennett, “That Bylaw P1260, Regional District of Alberni-Clayoquot Zoning Atlas Amendment be read a first time.”

“Carried”



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### **CHAIRPERSON'S REPORT**

38. Moved by T. Bennett, seconded by M. Kokura, "That the Chairperson's Report for May/June 2010 be received."

"Carried"

### **UNFINISHED BUSINESS**

39. Moved by K. McRae, seconded by M. Kokura, "That the Alberni-Clayoquot Regional District award the \$65,000.00 Homelessness Grant from the Vancouver Island Health Authority to the Alberni Valley Community Foundation to administer through their Community Fund Grant Program."

"Carried"

### **NEW BUSINESS**

40. Moved by P. Cote, seconded by T. Bennett, "That the following individuals be appointed to the Sproat Lake Advisory Planning Commission for a two year term: Gary Casavant, Roberta Jensen, Sandra Reid, Roger Loggin, Dean Sept, Joe Van Bergen, Lianne Saunders, Ann Collins, Walter Konkin ."

"Carried"

41. Moved by G. Wong, seconded by T. Bennett, "That the following individuals be appointed to the Cherry Creek Advisory Planning Commission for a two year term: Carrie Smith, Jamie McKinnon, Denis Francoeur, Lindsay Rogers, Mike Stini, Barb Deederly, Sandy Carey."

"Carried"

42. Moved by T. Bennett, seconded by G. Wong, "That the Board of Directors consider discussion regarding Mr. Rob Diotte."

"Carried"

43. Moved by T. Bennett, seconded by M. Kokura, "That the Board of Directors send an appropriate gift to Mr. Diotte."

"Carried"



**MEETING SCHEDULE**

44. Moved by M. Kokura, seconded by K. McRae, “That the Regional District meeting schedule for the month of July 2010 be received.”

“Carried”

**ADJOURN**

45. Moved by S. Ochman, seconded by K. McRae, “That this meeting now stand adjourned.”

“Carried”

46. The meeting adjourned at 2:45 p.m.

Certified Correct:

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Hira Chopra, Chairperson

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Wendy Thomson, Acting CAO